

2026 NARI RotY Awards

Residential
Exterior

Exterior Over
\$200,000



AFTER > Web 1

Project Information

Project Price = \$366,208.68

Number of Square Feet = 2,252

Rambler with walk-out basement on back side.

Project Description

- **Objectives**

- We transformed a dated exterior into a striking mid-century modern design while resolving functional & structural issues. A new roof, front overhang, fence, shed, electrical & landscaping was accomplished while meeting an almost expired roof insurance claim & graduation party deadline. The clients wanted to eliminate the yellow brick & drab rambler coloring to a welcoming home that made a statement day & night.

- **Functionality**

- The old sagging flat front soffit prevented the double outswing storm doors from fully opening, & prior storm damage forced the roof replacement. The structural engineer & carpenters helped achieve the new desired look.
- Mid-project, the owners asked us to replace the deteriorated shed. We proposed relocating it to a corner, increasing usable yard space, bringing in tree removal & zoning approval. When the kit arrived without its required base, we designed & built a custom foundation on site.
- The new low-maintenance privacy fence was selected by our designer to complete the exterior coloring & enclose the dogs. Steep grade changes shown on the site survey was used for permits, gate placement, parking, basketball hoop access, & semi-concealed trash-can storage to get these stinkers out of the garage.

Project Description

- **Aesthetics**

- The design creates a cohesive exterior that complements the updated interior & reinforces the home's mid-century character, directing guests toward the front entry focal point. Black Abyss LP SmartSide board-&-batten siding replaced the vinyl. The whole roof & sheathing was replaced with Architectural Shingles & protective filter covers installed on all new gutters & downspouts. Existing brick was tuckpointed & painted S-W Tricorn Black; old garage windows were replaced with glass block for increased security. Existing newer overhead garage door was repainted with the teal front door, planters, & rugs for a pop of color.

- **Craftsmanship**

- Multiple field meetings refined proportions, spacing, & material terminations for best finish. The roof extension & exposed beams reinforce the architectural statement & structural support. Window & door brickmold modifications integrated new siding with existing newer white Marvin windows. Mock templates for numbers & sconces let the clients approve scale & placement before order. Reflective house numbers improve nighttime visibility for guests & deliveries. Electricians & AV specialists coordinated lighting & cameras with the home's security system & apps.

