

# THE NEW AMERICAN REMODELED HOME NAHB 2017



A REMODELED 30-SOMETHING FLORIDA HOUSE RADIATES  
NEW STYLE, ENERGY, AND UP-TO-THE-MINUTE DESIGN GENIUS

BY WENDY JORDAN / PHOTOGRAPHY BY JEFFREY A. DAVIS, DAVIS PHOTOGRAPHY

**W**hen it was built in 1987, this Orlando, Fla., house was hitting on all cylinders, delivering the latest and greatest in residential design. But 30 years later it sorely needed a tune-up.

Now it has roared back as The New American Remodeled Home, a complete makeover featuring a bold new design, and the best in housing products and technology.

*Professional Remodeler* and the National Association of Home Builders (NAHB) are cosponsors of this idea house, the first remodeled home design showcase at the International Builders' Show (IBS) in a decade and the first to join The New American Home at IBS. The dazzling transformation, produced by Phil Kean Design Group (PKDG), a residential design/build and interiors firm in Winter Park, Fla., is a fresh and classy testimonial to today's lifestyles and high-tech must-haves.

"Most people will find it very exciting to see how you can take a house that's 30 years old and make it current," says Phil Kean, an architect, Certified Residential Contractor, and interior designer. "There are whole neighborhoods of houses like this around the country ... They need a new eye to look at them."

For remodelers, Kean says, such 30-something houses represent a major business opportunity. And the inspiration starts here.

## THE NEW AMERICAN REMODELED HOME

Orlando, Fla.

**Design/Construction/Interiors:**  
Phil Kean Design Group,  
Winter Park, Fla.

**Existing house:** 4,440 square feet

**Remodeled house:** 4,631 square feet

**Bedrooms:** 3

**Baths:** 4.5

### New Plan, New Vitality

The existing 1987 home was sturdy but stale. On the plus side, it was a solidly built 4,440-square-foot house on a concrete block foundation with high ceilings, three first-floor bedrooms and adjoining baths, a spacious living area, and an upstairs game room. The house boasted a lanai and backyard pool on a large pond-side lot. The problems? A failing floor plan; dreary finishes and colors; dated wet rooms; light-starved spaces; obsolete mechanical, electrical, and HVAC systems; and a skimpy envelope that wasted energy.

Starting in late 2015, PKDG stripped the house down to the studs and roof trusses and created a luxurious contemporary island-style home within the existing footprint. It lives much larger than the old house but adds just 187 square feet via a bump-out on the second floor.

Originally, the living area consisted of several minimally linked spaces; narrow doorways connected the central living room to a dark family room and a boxy, obsolete dining room. The kitchen and breakfast areas were shoved to the side and sandwiched between the dining room and garage. Kean erased this choppy setup, replacing it with a bright, open, and dramatic



Simple geometric planes and a welcoming entry extension replace the confusion of details that marked the old façade. Adding to the clean stone and stucco finish detailing are louvered shutters that match the entry gate and garage doors, plus new concrete roof tiles.

BEFORE PHOTO: COURTESY PHIL KEAN



**BEFORE**

gathering space. Living, family, and dining areas merge into a sweeping great room with a conversation zone on one side and a well-appointed kitchen and breakfast area on the other. The old kitchen and breakfast spaces are now put to better use as a pantry, office, mudroom, and mechanicals closet.

On the other side of the U-shape house, Kean reallocated space in the private wing to give the three bedrooms clean lines, upscale bathrooms, and ample walk-in closets—including large his and hers closets in the master suite. Window sills in the front rooms—a bedroom and the powder room—have been raised to admit light but afford privacy.

Real estate agents who saw the house before it was remodeled say the second-floor game room was simply unusable. Basically a loft with pitched ceilings, it had minimal headroom and circulation space, and the rear-facing dormer window added little. PKDG raised the ceiling to a uniform 9 feet and expanded the space by replacing the dormer with an extension across the back. Now accessible by an elevator as well as stairs, the second floor has become a flex space, incorporating a large multipurpose area, a wet bar and eating counter, a closet, and a luxurious bathroom.

