

FEATURED DECK



Not far from the village of River Hill in Clarksville, MD is the new community, Clarksville Overlook by NV Homes. Clearly visible from the road is the model home, which boasts a spectacular deck designed and built by Pro-Built Construction, Inc.

ABOUT US

Pro-Built Construction, established in 1981, is a second-generation family owned and operated home improvement business. Located in Highland, Maryland, Pro-Built Construction, Inc. offers a variety of solutions to meet all of your home improvement needs.

SERVICES OFFERED

Decks
Screened-in Porches
Additions
Remodeling
Finished Basements
Theater Rooms
DesignWorks
Barwick Interiors

SPECIAL NEWSLETTER OFFER

In honor of this being the premiere issue of The Building Brief, Pro-Built's quarterly communication, we would like to offer a 5% discount* to anyone who mentions this newsletter when they call.
* up to \$1000

THE BUILDING BRIEF

Volume 1, October 2007

The quarterly newsletter connecting Pro-Built Construction, Inc. to its family of customers and colleagues

As I begin to write this letter, I am reminded of a day in 1973 when I finished up my Army service, put my college books away, picked up a hammer and began to fulfill a dream. Construction was never a hobby, never a part-time job. It was what I wanted to be when I grew up, what I was best at doing. And that 21 year old kid with a hammer and a tool belt had no idea what he would be able to accomplish three decades later.

My son, my daughters, my nephews and nieces- these are all the faces that I see when I go to work every day. Working in construction has been a dream come true, but watching the next generation of men and women in my family work with me- that is a dream that I never thought possible. And I want to thank you for the opportunity to share my dream with so many other people. Pro-Built truly is a family business. I have 4 grandchildren now, and one day- I might be working for them.

What many people don't know is that Pro-Built has operated completely out of my house since I started it 25 years ago. That's 25 years of phone calls, faxes, lunch breaks in my kitchen, and people coming and going. And now, I am thrilled to share the news that we will be moving into our own building in late October. I drive by the location in amazement- 4,000 square feet of office space, no bedrooms, no living rooms, a sign on the wall with the Pro-Built logo, and finally...a parking lot.

We operate as a family, and we like to include our clients as a part of that family. After we complete a job, we don't forget about you, so don't forget about us. If you ever have additional remodeling, designing, or building needs- give us a call and we'll give you the family discount. Because once you join our family, you're a member for life.

To end this letter, I want to encourage you to live out your dreams. To trust your instincts and follow your gut feelings. At least when it comes to what you want to see when you wake up in the morning. Do you see a screened-in porch, a remodeled master bedroom, or a deck off the back of the house? If that's what you see, now is the best time to bring those ideas to life. I've seen the housing economy cycle repeat dozens of times over the past thirty years. Do not panic about the housing slump. Every time my gut said, "Go for it", and my head second-guessed it, I have regretted it. Some-

times you have to shut out the chatter and trust your instincts and your own experiences. It's the perfect time to make improvements to your house. Get out your calculator, do your math, and if it works out, give me a call. I made my dreams come true with a hammer and a tool belt. I'd like to help make yours come true, too.



Sincerely,
Ed Pacylowski
President and CEO, Pro-Built Construction, Inc.



13330 Clarksville Pike
Highland, MD 20777
P: 877.854.0822
F: 301.854.9632
sales@ProBuiltconstruction.com
www.ProBuiltconstruction.com



GETTING YOUR HOUSE READY FOR THE WINTER

Outdoor:

- Turn off the water valve that runs to your outdoor spickets. You want to open the spicket pipes for water drainage and air circulation to prevent freezing and breaking of pipes
- Drain all garden hoses, store all but one. Keep one empty one rolled up and attached to a spicket in case of exterior fire
- Clean out your gutters & downspouts. Leaves and debris will clog up and potentially freeze during cold months forcing any snow or moisture to seep into your home.
- Check the weatherseal on your garage doors and all exterior doors. If they are cracked or broken, replace them.
- Contact a pool maintenance company to close and winterize your pool, or do it yourself. We recommend All Seasons Pool & Spa located in Fulton, MD, for pool and spa maintenance and supplies (www.allseasonspoolandspa.net)
- Bundle up, cover and store outdoor furniture
- Protect grill with cover
- Bring in all potted plants to protect from freezing

Indoor:

