

This is our new house!



Below is a time line of how we got here!

We decided to build a new house. We wanted a ranch, getting too old for steps. We looked but could not find anything that fit our needs. Vicki wanted to build.

Andy is the General Contractor, the builder of the house. Sub-contracted out the major tasks and tried to create a schedule.

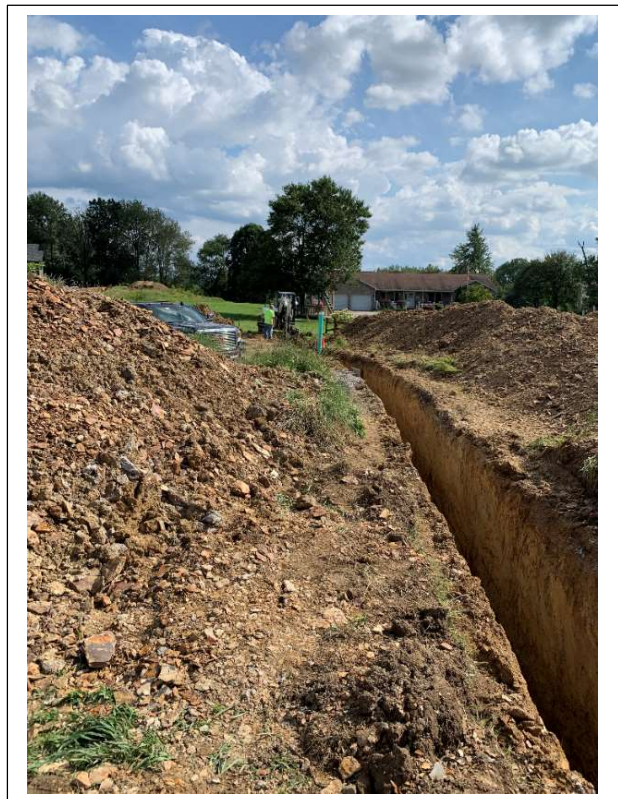
We purchased this lot on May 20th, 2019. It is one acre on a private lane in Monroeville, about one mile from our current home.



The first task was getting utilities to the lot. The sewage line was about 600 feet from the right side of the lot. We hired Chris Brown a plumber who was familiar with the lot and sewage system to install the system.

It took several months to file all of the paperwork necessary. I could write many pages on the hoops that I had to jump through to get it approved.

We started to dig on August 20th, 2019. The actual dig and laying the pipe took about a week. It was over 600 feet long.



This is an aerial view of the lot. The position of the house is hi-lighted. There are several Black Walnut Trees on the lot. This one is in the middle of where we wanted the house. The picture on the right is from the county showing our property in orange.

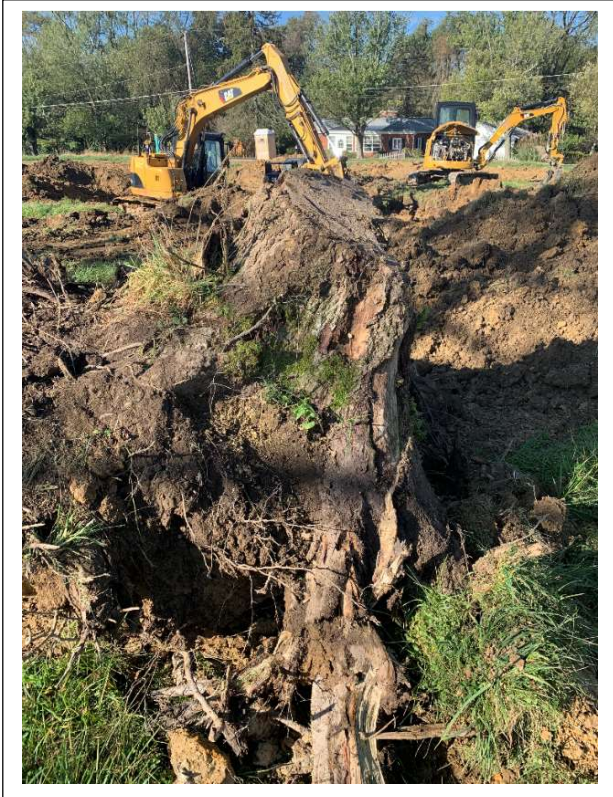


On Father's Day, June 10th, 2019 we had a picnic at the lot and watched Tim Donavon, a former co-worker of Andy, cut the Black Walnut Tree down. Tim makes furniture, and he agreed to cut it down and haul the trunk away for the wood. We had to get rid of the branches. Andy's pickup truck came in handy.



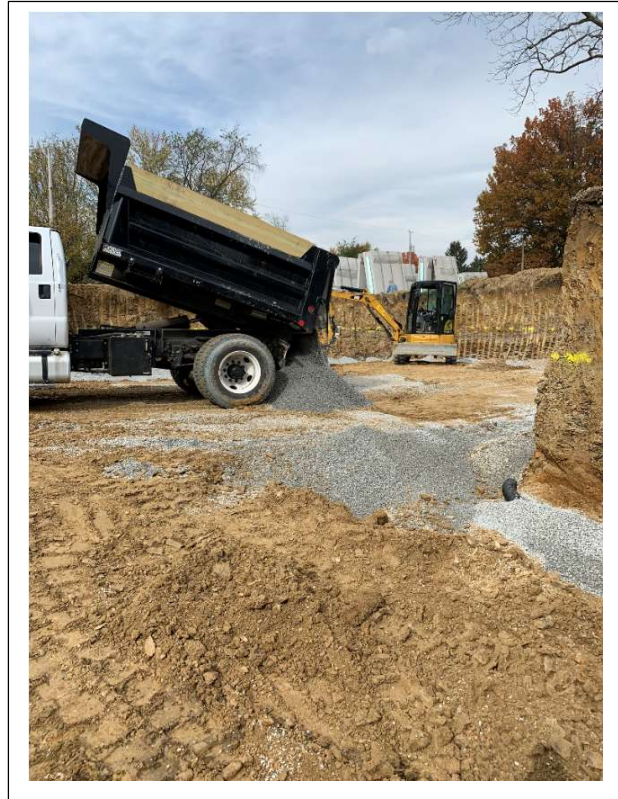
Excavation started October 9, 2019 by Aiello Enterprise LLC.

Notice the tree stump. The hole was about eight feet deep. It rained, and rained, and rained.



Gravel was placed around the perimeter of the foundation hole. Extra gravel was placed in the middle.

Notice in the right picture a trailer with the foundation walls.



The first wall segment was installed, and was completed in three days. November 12th-14th, 2019.



Two weeks later, the metal support beams were installed. Andy did all the measurements for the beams, and placed the order, and even assisted in their installation.



The floor of the house was started on December 17th, 2019 Tom Boney Construction LLC, a local home builder. We had some very cold and snowy/rainy days, as well as the holidays.



The floor was completed in early January.



Here is a projected layout of the house, as seen from the same angle as picture above.

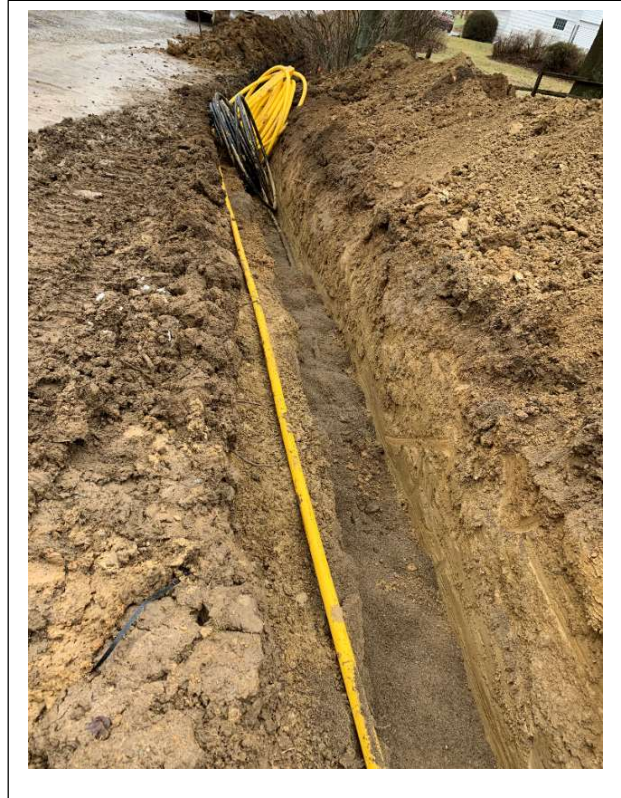


Late January 2/22/20, the plumbing was started by Farbarik Plumbing LLC. Both interior and exterior.



The connections to the Gas and Electric are to the left of the lot, around 360 feet. You can see the trench on the left side of the first picture and the right picture for the gas and water lines. The water line is about 4 feet deep, and the gas is about 2 feet deep.

On the right side of the first picture is the conduit for the electricity and for cable and phone.