In front of the house, Kean brought the entry forward with a covered atrium that's dressed up with elegant water features. At the back of the house he refreshed the leisure area with a new swimming pool in a contemporary geometric profile, a fire pit, and a fully equipped outdoor kitchen and eating bar. By reducing the size of the pool bathroom, he made space for a

*continued on page 52...*



BEFORE



Big windows and sliding glass doors now fully connect the dining room, great room, and master bedroom to the pool, which was rebuilt in a geometric configuration that complements the house. The new lanai is tucked under the new second-floor dormer and is shielded by a full-length motorized screen. A deluxe summer kitchen and eating bar complete the outdoor living space.

AFTER



BEFORE PHOTOS: COURTESY PHIL KEANI; PLANS: PHIL KEANI DESIGN GROUP



BEFORE

wine room off the breakfast bay.

#### Magical Details

“Typical of its time,” Kean says, the 1987 house “was plain Jane.” We’re talking blank ceilings, swaths of bare or ugly papered walls, basic windows and doors, bland floors, mauve carpeting, economy-style bathrooms, a kitchen ensemble of dull cabinets and counters and mismatched appliances, boring light fixtures, and bare-bones closets.

At the same time, the house suffered from architectural clutter, such as frivolous railings and trim on the outside, distracting arches and columns on the inside. The New American Remodeled Home turns all this around. Far from “plain Jane,” the house sparkles with the finest in finishes, fittings, fixtures, appliances, and lighting. New windows and doors are as big and beautiful as they are energy smart. As for the clutter, PKDG replaced it with clean, contemporary planes on the exterior and a crisp interior layout.

The remodeled house exudes new vitality and excitement. Kean attributes some of that magic to the distinctive details—and there are loads of them. Together, these special features radiate character and enhance the pleasure of being in the house.

Kean points, for instance, to the display of large, lighted art niches that stretches across one wall of the great room. A 6-foot-wide gas fireplace with color-changing LEDs fills another. The coffered ceiling in the great room and kitchen is another inspired detail, which adds style, definition, and uniform lighting to those spaces. A cluster of harmonious, but not identical, pendant lights lends wit and a one-of-a-kind look to the breakfast area. Chic light fixtures around the house, from the entry to the closets, reinforce that attention to style. Impressive built-ins add to the star quality of the closets.

Super-size marble-look porcelain floor tiles throughout the main floor are showpieces. Their light tones add to the fresh, bright feel of the space. So do the large glass sliding doors. Those on the pool side of the great room can slide into the wall to open the room fully to the lanai. A retractable overhead screen can shield the lanai or completely recede for an open connection between great room and pool deck.

Wood-look laminate flooring takes on a fresh role as wall covering in the new mudroom. A feast of stylish tiles, fixtures, and fittings makes each of the bathrooms a standout for comfort and good looks.

The kitchen is a dream come true, with twin islands for food prep and socializing, gorgeous finishes, and a suite of luxury appliances and extras including a wall-mounted

In striking contrast to the jumble of mismatched elements of the old kitchen, the new one is an eye-popping feast of appliances, finishes, and seating options. The two marble-topped food prep and eating islands hold ample storage drawers, and the white door panels on the refrigerator and dishwasher blend with the kitchen cabinetry. Dual wall ovens, and microwave and refrigerator drawers complete a suite of luxury appliances. The sun-washed breakfast bay connects to a wine room with refrigerator and tasting table. Well-placed pendant fixtures add light and style.



BEFORE

The heart of the remodeled house is a large, bright space that's open but organized, with an inviting gathering area at one end and the kitchen and eating zone at the other. Lighted coffered ceilings and marble-look porcelain tile floors unite the space; an eating island marks the border between areas. When open, the sliding glass doors fully retract into the wall, merging the room with the pool area via the lanai, which is protected by a full-length motorized screen concealed in the ceiling. It's all a spectacular change from the dim, walled-off 1987 living space.



coffee machine and a wine room with three refrigerated wine towers and a tasting table.

