



## Summer Newsletter

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### FEATURE PROJECT

#### Minor Renovation- Major transformation – Chestnut Street Screened porch & Exterior facelift



The integrity of the house was paramount...

When the Borbely Family purchased this pre-civil war era home back in 1999 they slowly began renovating the home to restore its antique charm. The screened porch & exterior were next on the list of things needing attention. The screened porch itself was also a bit of a safety hazard as it's aging footings were causing the porch to shift. Although the porch would need to be torn down due to structural issues the Borbelys were determined to keep the integrity of the home by keeping the new structure and lines as close to the original as possible.

The end result is one that furnishes much praise from neighbors and passersby. The family now has full use of the porch and enjoy beginning and ending each day in their newly renovated space. There is no doubt that the home's exterior now looks much more unified with clapboards throughout and a fresh coat of traditional red paint on the refurbished exterior.

Thorson Restoration & Construction is always proud to pay due respect to an architectural piece of history like the Borbely's home. This project in particular shows how some minor changes to a home's exterior can go a long way in transforming it into a thing of beauty, restoring it's original charm and ultimately adding lasting value.

The Customer had this to say about their experience: in working with Thorson Restoration & Construction:

*"Thorson Restoration & Construction came recommended to us. We were quite impressed during the initial meeting with Eric. He carefully listened to us, took pages of notes and photos of the house and seemed very knowledgeable about older homes.; he respected them and knew what we wanted to do. The integrity of the home was paramount.*

*When the project kicked off we were in close contact with Todd our Project Manager who e-mailed or called with schedules & updates. The crew was polite & courteous and always left the job site tidy at the end of the day. What a change from previous contractors I have worked with!...I always felt I could contact them and get a speedy answer to a question.*



*My husband and I could not be happier with the finished project we only wish we had known about Thorson years ago when we became homeowners.*

- Tom & Pam Borbely



### SEASONAL TIPS

#### Selecting a Contractor – Asking the right questions

Unlike your accountant or stockbroker, even your doctor or lawyer, your home improvement contractor will be a part of your everyday life, at least for a while. Your contractor will know how you look early in the morning and how well behaved your dog is. It makes sense that you should take some time to carefully select this person.

One contractor laments "During an interview with a homeowner when homeowners should be asking about my credentials and verifying my business practices all I hear is: when can you start? when will it be finished? and how much will it cost?"

These questions aren't enough. Yes, timing may be "everything" in comedy, but that certainly isn't the case when it comes to remodeling. If you are going to have a successful remodeling project you need to learn the right questions to ask and how to ask them.

#### What to ask...

- ⇒ What is your approach to a project such as this?
- ⇒ How many projects like mine have you completed in the past year?
- ⇒ May I have a list of references from those projects?
- ⇒ What percentage of your business is repeat or referral business?
- ⇒ What Licenses, Certifications & insurances do you carry?
- ⇒ Are you a member of a national trade association?

Any qualified and competent professional could answer these valid questions without hesitation and those few simple questions could save you a lot of aggravation in dealing with a contractor who's promise to get the job done "fast & cheap" only led to shoddy workmanship and an overdrawn budget.

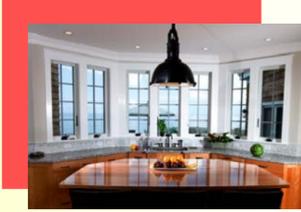


### THINKING AHEAD

#### Projects to consider NOW—Energy upgrades & Window Replacement

Before you know it, summer will be a fleeting memory and the Fall chill will remind you that your valuable heat is slipping out of those old drafty windows and doors. Come December 2010 the opportunity to claim energy tax credits will be over. Now is the best time to call our office and set up an appointment to discuss how we can help you put new life into your home and money into your pocket!

*Add some aesthetic appeal ...and save!*



### COMPANY NEWS

#### Company Achievements

#### Is your Remodeler Lead-Safe Certified?

If you rely on Thorson Restoration & Construction for all of your remodeling needs, the answer is YES!



The Environmental Protection Agency (EPA) has a new renovation, repair & painting (RRP) rule in place requiring that any remodeling professional who disturbs 6 or more square feet of painted surface in homes built prior to 1978 be "Lead-Safe Certified".