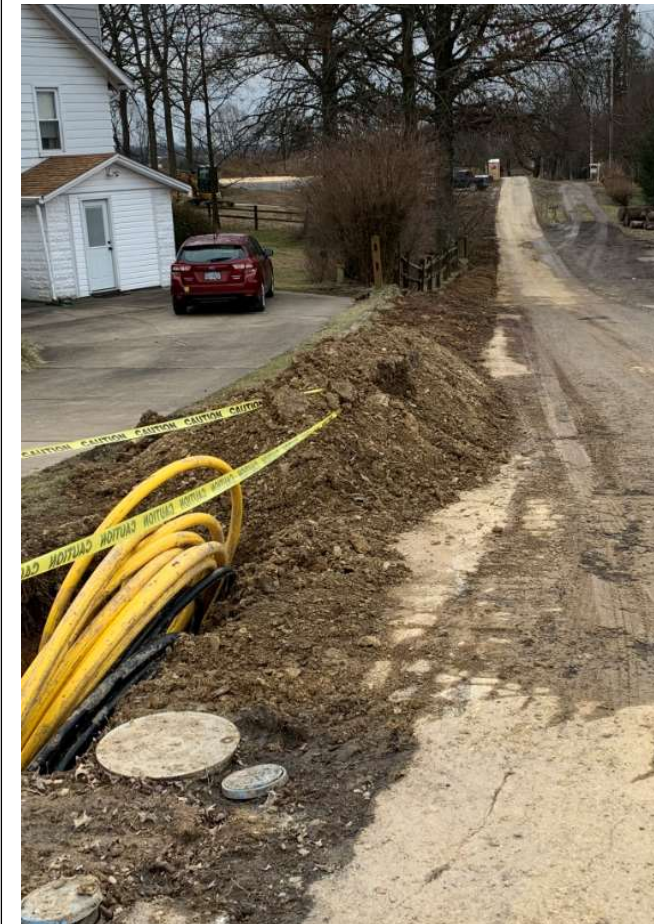


The conduit for electrical items ends at the pole on our property.

The Gas and Water end at the top of the private lane. Now we have to wait for each of these services to be connected.

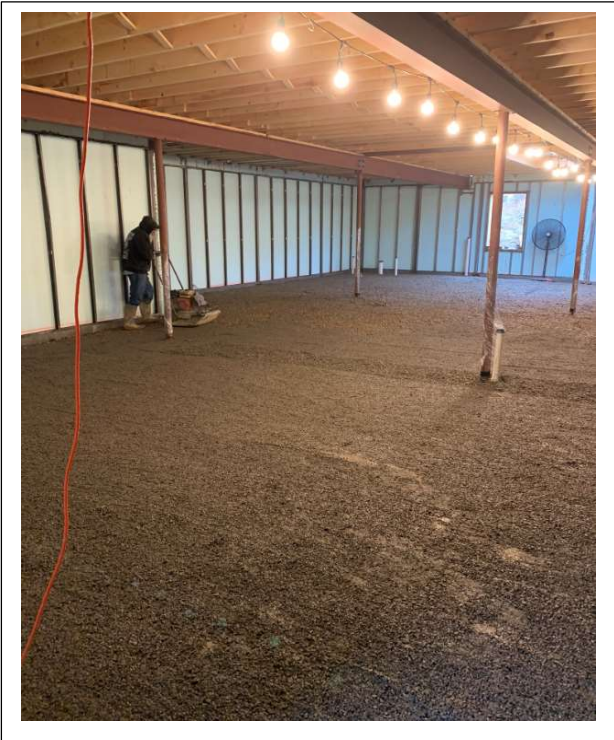
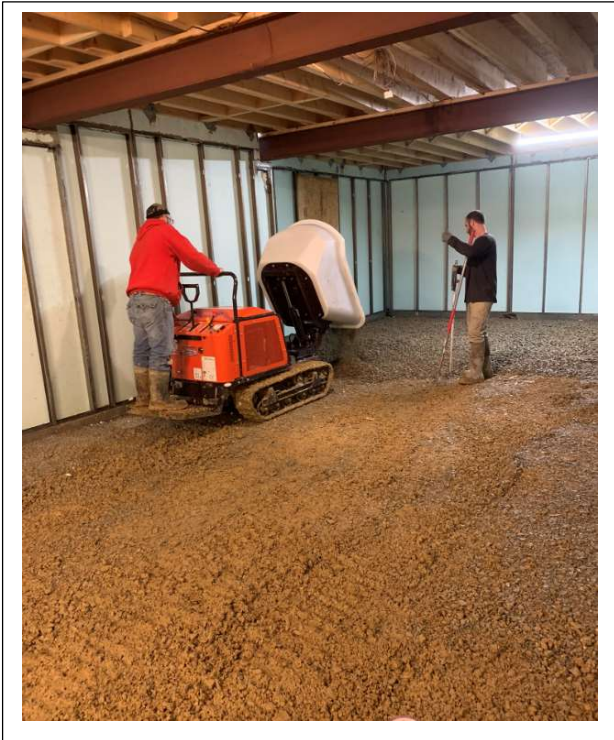


After being inspected, the dirt has been backfilled 1/24/20, except where necessary for connections.
All of the plumbing was accomplished in three days!
Water is connected, and Gas meter stand installed.

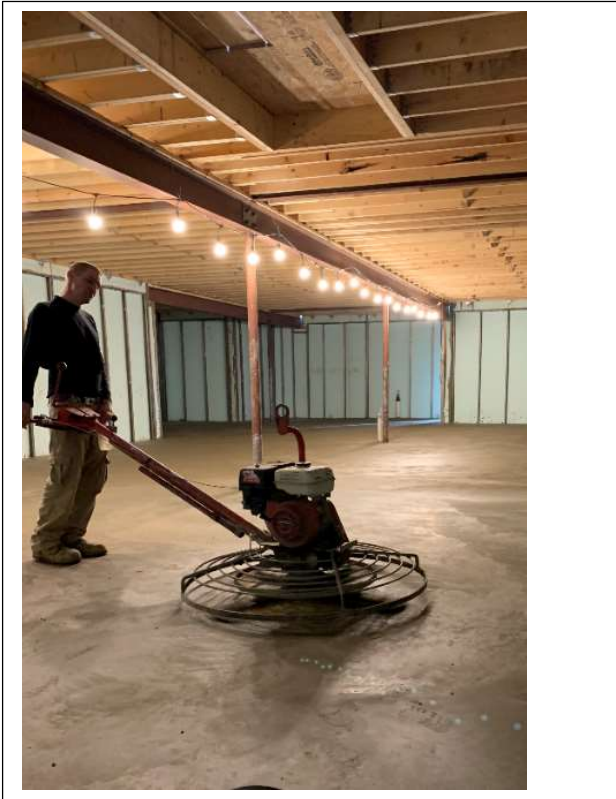


With the plumbing complete, time to have the basement floor installed 2/11/20. Quality Concrete Services, Inc./Don Simpson did the job,

The first step is to place gravel down, getting it ready for the concrete.

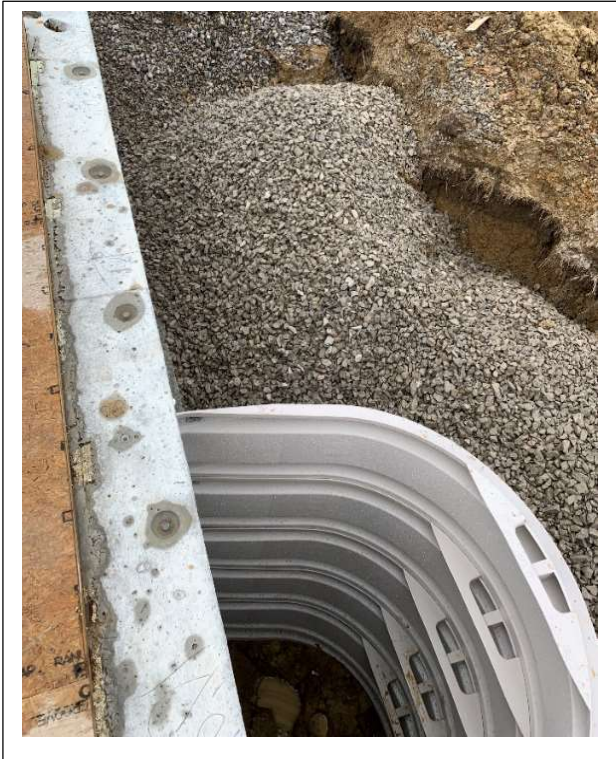


On Monday 2/17/20 the concrete is being installed. The delivery truck dumps the concrete into a pumping trailer. It is then pumped into the basement with a long hose. Once it sets, a finishing machine is used to level and smooth it out.



There are two windows in the basement, but since the land is so level, they will be “underground.” Andy installed window wells on each window. These are egress wells, so that in an emergency, you can climb out. Learned a lot about installing onto a concrete wall.

Also, we have backfilled completely around the foundation with gravel.



Coronavirus Update March 19, 2020

This is just a note on the stalled progress. We were just scheduling the walls to be installed the 2nd week of April. The very next day, the Governor shut down all non-essential businesses. Ideal Walls, the contractor, indicated that they had to shut down until the Coronavirus Pandemic Shutdown Order is cancelled.