### Construction Ingenuity

As with most remodels, The New American Remodeled Home involved surprises and construction challenges. Revamping the entry foyer, for example, presented a small problem. PKDG removed the barrel ceiling and the columned wall between foyer and great room to

open and brighten the space. The new foyer, along with the short adjacent hall and powder room, would have coffered ceilings and clean, square wall corners. Trouble was that the second floor stairway is behind the hall wall, and the stringers supporting the last few steps hung below the great room ceiling. "Without changing the footprint of the steps and winders, we cut off the stringers at the common wall to the under-stair closet and replaced them with platform framing within the



The old master bedroom suite wasted its premium location at the back of the house. The remodeled suite uses generous windows and sliding glass doors to take advantage of expansive pond views and to provide access to the pool. The master bathroom was converted from an awkward space with chintzy furnishing, fixtures, and fittings to a well-organized room that includes a broad, twin-lav vanity and an elegant tub-shower zone. Large walk-in closets for him and her replace the suite's substandard closets.

confines of the floor joists," says project manager, John Taylor. Now the ceiling is flat and trim. To balance the slim wall hiding the stair structure on one side of the hall, PKDG built a matching wall on the other. Tall niches in those walls display colorful sculptures.

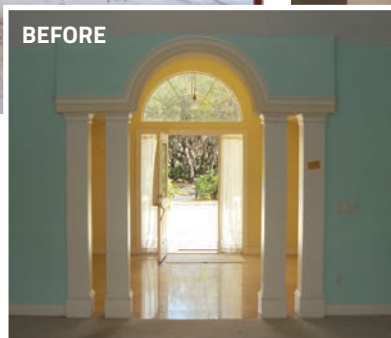
Another issue was building a new supporting structure across the rear elevation—"One of the biggest challenges of the project," Taylor says. To open up the first-floor space and expand the second-floor room, the PKDG crew removed the window dormer and the back half of the main roof and trusses over the second floor room and the back of the lanai. They then constructed a full-height second-floor wall, installing several long engineered-wood beams to carry the loads, while incorporating clearance for the lanai's retractable screen. Two beams run perpendicular to the sliding glass door and support the side walls of the second-floor game room, another beam runs directly over the telescoping glass doors, and



another creates the pocket for the lanai's retractable screen. Loading had to be redirected and concentrated onto points where new foundation was added. "Where existing footers were in the right location but were not large enough, we engineered 'bearing enhancement,' in effect adding to both sides of existing footings," Taylor says. "With the floors cut open for footers and new shower recesses, we also installed totally new underground plumbing supply and waste systems." Push-to-connect fittings and flexible pipe accelerated the work of installing water supply runs throughout the house.

#### Environmental Winner

In terms of environmental comfort and energy consumption, the 1987 house was typical of its time



but a loser by today's standards. The envelope leaked like a sieve, thanks to single-pane aluminum windows and glass doors, leaky ducts, and poor wall and roof insulation.

Electricity use was high, as the HVAC equipment, appliances, and water heater were inefficient and the dozens of light fixtures using incandescent bulbs wasted energy. The house sucked up 2,100 gallons of water a week through water-hogging toilets and faucets. Hollow-core interior doors did little to control noise transmission.

By contrast, The New American Remodeled Home is a model of leading-edge environmental design and energy efficiency. Drew Smith, of Two Trails, a sustainable building consulting firm in Parrish, Fla., expects annual savings in energy costs to be more than \$1,500—a cost reduction of almost 50 percent. And the house is far healthier and more comfortable than before.

Smith checks off improvements in many areas, starting with Insulation. Core-fill and polystyrene-foam boards provide R-13.3 wall insulation. The thermal



shell features an unvented and air-sealed attic with average R-20 open-cell spray foam insulation. Elevated battens in the high-efficiency, impact-rated concrete roofing system prevent fasteners from penetrating the roof underlayment and enable efficient flow of water off the roof.

Large roof overhangs shade the house, and the white exterior walls reflect the sun.

All windows and exterior doors are well-insulated. The clad-wood windows are double-pane with low-E coating and argon gas fill. Caulking of penetrations around ducts and recessed can lights, at drywall seams and at other openings beefs up the environmental seal.