Under the new rule remodelers, painters, even plumbers & electricians who disturb a painted area as small as 3'x2' in a home built prior to 1978 are required to be certified, do lead testing, provide the homeowner or tenants with a "Renovate Right" Brochure prior to begin of work, and follow lead safe work practices to prevent contamination of homes and families.

Although a recent news release stated that the rule will not be enforced until October 2010, You can rest assured that Thorson Restoration & Construction has already been certified, and is prepared to follow the new regulations to ensure that all homes and families they work with are protected from the potential of hazardous lead contamination due to a renovation.

[Click here for more information](#)

#### 2011 Calendar Project

#### Calling All Satisfied Customers!



This is your chance to show off your finished project and get some great photos in the process. We are looking to create a custom calendar for next year with You as the main feature. We want to showcase past projects and the families who enjoy them. We will arrange for a full photo shoot of your finished project and the many ways you enjoy your new space. Although customer presence in the photos is completely optional, we think you'll agree that adding a face to a project brings new meaning to the outcome. Seeing how a family uses it's newly renovated space and how it has changed their everyday life is a story that we would like to tell. If you are interested in having your home featured in our 2011 Calendar call or [email us](mailto:email@thorsonrestoration.com) today!

#### Thorson & Staff Family Updates

Todd & Amy proudly announce...



The birth of their newest addition Shea Julia Donnelly on February 16, 2010. She weighed in at 8lbs 6 oz. and is now approaching Five months in age. What a cutie!

Big Brother Max is happy to have a new playmate and is also exploring new ventures. He is shown here riding his bike with the help of his Dad. Way to go Max!



Allin & Lorraine proudly announce...

The birth of their first child Kennedy Frances Frawley born March 10, 2010 at 9lbs 2oz. 20.24 inches long. We all agree that she looks mighty adorable in that red hat!



Senja enters toddlerhood

Our Office Manager Jenn Kravitz' daughter Senja is 14 months old and just took her first steps this week. She says some simple sentences now and loves to count, and play with Mommy's shoes & golf balls.

### ENERGY TAX CREDITS

#### Time is almost up

Did you know that you still have time to take advantage of some valuable Federal tax credits for making certain energy efficient improvements to your home? If not then keep reading for ways you can get a slice of the tax credit pie.

The Existing Home Retrofit Tax Credit (Tax Code Section 25C): Tax credits are available at 30 percent of the cost, up to a \$1,500 lifetime limit, for installation in 2009 & 2010 (for existing homes only) of the following products:

#### Qualified Building envelope components

- ⇒ Insulation material or system
- ⇒ Exterior window, skylight, door, storm window or storm door with a U factor of .3 or below
- ⇒ Metal or asphalt roofs that resist heat gain

#### Qualified energy products (Installation costs may be included):

- ⇒ Electric heat pump water heaters that yield an energy factor of at least 2.0 in the standard [Department of Energy](#) test procedure.
- ⇒ Electric heat pumps and central air conditioners that achieve the highest efficiency tier established by the [Consortium for Energy Efficiency](#) as of Jan. 1, 2009.
- ⇒ Natural gas, or oil [water heaters](#) with an energy factor of at least .82 or thermal efficiency of at least 90 percent
- ⇒ [Biomass burning stoves](#) with a thermal efficiency rating of at least 75 percent as measured using a lower heating value
- ⇒ [Natural gas and propane furnaces](#) that achieve an annual fuel utilization efficiency rate of not less than 95
- ⇒ [Natural gas, propane, or oil water boilers and oil furnaces](#) that achieve an annual fuel utilization rate of not less than 90
- ⇒ [Advanced main air conditioning fans](#) with annual electricity use of no more than 2 percent of the total annual energy use of the furnace

#### Don't wait until it's too late...



...get your slice of the tax credit pie

The majority of these credits are only applicable if the qualifying items were purchased by December 31, 2010. So plan on calling your remodeling professional now to ensure your project makes the deadline.

When planning your project be sure to mention the credit. This will allow them to ensure that your products, whether they be windows, doors or HVAC components meet the requirements for the credits.

For more information on energy efficient tax credits and how to claim them visit the [NAHB website](#).