We are stalled for the time being!

Late April

I decided that I would do some work myself. I ordered some lumber from Home Depot to build two of the interior walls that would be necessary before the roof trusses can be installed. The order took over 3 weeks to arrive on May 18th. I spent the next several weeks constructing the interior walls, with a target date of June 5th.



May 8th, things are starting to open up!!

The walls are schedule to be installed June 8th, second week of June. A loss of three months!

More when it gets going again.

June 3rd, a call from Ideal Walls; another delay!

The walls will not be delivered and installed until June 16th. The reason is that the factory had a delay in getting the necessary insulation for the walls.

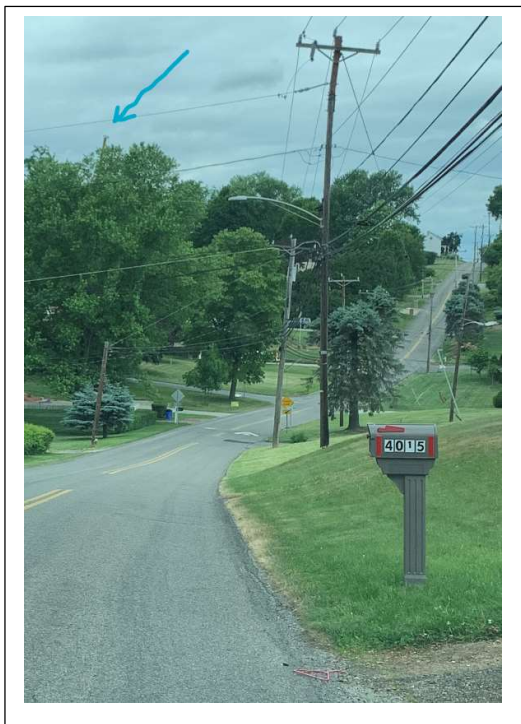
June 16th. Walls are being delivered and installed.



Finally, the first house wall being lifted from the delivery truck and placed into position by the set crew. The crew is from North Carolina.



As the house starts to take place, we have some backfill operations going on by Aiello Enterprise.



You can see the crane nearly a mile away.



By end of day on Thursday June 18th, all walls have been installed! Friday was final inspection and clean-up day. End of a great week!

The week of June 22, 2020, set up two interior walls, that will support the center trusses. Tom Boney Construction installed the smaller trusses over the Master Bed Room by hand. You can see the Boney crew finishing up the sheeting, and the underlay is also installed. The small section at the front of the house has also been framed.



On July 8th we had a crane lift all of the trusses into place, there were a lot of them.



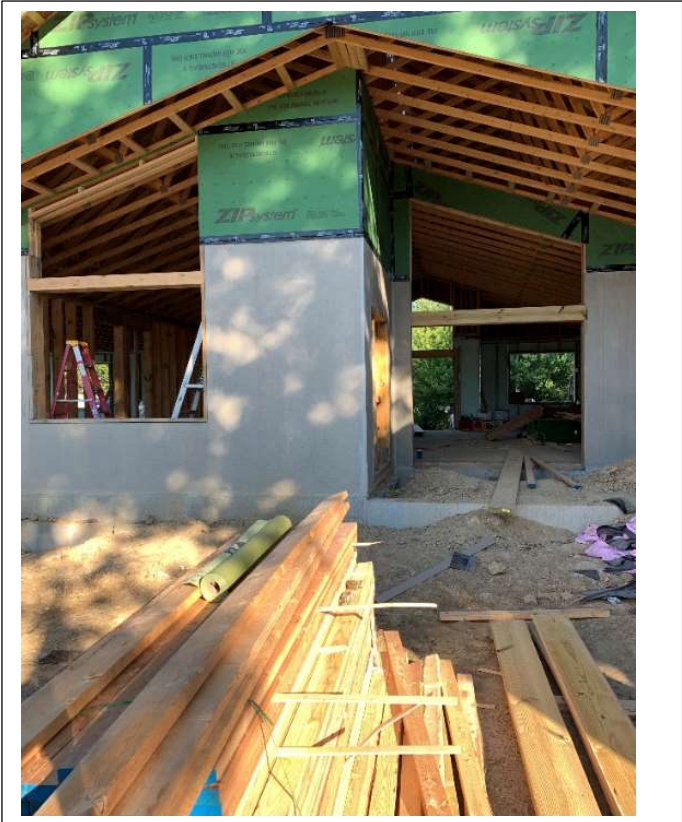
We ordered the windows a few months ago. I called Pella in June and told them we are ready for the windows. The lead time was about 3 weeks. The windows were delivered in a “small” trailer and left on the lot. Good thing, as we wouldn’t get to them for a few weeks. I was able to place my lock on the trailer for safe keeping.



Over the next couple of weeks, the plywood and roof covering were installed. Also, the gables were installed, below is the front and rear of the house.



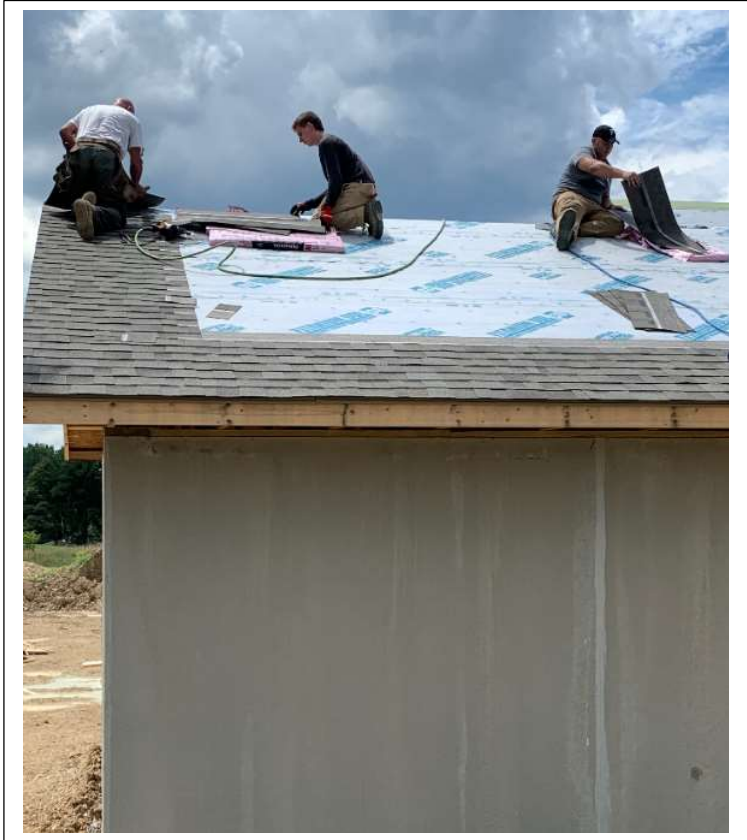
During the week of July 20th, the window openings were framed. You can see the window above the main entry door has been framed, and the rear door as well as window. Tom Boney Construction did a fantastic job!!!



Andy started working on the interior walls. Installed his first pocket door.



On July 28th the shingles arrived and loaded onto the roof. The Boney crew started the installation before the delivery truck was on its way.



Just a look from above.



August 6th, 2020 the last skylight installed and roof complete. Monroeville inspector inspected the roof and signed off on the building permit. All windows and exterior doors installed this week as well.



Andy had to lay underground pipe for the down spouts. I wanted to direct the water from the front of the house towards the back of the lot. I use the skid-steer, a larger Bob-Cat, to dig the trenches and lay the pipe. In the area on the side of the house by the garages, I could only dump the gravel to one side, and had to hand shovel it over the pipes.



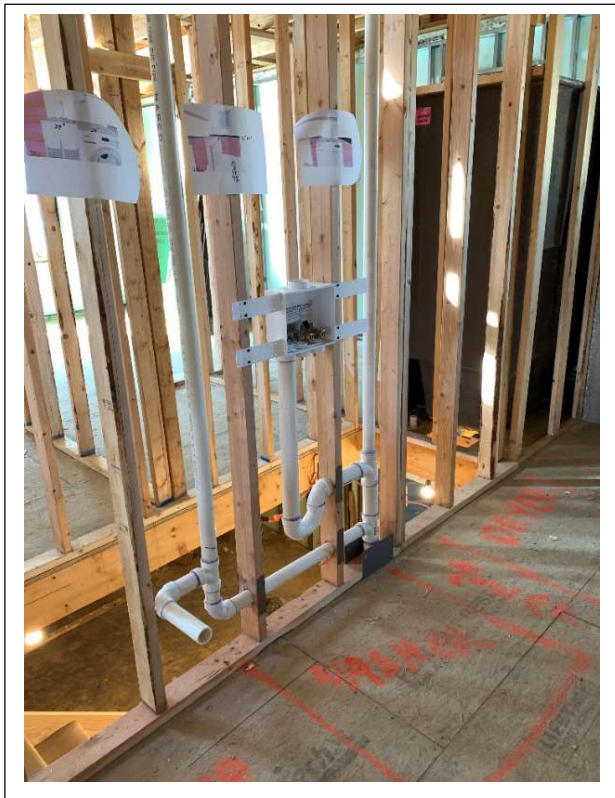
Along the front of the house, I could dump the gravel directly onto the pipes. A lot easier.