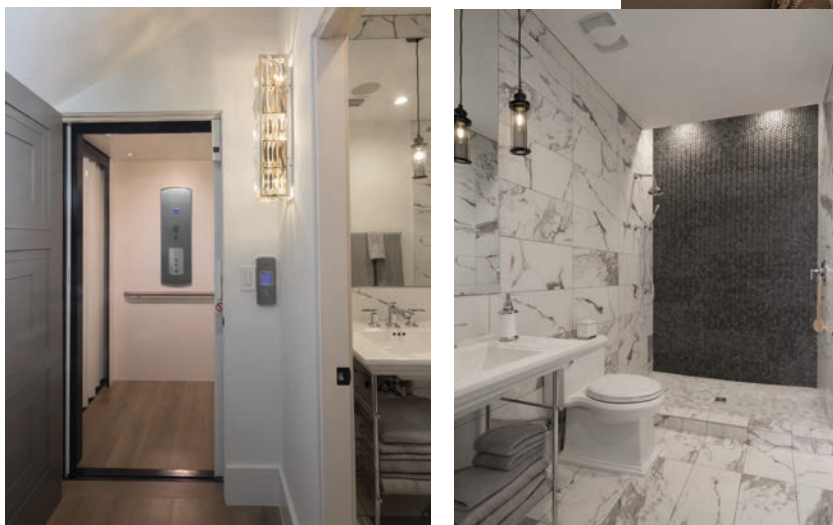
The direct-vent blower for the great room fireplace circulates fresh air, so that no gases escape into the living area and little heat is lost through the flue. Upgraded 5-inch pleated MERV 13 filters on the air handlers provide superior air quality. The retractable screen between the great room and pool offers insulation in hot and cold weather.

State-of-the-art drywall in the house includes a product that absorbs VOCs from cleaners and off-gassing and converts them to harmless organic

Transformed from a stiff, dated space, the foyer now celebrates the contemporary, open look of the remodeled house. The tired barrel ceiling and formal columns were replaced by a brightly lit, deep tray ceiling flanked by sculpted display niches. Airy light fixtures add to the arty, upbeat ambiance. The gleaming Carrara marble-look porcelain flooring introduced in the foyer extends throughout the house. Though compact in size, the remodeled powder room just off the foyer is big in style, with beautiful fixtures and finishes, and a high, shuttered window for privacy.



The second floor, once an afterthought, is now a large, versatile flex space suitable for parties, relaxation, or overnight guests. It features a sweep of windows overlooking the pool area, a roomy wet bar and eating counter, and a stylish bathroom complete with walk-in shower, pedestal lav, and pendant lighting. The reconfigured stairway, with under-tread safety lighting, is paired with a residential elevator accessed from a hall just outside the first-floor guest bedrooms.



compounds. Another drywall product contains a membrane for sound absorbency. High-quality, frosted glass interior doors help contain sound while admitting light.

All the appliances are Energy Star rated along with the air ventilation systems, bathroom fans, and heat pumps. Light fixtures are low-voltage LED units.

Low-flow toilets and lav faucets reduce water consumption to 960 gallons per week, netting a projected savings of almost 55 percent in water use. Five tankless gas water heaters efficiently supply hot water on demand to the whole house, including the high-performance shower in the master bathroom.

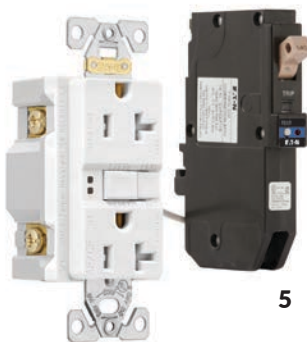
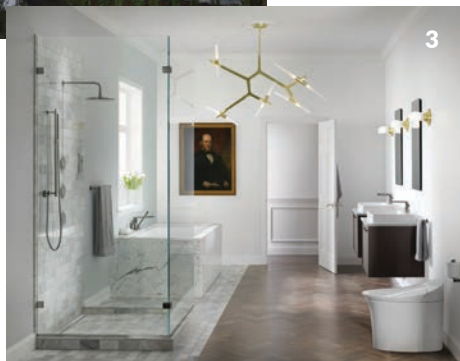
Before the remodel, Home Energy Rating System (HERS) testing gave the house a relatively poor HERS index score of 120; the remodeled home's HERS score came in at 45. And blower-door testing showed the house to be "very airtight," says Smith. He says the house is targeted to receive Emerald-level certification through the National Green Building Standard program

A few more square feet, an added window, and a complement of cabinets and granite counters transformed the dark, lackluster laundry room into a pleasant and functional workspace for washing, drying, sorting, and folding laundry.

as well as Energy Star, EPA Indoor airPLUS, and DOE Zero Energy Ready Home recognition.