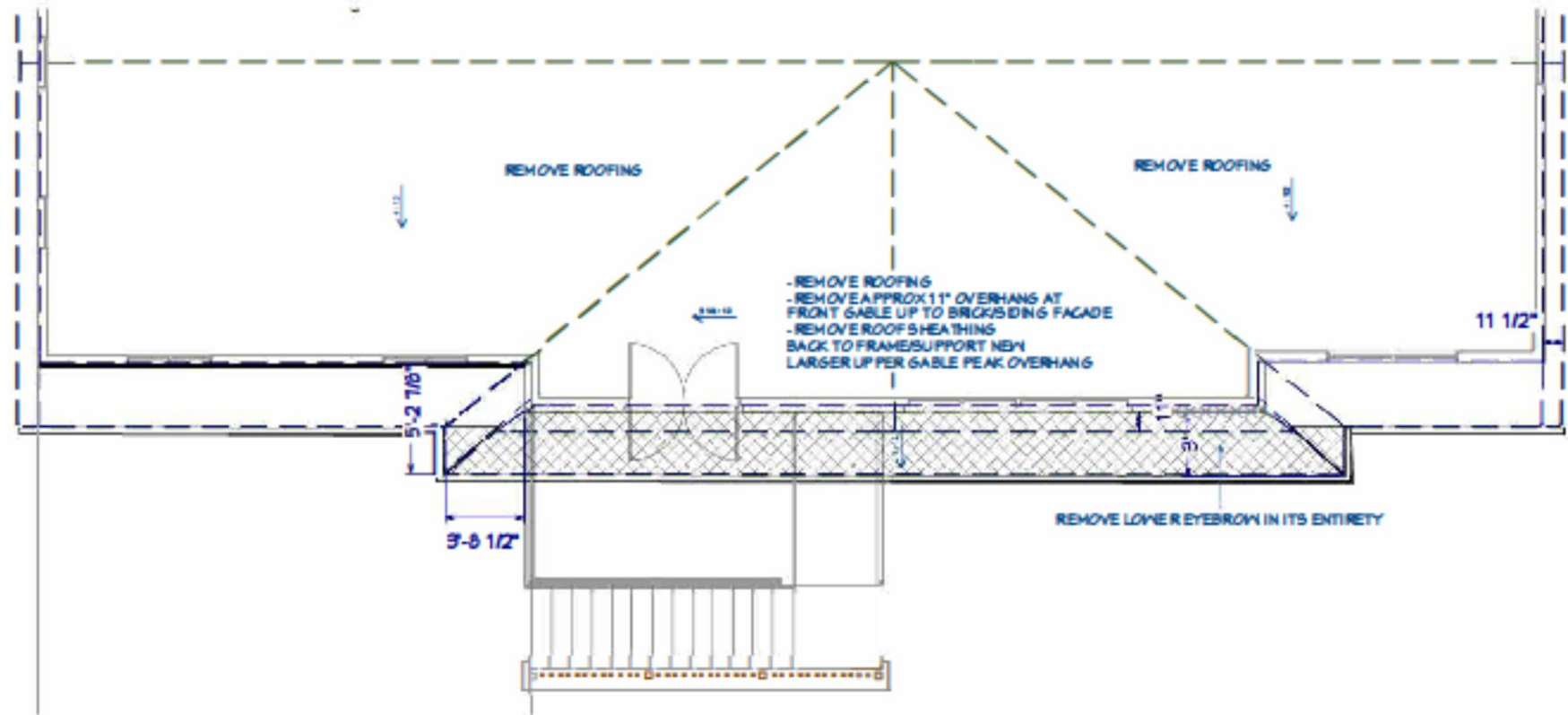
Project Description

- **Innovation**

- Durable Autumn Thistle steel on the vented soffit & beam wrapping brings the warmth of wood in a low-maintenance finish while defining the new vaulted overhang & covered patio areas. Evaluation of sightlines from multiple vantage points were consistently made to provide the best view from both inside rooms & curb-appeal.
- Extensive design, coordination, & problem-solving produced a cohesive & functional mid-century modern exterior that the clients are thrilled to come home to.

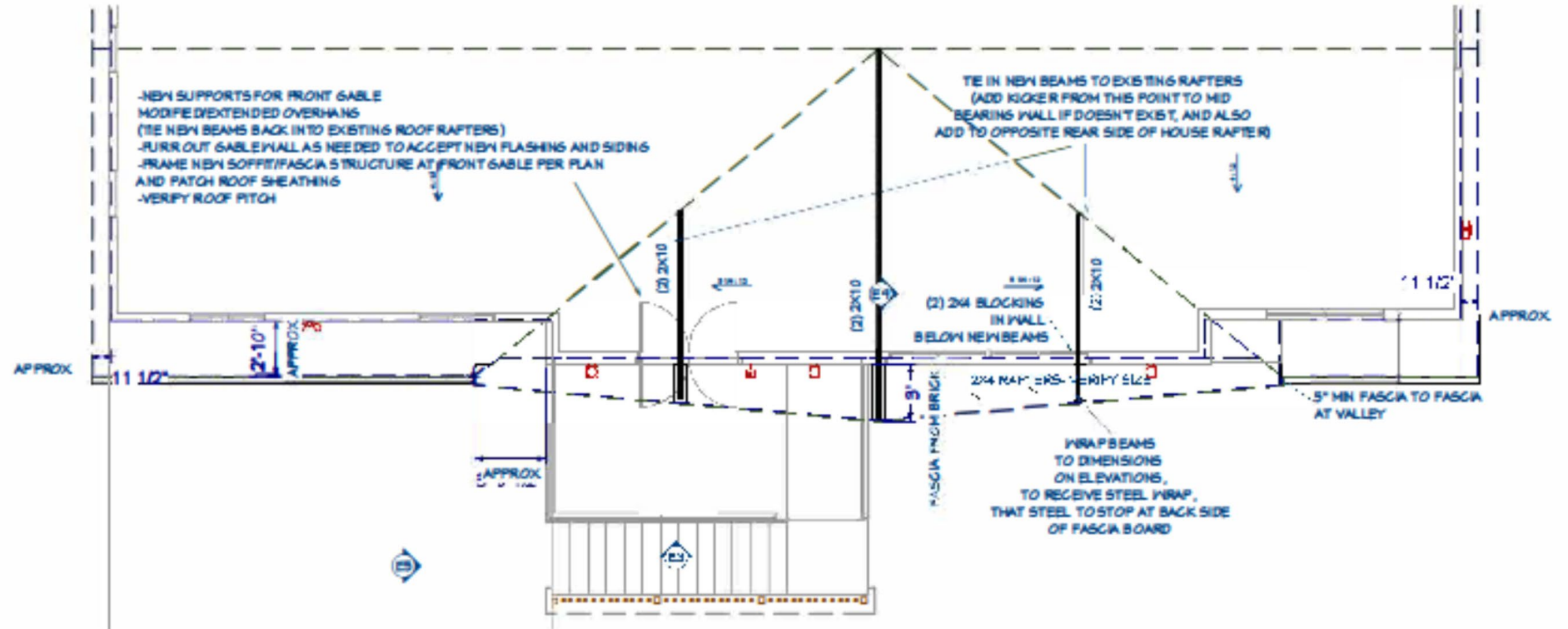
BEFORE

Plan #1



EXISTING ROOF/DEMO PLAN

AFTER Plan #1



PROPOSED PLAN/ROOF PLAN



BEFORE

Photo #1



20240809_110226

AFTER

Photo #1



BEFORE

Photo #2



20240730_140533

AFTER

Photo #2



BEFORE

Photo #3



AFTER

Photo #3



BEFORE

Photo #4



AFTER

Photo #4



BEFORE

Photo #5



20241105 (23)

AFTER

Photo #5



Client Letter of Recommendation

"We have known and used {NameRemoved} and {CompanyRemoved} for 10+ years on multiple home projects. From day one it's been a great fit for us as we navigated various home improvement projects. We've been happy with all our projects but our latest kitchen and living area upgrade as well as the exterior update really was the best! We were able to work with {NameRemoved} and the team to design the best space for our functional needs while really elevating the look of our home. We always knew our home had potential, but {CompanyRemoved} was able to bring it to life with their creativity, practical thinking and design and construction experience. {NameRemoved} listened to our input and provided suggestions and recommendations using her expertise. She understands priorities and also helped us think through where to best spend or save our money. If you're looking for someone to take the stress out of home remodeling, we highly recommend {CompanyRemoved} to anyone looking to do a home improvement project, big or small!"

Photographer Credit

- Photographer Name: AGNT Media