Back on the inside. Andy has built all of the interior walls. Needed to get the walls to the bathrooms in place first, for the plumber to begin.



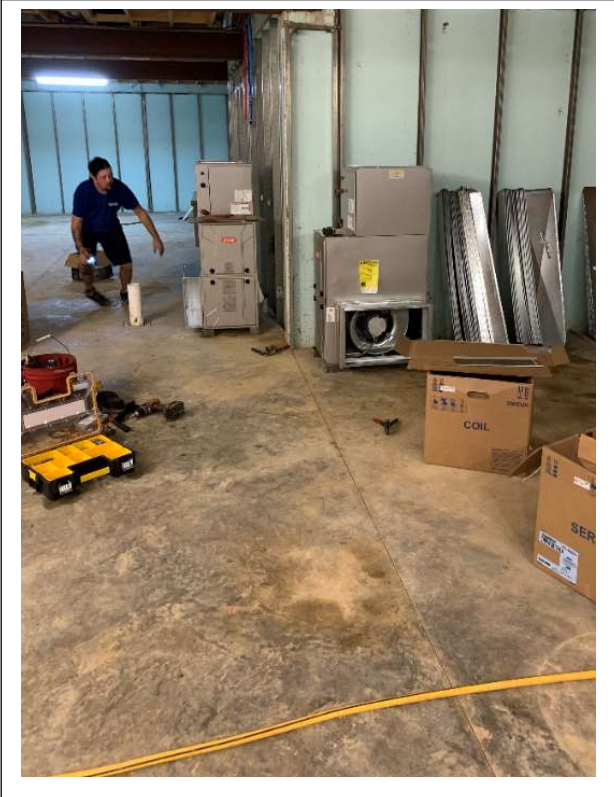
The plumber started on August 19th. Has the three baths “roughed” in plus the laundry room.



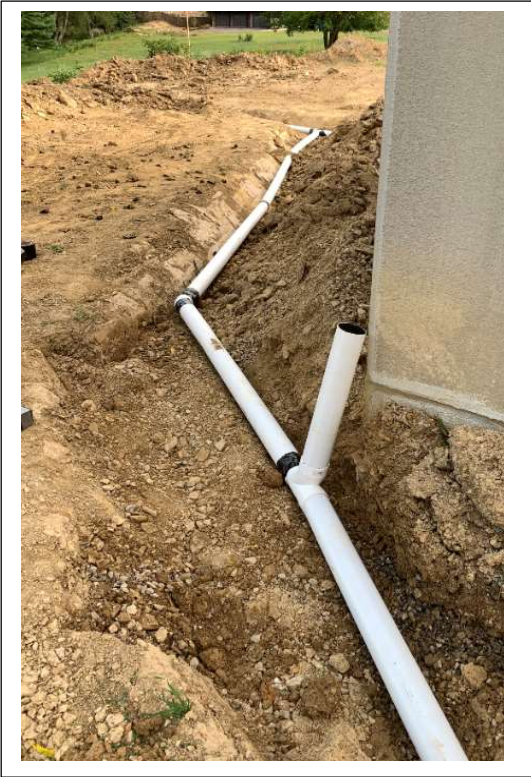
The plumbers installed drains into the garage



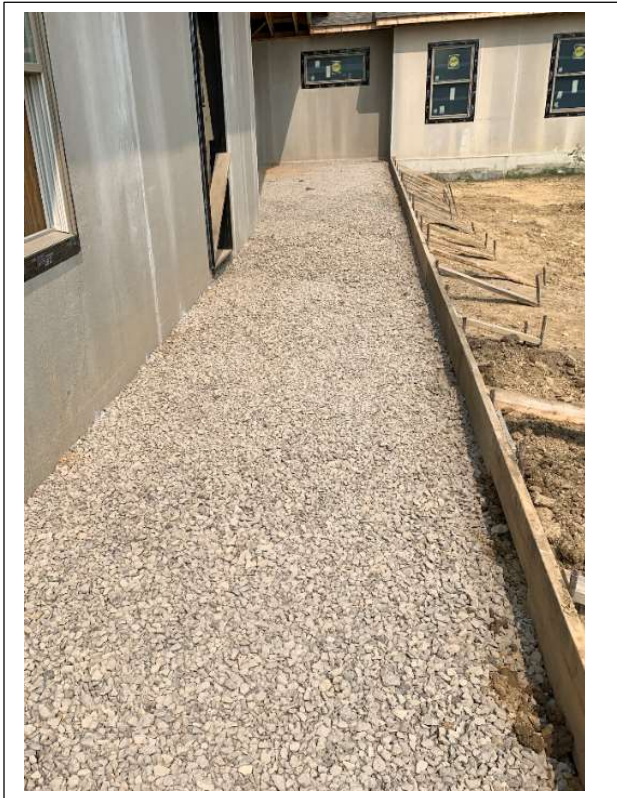
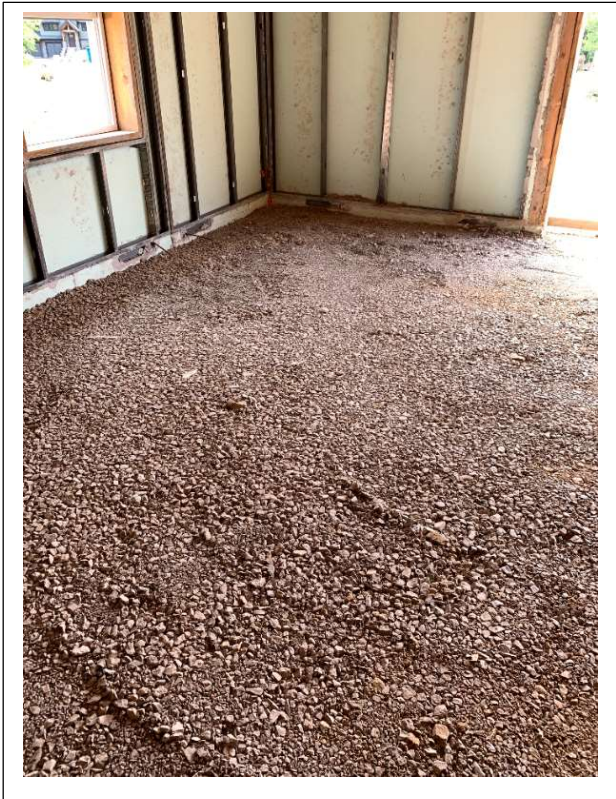
August 28, Arendosh HVAC began installation of the furnaces.



Andy is back outside laying the drain pipes for the rain water from the gutters on the other side of the house.



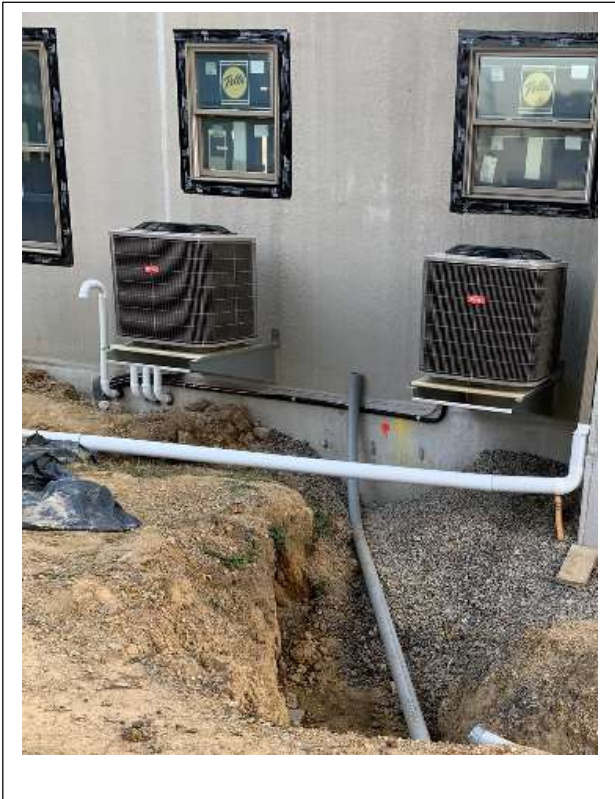
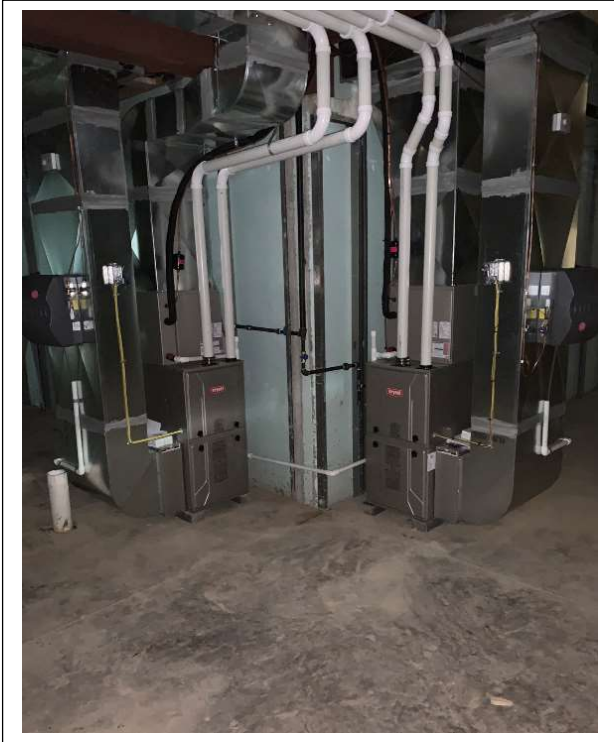
On September 15th Quality Concrete laid gravel and built forms for concrete into the garage and front and back porches.