In other words, the New American Remodeled Home combines the best of the best: a tight yet breathable envelope, outstanding energy efficiency, and technology that supports a pleasurable, luxury lifestyle. **PRO**

*Wendy A. Jordan is a freelance writer based in Washington, D.C.*



**[GOLD PARTNERS]**

**1 ]** The unique nonwoven composition of **DuPont Tyvek HomeWrap** keeps air and water out of exterior walls while allowing interior water vapor to pass through. Available in 9- and 10-foot-wide rolls to help minimize seams, the lightweight housewrap is pliable for easy installation around corners and architectural profiles. [weatherization.tyvek.com](http://weatherization.tyvek.com) For more information, circle **No. 850** on the reader service card

**2 ] Environmental StoneWorks** manufactures natural-looking brick and stone veneer products for exterior and interior applications in an extensive array of looks reflecting stone varieties from throughout the U.S. and Canada. The company also installs its products as part of a “one point of responsibility” commitment that includes design, manufacturing, installation, warranty, and on-site management. [estoneworks.com](http://estoneworks.com) **No. 851**

**3 ]** With its vast family of distinctive kitchen and bath products, **Kohler** outfitted The New American Remodeled Home’s wet rooms with everything from sinks, showers, and tubs to innovative faucets, sprays, and controls offering the latest in style and comfort. The company also supplied high-performance backup power generators. [us.kohler.com](http://us.kohler.com) **No. 852**

**4 ]** The full complement of cooking, refrigeration, cleaning, and kitchen ventilation products from **Thermador** meets top standards of innovation, performance, and design. Available in stainless steel and, in some cases, with custom panels, the line attracts the most discriminating culinary aficionados and kitchen designers. Thermador is part of BSH Home Appliances. [thermador.com](http://thermador.com) **No. 853**

**[SILVER PARTNER]**

**5 ]** According to power management company **Eaton**, the plug-on neutral technology in the CH-series load centers and circuit breakers used in The New American Remodeled Home saves up to 25 percent on installation time per device. The company is the only manufacturer to offer arc-fault and ground-fault protection in a single receptacle or breaker, and its code-compliant combination USB chargers employ an automatic grounding system and offer the ability to charge electronic devices directly from a standard outlet without an adapter. [eaton.com/wiringdevices](http://eaton.com/wiringdevices) **No. 854**

**[BRONZE PARTNERS]**

**6 ]** With an extensive line of Energy Star–certified exhaust fans and range hoods, **Air King** provides products that deliver substantial savings to homeowners. The typical household spends some \$1,900 annually on energy bills, according to Air King, and the company’s energy-efficient products can shave that bill by almost a



third. Air King bathroom exhaust fans and a high-tech fresh air intake system in The New American Remodeled Home effectively control humidity and enhance indoor air quality. [airkinglimited.com](http://airkinglimited.com) No. 855

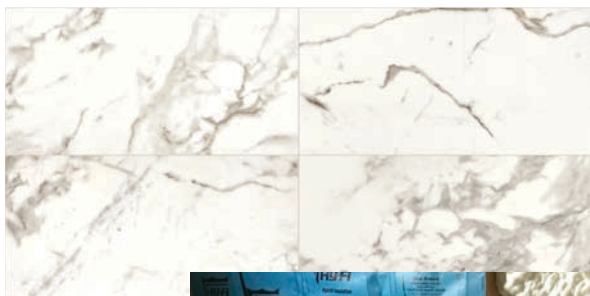


**7 ]** The nation's largest manufacturer of clay and concrete roof tile, **Boral Roofing** offers roof tiles in a variety of profiles that reflect and effectively dissipate heat from the sun. The New American Remodeled Home features the Boral Energy Efficient Cool Roof System, which mounts concrete tiles on elevated battens, dissipating heat through a ridge vent and efficiently draining any water that penetrates to the underlayment. [boralroof.com](http://boralroof.com) No. 856