- Check to see if your heating system actually works. Turn it on and see if warm air flows out.
- If you have oil or propane gas heat, make sure to schedule for the tanks to be inspected and filled.
- Replace all furnace screens in your house with new screens.
- If you had any interior construction done on your home, have your ducts cleaned out.
- If you have a wood burning stove, schedule for your chimney to be swept. An annual inspection/clean is important. Generally, the company that cleans out ducts also can sweep your chimney.
- If you have a gas stove, check to see if the pilot light is working.
- Bring out of storage all your snow shovels, sleds, gloves, boots, and coats to prepare for the upcoming cold months!
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MEET MIKE BOYCE

Director of Custom Homes & Remodelling in MD
Regional Director in PA



Mike Boyce is happily married to his wife Meredith with two beautiful children- Ethan, 5, and Carly, 2. Mike has been a carpenter for twenty years and holds a bachelor's degree in Natural Sciences from the University of Pittsburgh.

What to you do at Pro-Built?

I get to do two things at Pro-Built. First, I am leading Pro-Built into the future with my role in Custom Homes and Remodelling. Second, I am leading the deck building division that recently expanded into Pennsylvania. Both are positions that I am very proud of to lead.

Other than your current job, of course, what is your dream job? At this age and being as honest as I am, my dream position is exactly the positions I have now. I wouldn't be here if I didn't love the true nature of building with my hands and mind. My passion has always been to be one of the best contractors in the State. I am far from it, but the passion is what makes this goal very obtainable. It is also very rewarding to be able to start from scratch and build something that makes homeowners smile and admire. This is, by far, my dream job.

What is your worst trait? Always questioning my abilities. I put much more pressure on myself than I should, but I think this is what keeps me motivated to achieve.

What is your best trait? My ability to communicate with people. Not from a salesman point of view, but as a person who respects others. We are all equal, no matter our position in life. Communication always starts on a level field that I never try to take above or below the person I am trying to have a dialogue with. Respect will always go a long way to achieving friendships.

What is your greatest fear? Spiders, losing my hands, not laughing.

FEATURED PROJECT: THE REESE RESIDENCE

Working within the constraints of a Home Owner's Association to re-create the porch of their dreams

Mr. and Mrs. Reese came to Pro-Built Construction, Inc. with a unique request. "Can you build a screened porch like the one at our previous home and at the same time comply with our Home Owners Association requirements?"

While customers typically seek out Pro-Built for their design expertise, wanting to create a truly unique space, the Reeses needed help recreating a space they had already grown to love at their previous home.



While on the surface this seemed like a simple request, Michael Pacylowski (President of Pro-Built Home Solutions, the division responsible for working directly with home owners), immediately identified a number of challenges. The three primary concerns were:

1. Building the same-sized porch on a smaller home, and making sure it blended well with the community
2. Capturing the look and feel of the previous porch, using all low maintenance materials
3. Working within the restrictions of the Home Owners Association

All three challenges would need to be met in order for the Reeses to have the porch that replicated



the openness and features of the porch they had left behind.

Knowing that Pro-Built is a full service firm, the Reeses could concentrate on their impending move, letting the representatives at Pro-Built work through these hurdles.

The first step for the designers at Pro-Built was to develop the design for the screened porch, using 3D CAD models created from the original NV Homes® floor plans for this house. The design would include a set of steps and a space next to the porch to allow for outdoor grilling. Of course, the porch would also have to look and feel like the previous porch, so designers made sure to include floor to ceiling screening, two lighted ceiling fans, four post mounted lanterns with dimming controls, and exposed Redwood roof rafters supporting the gable style roof. Additionally, outdoor speakers were incorporated for added ambiance.

Simultaneously, Mr. Pacylowski assembled a package for the Architectural Committee to review, detailing the materials to be used in the construction of the porch, including Winchester Grey Trex® Decking, white low maintenance vinyl rails, white vinyl lattice to

skirt the deck, and siding and shingles of an exact match to the home. Because of the nature of this porch, Mr. Pacylowski would also leverage Pro-Built's close relationship with NV Homes to obtain additional documentation allowing the construction of the porch to move forward.

After the Reeses approved the design, and having received the go ahead from the Architectural Office as well as NV Homes, Pro-Built obtained the required permits and began construction. Within a few short weeks, the porch was complete and final inspections had been passed.

The Reeses can now be found enjoying a new and improved version of the screened porch they desired.



"I am confident that without the talent and perseverance of the Pro-Built team, with special thanks to Michael and Yessica Huante, his ever helpful assistant, the porch we desperately wanted would never have been built. Hardly a day has gone by this summer and now the fall. that we have not spent a meal time or just relaxing on our new porch."

- Bob Reese, Pro-Built Construction, Inc. Customer.