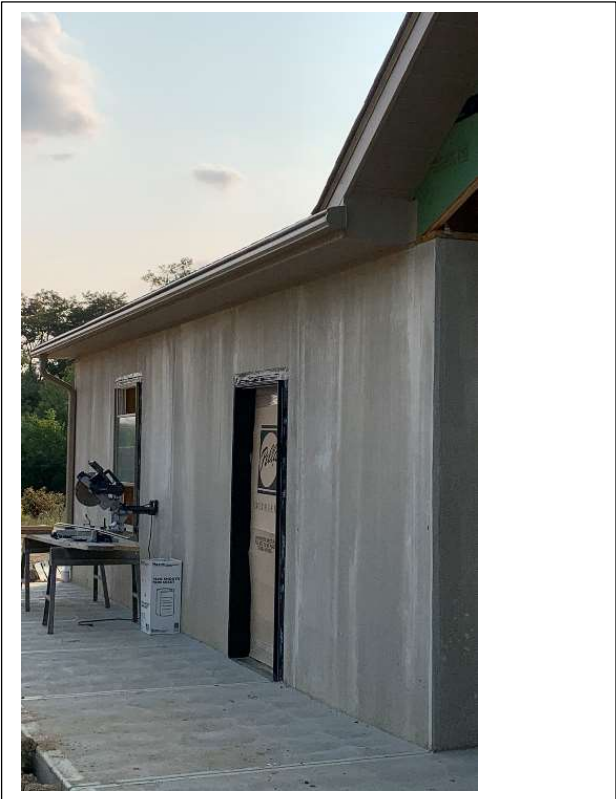
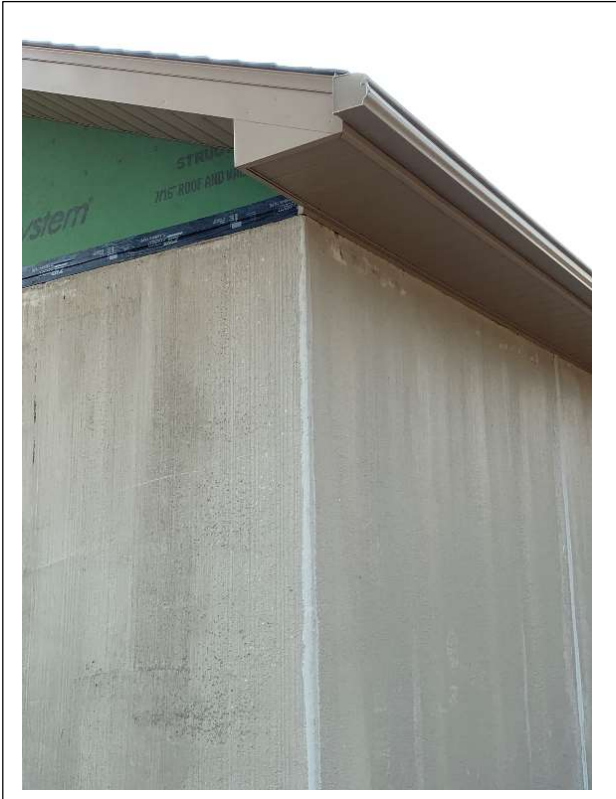
By the end of the week, the concrete has been poured in the garage and onto the front and back porches.



Week of September 21, the furnaces hot water system and air conditioning units are in place!



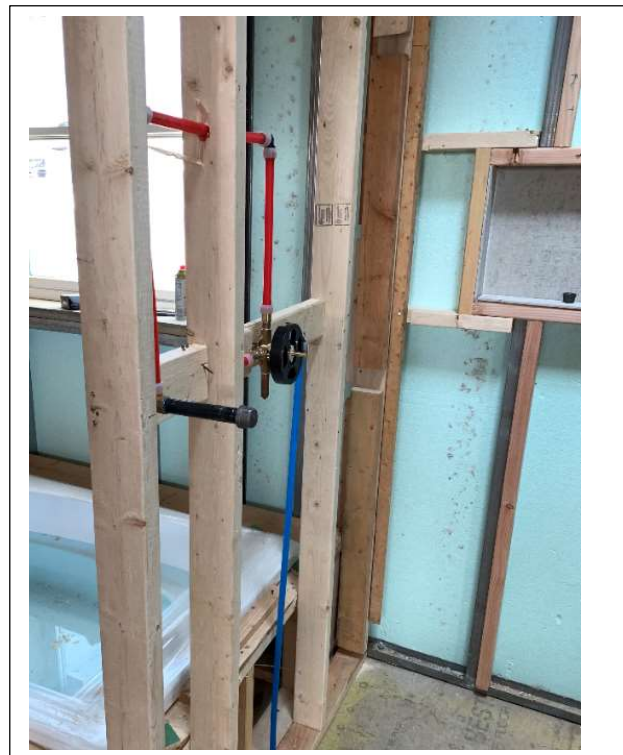
Also, on week of September 21st, Tom Boney Construction installed the soffit and fascia and Leaf Guard installed the gutters.



Andy is building the platform for the soaker tub, and the shower stall. What a busy week!



On October 5th plumbers installed the tub and ran a test on it. They also installed the shower hardware.



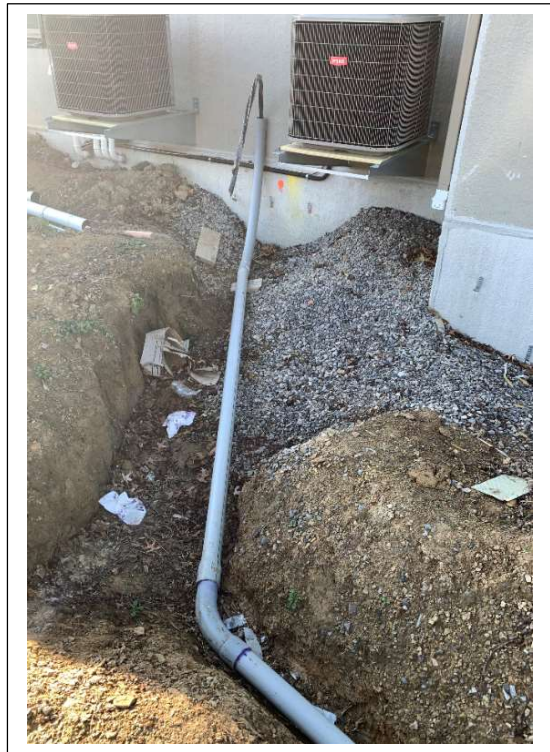
It has been a while since last update. It is early November and we are making progress.

The gas company has installed the gas meter. We need electric to run the furnaces!