**8 ]** Several innovative drywall products from **CertainTeed Gypsum** enhance the air quality and livability of The New American Remodeled Home. AirRenew M2Tech absorbs and renders harmless VOCs from the air; SilentFX provides extra sound control; and impact-resistant Habito supports wall hangings weighing up to 30 pounds per fastener with no need for hollow-wall anchors. [certainteed.com/drywall](http://certainteed.com/drywall) No. 857

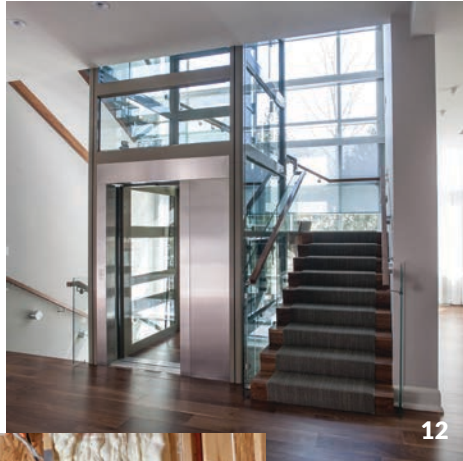
**9 ]** **Clopay** offers more than 1,000 traditional and contemporary garage door designs, as well as custom designs available in a range of materials from steel to composite to wood. For the New American Remodeled Home project, Clopay produced a custom wood door in a louvered profile that matches the shutters and entry gate door. [clopaydoor.com](http://clopaydoor.com) No. 858



**10 ]** **Daltile** offers hundreds of tile and stone products for flooring, walls, counters, thresholds, windowsills, and other applications. Tiles in ceramic, porcelain, glass, and metal come in a broad array of profiles, colors, patterns, and textures. Sizes range from delicate mosaic wall tiles to the 12-by-24- and 24-by-48-inch floor tiles used throughout The New American Remodeled Home. [daltile.com](http://daltile.com) No. 859



**11 ]** **Fi-Foil**, maker of advanced reflective insulation systems and radiant barrier products, developed the Hy-Fi hybrid insulation system used in The New American Remodeled Home. The system uses high-reflectant and low-emittance materials to create three reflective air spaces between the interior wall and traditional insulation materials, such as batts, spray foam, or blown-in cellulose or fiberglass. By adding up to R-8, Hy-Fi makes it easier to meet energy codes in narrow walls. [ffoil.com](http://ffoil.com) No. 860



**12 ] Garaventa Lift** specializes in compact elevators, home elevators, inclined platform lifts, and other residential accessibility products. Available in standard and custom sizes, the elevators are offered in a wide range of wall panel materials, finishes, and colors, including a choice of brushed or oil-rubbed finishes on metal fixtures. All Garavanta home elevators installed by company-authorized representatives meet or exceed local and national safety code requirements. [garaventalift.com](http://garaventalift.com) No. 861



**13 ] Icynene** high-performance spray foam insulation is available in open-cell (low-density) and closed-cell (medium-density) formats for residential applications and is warranted for the life of the home. The energy-efficient insulation has been tested and evaluated by industry associations, including ABAA, ICC-ES, and CHPS. The Icynene open-cell insulation in The New American Remodeled Home has low-VOC content and requires no ignition barrier in unvented attic assemblies. [icynene.com](http://icynene.com) No. 862



**14 ]** The Elite Series of residential garage door openers from **LiftMaster** feature battery backup, a timer-to-control option, and smartphone control. Homeowners can even receive phone alerts if they leave the garage door open. The mechanism is mounted on the garage wall so that the ceiling space is clean and clear. [liftmaster.com](http://liftmaster.com) No. 863



**15 ]** TracPipe CounterStrike flexible gas piping from **Omega Flex** is the most field-proven product in its class, with more than 100 million feet installed in the U.S. over the past decade. The polyethylene sleeved stainless steel pipe system for natural gas and propane piping installs quickly around curves and comes in long segments, reducing the number of connections required. Because it's non-annealed, the piping is crush-resistant and easier to cut. [tracpipe.com](http://tracpipe.com) No. 864



**16 ]** Designed for doorways, windows, porches, and patios, motorized retractable screens from **Phantom Screens** provide natural ventilation while offering shade, UV protection, climate control, protection from insects, and an element of privacy. Made for openings up to 25 feet wide and 16 feet tall, the screens come in a selection of materials and colors as well as custom colors and wood grain finishes. The screens can be surface-mounted or recessed and can completely retract for full, unobstructed openings. Wall-mounted or handheld controls include sun and wind sensors. [phantomscreens.com](http://phantomscreens.com) No. 865