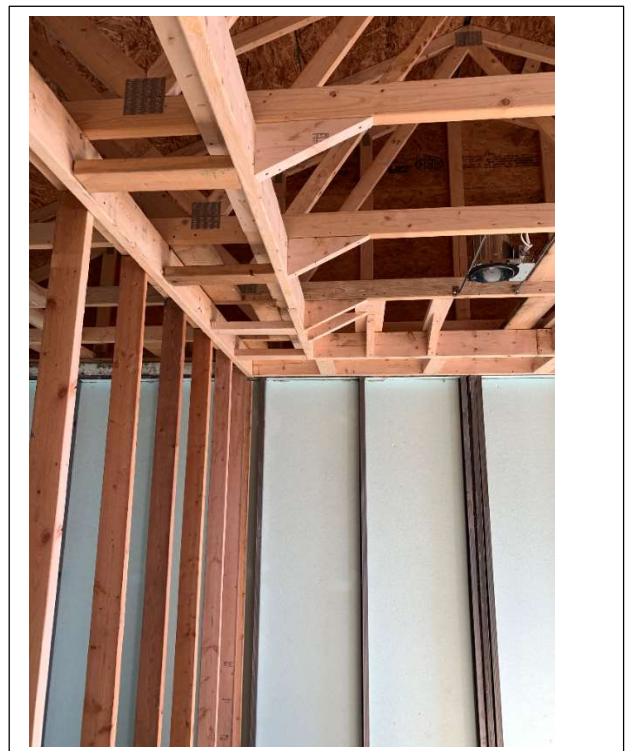
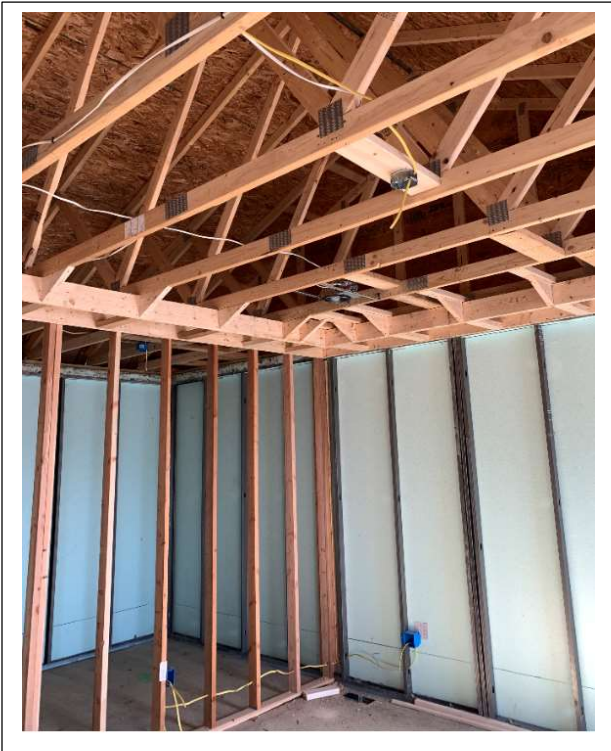
We had a problem getting the correct size of cable to connect from the pole to the house. A local supplier indicated that they ordered it, but after several weeks it was apparent that it was not going to be available. Checking with other locals, no luck as well.

Andy went on-line and found an internet supplier who had it, and ordered 250 feet. It arrived in 4 days!!!! It was on a spool weighing over 300 pounds.

The electrical cable from the pole to the house has been pulled thru the conduit. You can see it sticking out of the tube.



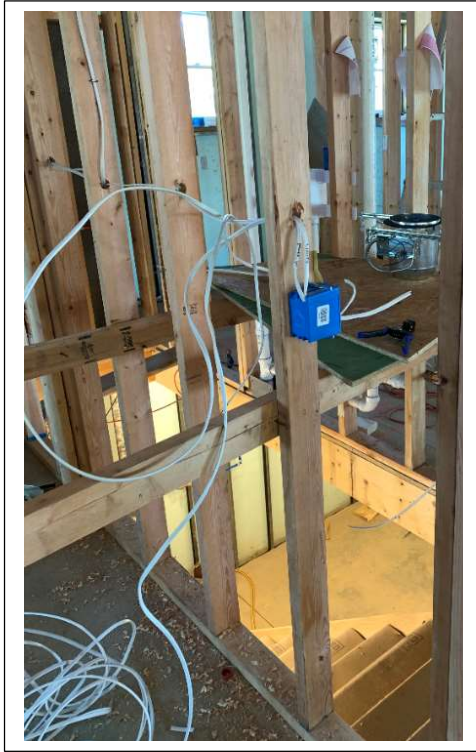
The tray ceiling in the master bedroom has been framed by Tom Boney Construction.



The garage doors have been installed, by Precision Doors.



The “rough in” of electrical wiring is being installed by Andy. Had to build a temporary scaffold over the basement steps to be able to reach the ceiling above to install the lights.



Bob Boney from the contractor, Tom Boney Construction, has been assisting with the installation of the wiring.

Additionally, two friends, Debbie Lewis and Kevin Whitfield have offered to help. They have been very helpful installing the wiring.

It is nearly complete, and the Electrical Inspector is scheduled for the week after Thanksgiving.

We might get electric and heat in the house in early December!

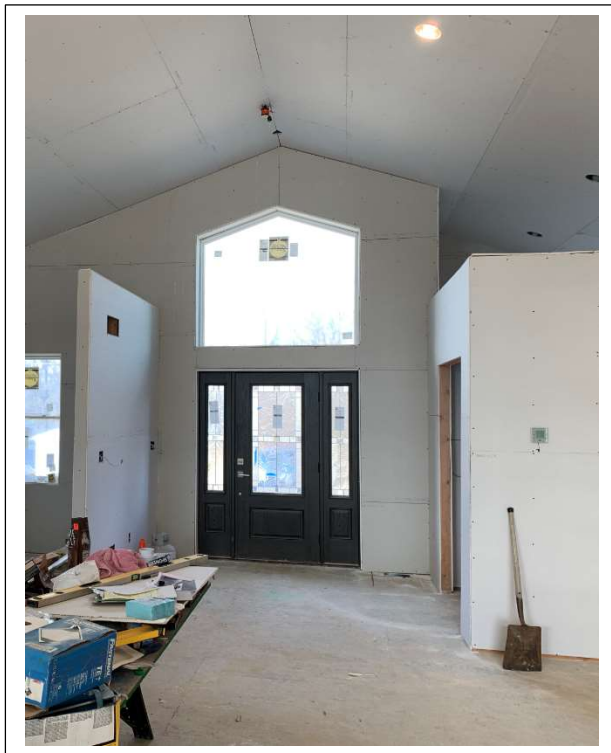
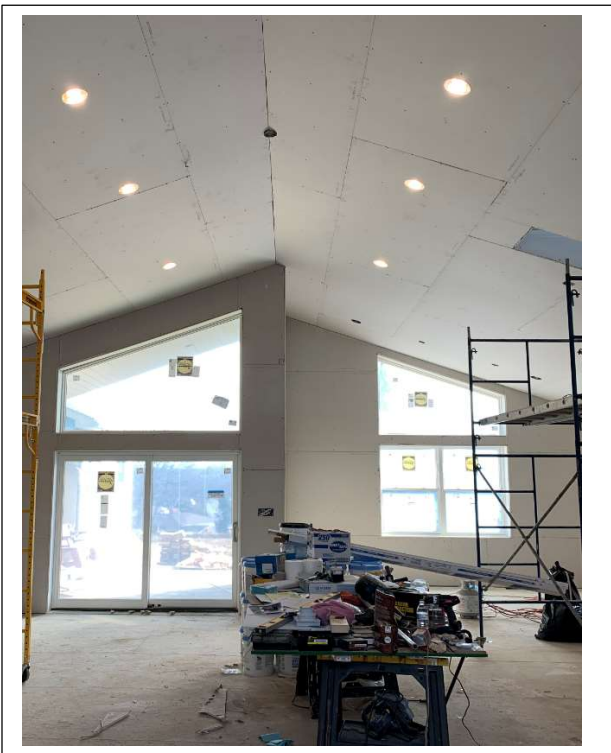
Tom Boney has loaned me their small electrical generator that runs on gasoline. It was a daily run to get gas. I was able to connect to different sections of lights as needed.

The electrical inspection was completed on 12/3/20. Duquesne Light has been notified that they can connect power to the house. Don't hold your breath.

I notified the drywall contractor, Cardi LLC, and they delivered the drywall on Monday, 12/6/20. Was told that the installation crew would start on Thursday. Around 2:00 PM on Monday I received a call that the crew was going to start on Tuesday. They were there on Tuesday and completed hanging all drywall by mid-afternoon on Thursday. Unbelievable progress in 3 days!

Here are a few shots of how it looks now. Check out the tray ceiling in the last picture on this page.

Once the power is on and we have heat, the finishing crew will begin the final process on drywall.





There is a video clip of hanging the drywall. It is directly below Rabbit Run link of the home screen. It may take a little to download, and you may need to click on open if it does not start to play. It is worth watching. If this does not play for you, email me at andy@rerko.com and I will email you the clip to watch.



Hallelujah!!!!

On Monday, December 21st, I arrived at the house to find Duquesne Light in the process of connecting our new house with power! After several promises “to be installed in the next day or two”, nearly 3 weeks gone by, we now have electricity. The wire from the transformer to our pole, and then underground to the meter on the side of the house.



I tried the furnaces, but no luck. I call the furnace company and someone came around 2:00 PM and did get the furnaces going. There was air in the new gas line that had to bleed out. Once that was done, we have heat.

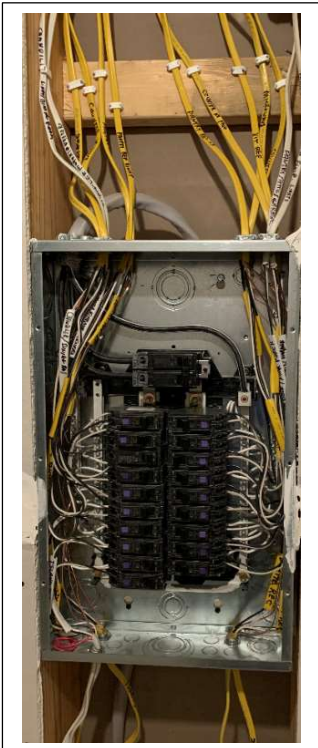
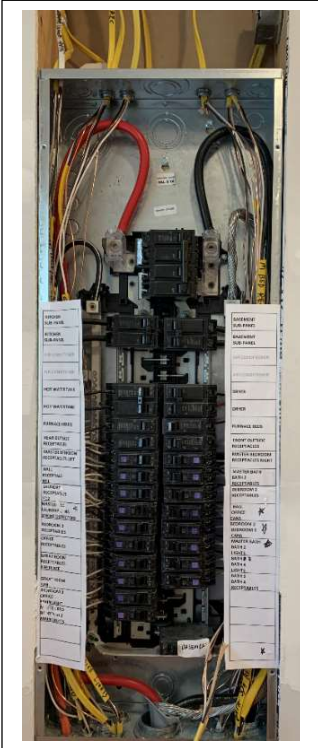
Being the Christmas week, the drywall finish crew will start right after Christmas. Stay tuned for more info.