**17 ]** The portfolio of products from **Ply Gem Windows and Doors** includes windows and patio doors for replacement, remodeling, and new construction. The wide variety of window and patio door styles



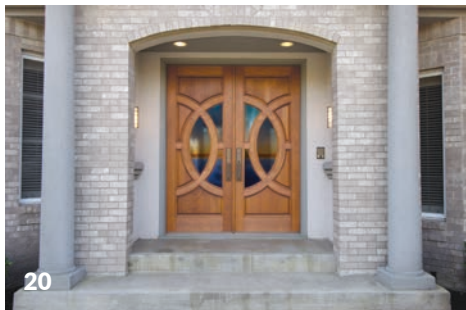
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and materials assures a good fit for any home design. Engineered for energy efficiency and low maintenance, the wood, vinyl, aluminum, and clad doors and windows feature tight air and water seals, and low-E coating and argon gas fill to deliver superior insulating value. [plygemwindows.com](http://plygemwindows.com) No. 866

**18 ]** The **Progress Lighting** catalog features more than 5,000 lighting products for residential and commercial use. The manufacturer sights high quality, solid performance, energy efficiency, and value as hallmarks of its products, which encompass designs for every taste and setting. The company's R&D work contribute to a product line that meets all lighting needs, from pendant fixtures and wall sconces to lighted ceiling fans and track lights. [progresslighting.com](http://progresslighting.com) No. 867

**19 ]** **SharkBite Plumbing Solutions** manufactures a broad range of plumbing fittings, water control valves, and PEX pipe for water supply runs from meter to fixture. Designed for production efficiency and reliable performance, SharkBite push-to-connect valves and fittings install quickly and require no gluing or soldering. [sharkbite.com](http://sharkbite.com) No. 868

**20 ]** The extensive line of **Simpson Door Co.** wood doors includes hundreds of stile and rail options as well as custom designs. Exterior doors can be crafted in any species of wood in sizes up to 5 feet wide with special configurations, such as arch tops, and featuring such distinctive elements as decorative accents and glass or resin panels. Contemporary Simpson exterior doors offer sleek, modern styling paired with the warmth and durability of solid wood. [simpsondoor.com](http://simpsondoor.com) No. 869

**21 ]** **Town & Country Luxury Fireplaces**, a division of Pacific Energy Fireplace Products, provides "clean-face," louver-free gas fireplaces that burn with the look of a wood fire. The line encompasses more than 300 configurations featuring different fireplace models, panels, and fires with logs, river rock, or sparkling glass. Town & Country zero-clearance, direct-ignition linear fireplaces incorporate cool glass, heavy-duty full-seam welded construction, and technology that provides comfortable warmth without overheating a room. [townandcountryfireplaces.com](http://townandcountryfireplaces.com) No. 870

**22 ]** Solid interior doors by **TruStile Doors** in paint-grade, premium MDF or stain-grade wood in a variety of species are custom made using authentic stile and rail construction. Design options range from traditional to contemporary, with solid, glass, mirror, metal, and even leather inserts. The doors are built using environmentally friendly materials and sustainable manufacturing practices, and carry a lifetime warranty against defects in workmanship and materials. [trustile.com](http://trustile.com) No. 871

## Partners & Participants

### PARTNER COMPANIES

#### [GOLD]

- LSC** DuPont Tyvek Weatherization Systems—weather barriers
- LSC** Environmental StoneWorks—exterior and interior stone
- LSC** Kohler—sinks, faucets, showers, tubs, and accessories
- LSC** BSH Home Appliances/Thermador—appliances

#### [SILVER]

- LSC** Eaton Residential & Wiring Devices Division—electrical panels, circuit breakers, wiring devices

#### [BRONZE]

- Air King—ventilation
- LSC** Boral Roofing—roofing tile
- LSC** CertainTeed Gypsum—drywall Clopay—garage doors
- LSC** Daltile—floor and wall tile and stone
- Fi-Foil Co.—reflective insulation
- LSC** Garaventa Lift—residential elevator
- LSC** Icynene—spray-foam insulation
- LSC** LiftMaster—garage door openers and gate operators
- LSC** Omega Flex—flexible gas piping systems
- LSC** Phantom Screens—retractable screens
- LSC** Ply Gem—windows and patio doors

- LSC** Progress Lighting—lighting
- LSC** SharkBite Plumbing Solutions—solderless pipe and connectors
- LSC** Simpson Door Co.—exterior wood doors
- Town & Country Luxury Fireplaces—gas fireplaces
- TruStile Doors—interior doors

### PARTICIPATING COMPANIES

- A & L Trim
- Accurate Power & Technology
- Aggressive Appliances/DCS ADP
- Advanced Wrapping
- LSC** Armstrong Flooring
- Atlantic Shutters
- Atlas Pools
- Belands Painting Pros
- Brad's All American Construction
- LSC** Brown Jordan Outdoor Kitchens/Danver
- BuilderTrend
- cfiFoam
- Coastal, an Old Castle company
- Control 4
- Covered Components
- D&D Garage Doors
- Dry Dock Works
- Egger
- LSC** Eldorado Stone Fireplace & Gas Services
- Gale Insulation
- LSC** GE/Interlogics

- Girem Tile Work
- Habitech Systems
- Hardscape World
- LSC** Hearth, Patio & Barbecue Association
- Holloway Quality Plumbing
- Home Innovation Research Labs
- LSC** Honeywell
- HP Products
- INOX
- LSC** InSinkErator
- KeysGranite by Daltile
- KF Structures
- Kith Kitchens
- Klipsch
- Lake Nona Landscaping
- Lake Nona & Tavistock Corp.
- LSC** Lennox
- Level One
- Light Bulbs Unlimited
- Luxul
- Marantz
- Masterpiece Closets
- On-Q from Legrand
- One Stop Cooling & Heating
- PK Kitchens
- Polyguard Products
- Premier Roofing
- LSC** Propane Education & Research Council
- R.K. Edwards Inc.
- Residential Building Supply
- Russo and Sons
- Scena
- Schluter Systems

- SCP
- LSC** Sherwin-Williams
- Snap AV
- Storm Solutions
- Suburban Propane
- Superior Stucco
- Thomas Lumber
- Two Trails
- Wellness Within Your Walls
- Y2K Electric

**LSC** = NAHB Leading Suppliers Council member

### PROJECT TEAM

#### Remodeler / Architect / Interior Designer

Phil Kean Design Group, Winter Park, Fla.

#### Landscape Architect

Mills Design Group, Oviedo, Fla.

#### Green Building Consultants

Two Trails, Sarasota, Fla.

#### Producer

National Association of Home

Builders, Washington, D.C.;

NAHB Leading Suppliers

Council, Washington, D.C.

#### Media Partner

Professional Remodeler

magazine, Arlington Heights, Ill.

## The 2017 New American Remodeled Home Team



Seated (L to R):  
**Tucker Bernard**, Director, NAHB Leading Suppliers Council & The New American Remodeled Home  
**Serena Hahn**, Operations Manager, Phil Kean Design Group  
**Brad Grosberg**, Principal, Phil Kean Design Group  
**Phil Kean**, Principal, Phil Kean Design Group  
**Alyssa Smith**, Assistant Designer, Phil Kean Design Group  
**Laura Wales**, Design

Assistant, Phil Kean Design Group  
 Standing (L to R)  
**Tom Swartz**, Task Force Chairman, The New American Home 2017  
**Bill Owens**, Task Force Vice Chairman, The New American Remodeled Home  
**Judy Brociek**, Director of Events, SGC Horizon  
**Steve Earl**, VP Operations, Phil Kean Design Group  
**Tony Mancini**, Group Director/Principal, Professional Remodeler

magazine, SGC Horizon  
**Paul Sullivan**, Task Force Chair, The New American Remodeled Home  
**Chris Kaba**, VP Construction, Phil Kean Design Group  
**Rob Turner**, President Interior Design, Phil Kean Design Group  
**Kelly Grove**, Interior Design Coordinator, Phil Kean Design Group  
**William Nolan**, Task Force Advisory, The New American Remodeled Home