We were planning on being in the new house by Christmas, but bad weather and Covid-19 steered our plans otherwise. We had planned a vacation between Christmas and New Years in Palm Beach. That too was canceled! We had our beach masks ready.

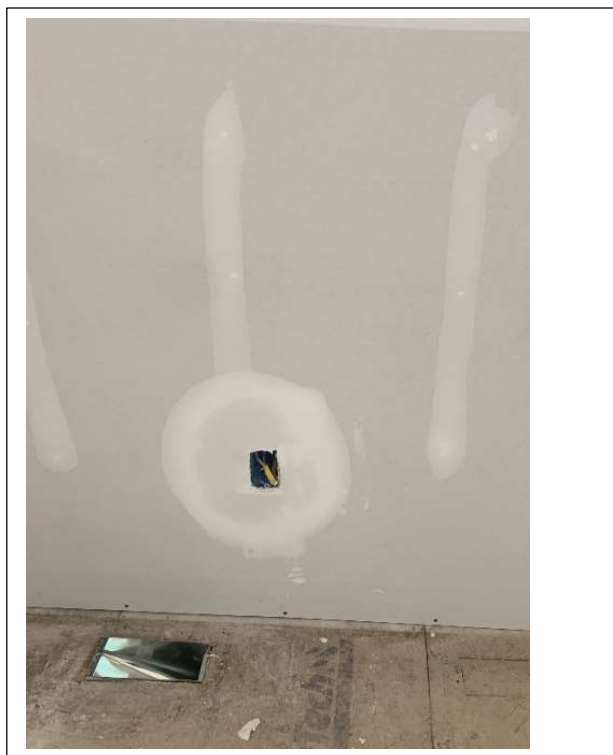
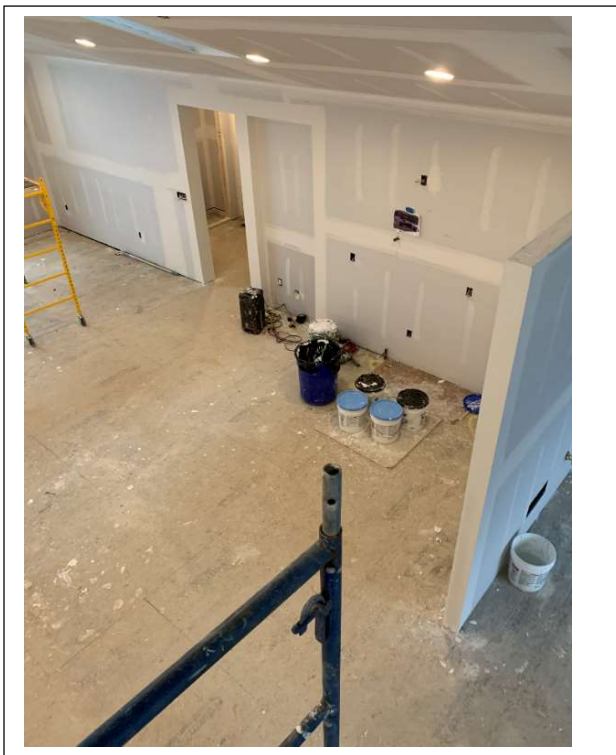
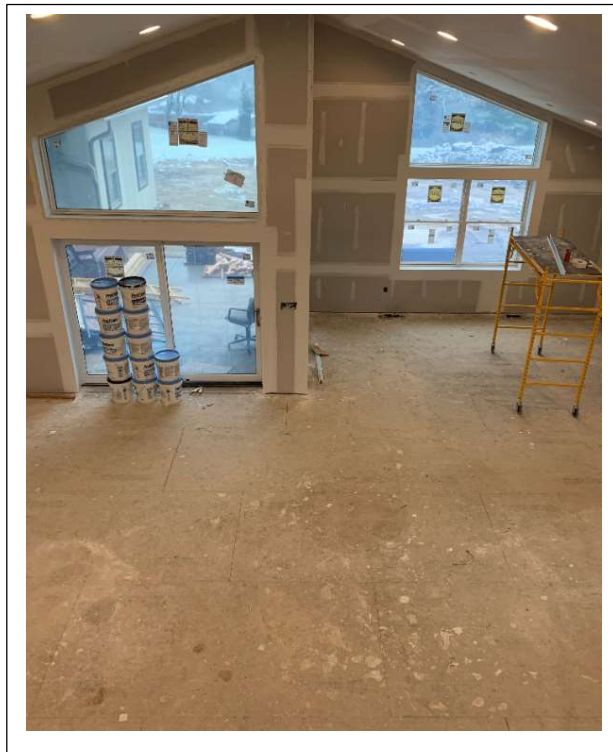
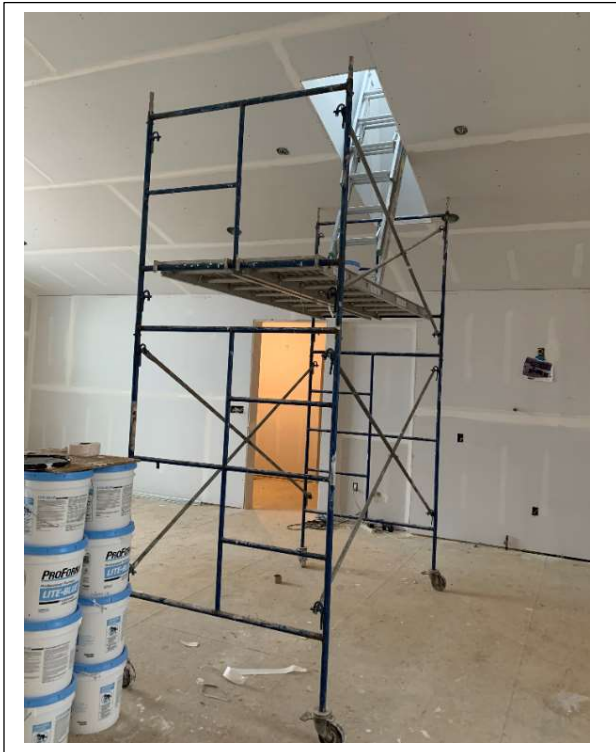
Here is how we spent Christmas this year. Checking on the house to make sure the furnaces are running and keeping the house warm.



In the lull of the Christmas/New Year holidays, Andy has installed the circuit breakers into the electrical panels. The main panel is in the laundry room, and a sub-panel is off the kitchen.



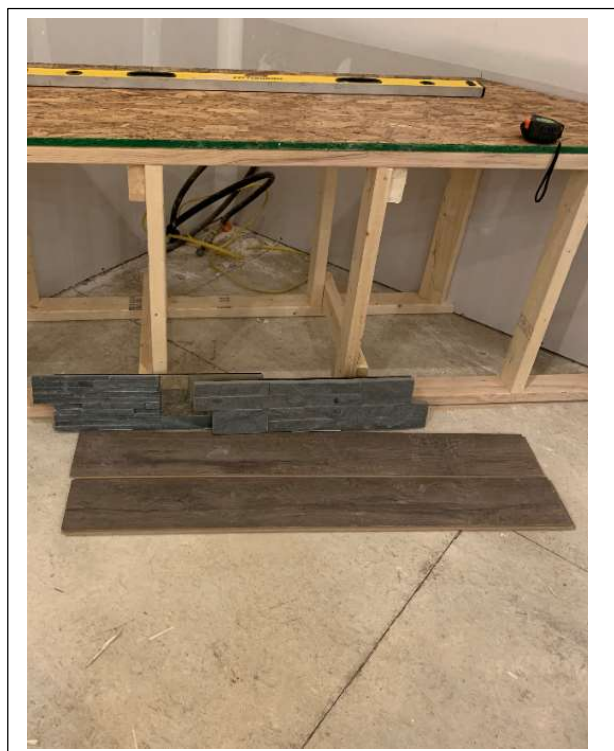
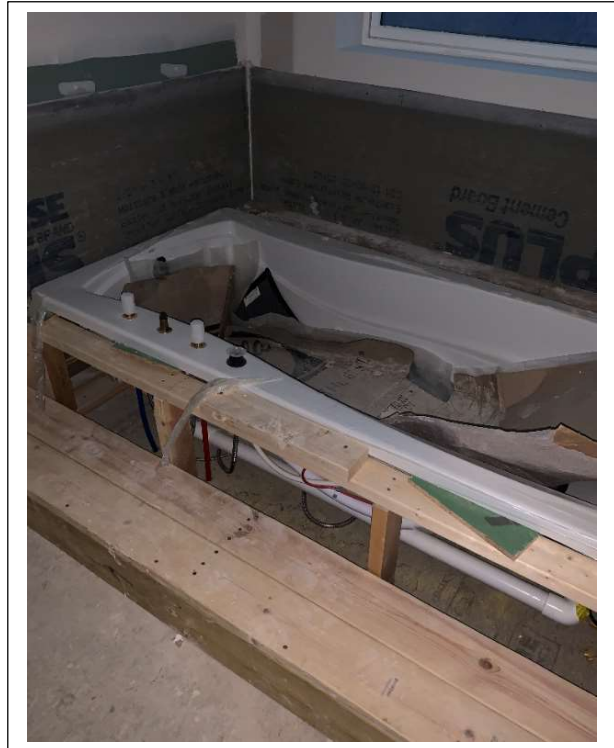
2021 Off to a good start. The drywall "mudders" are in the process of finishing the walls. The taping and finishing will take about 2 weeks. Looking great, sharp clean corners. Attention to detail around the electrical boxes.



While the finish work is in progress, Andy has hung the cement board in the master bath in preparation for the tile work, and built the base for the corner gas fireplace.

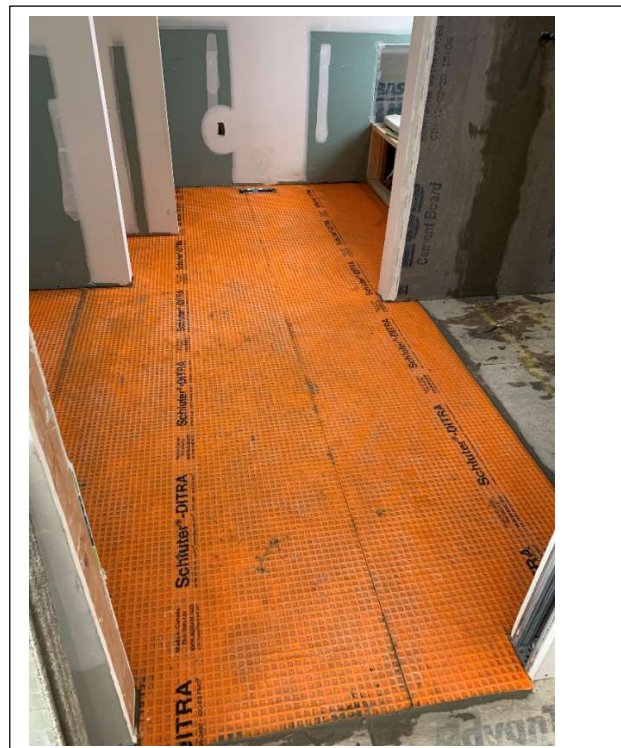
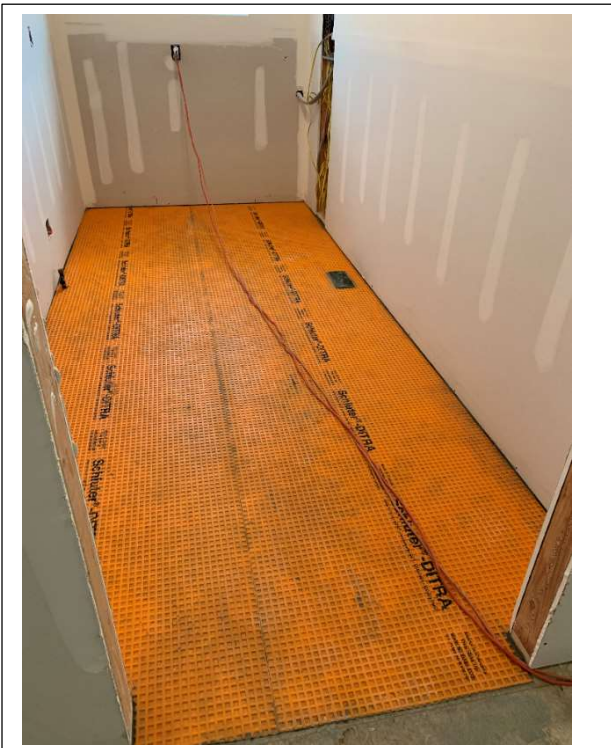
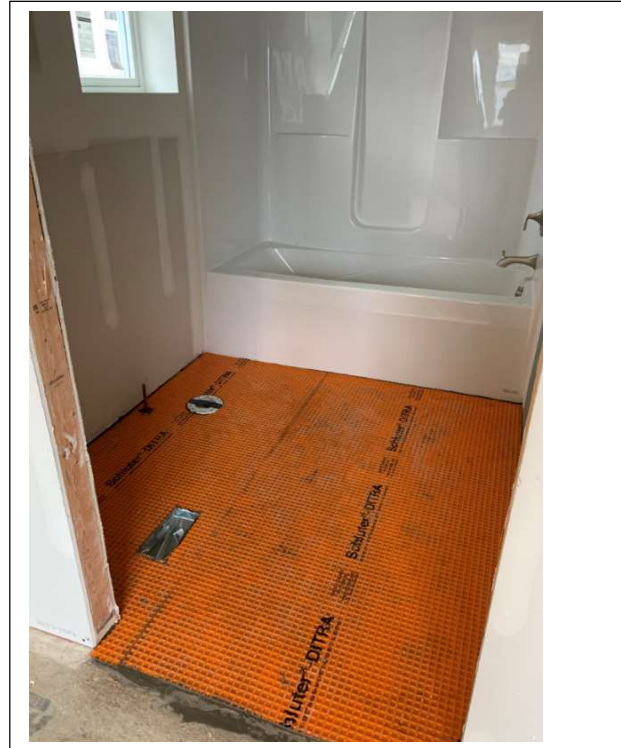
Vicki is deciding on the stone for the front of the fireplace.

January 8, 2021: A lot of progress in the first week!

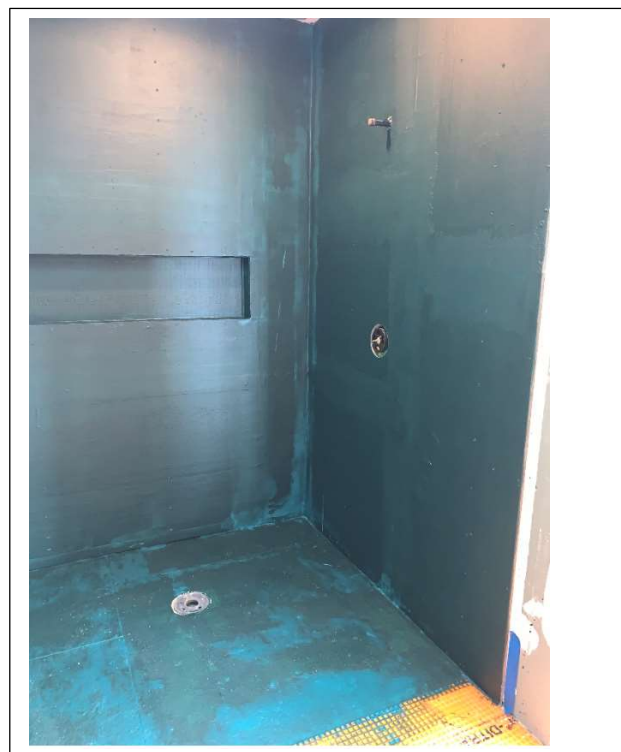
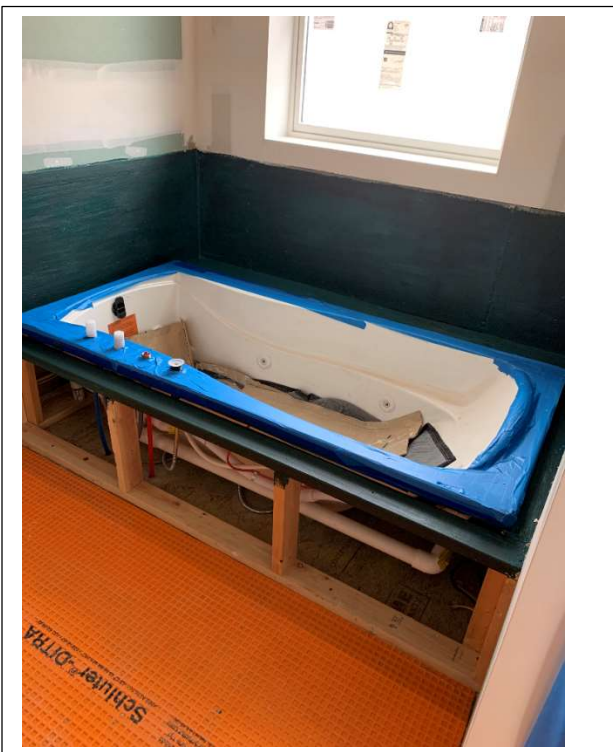


The second week of January is off to a good start and finished in a whirlwind!

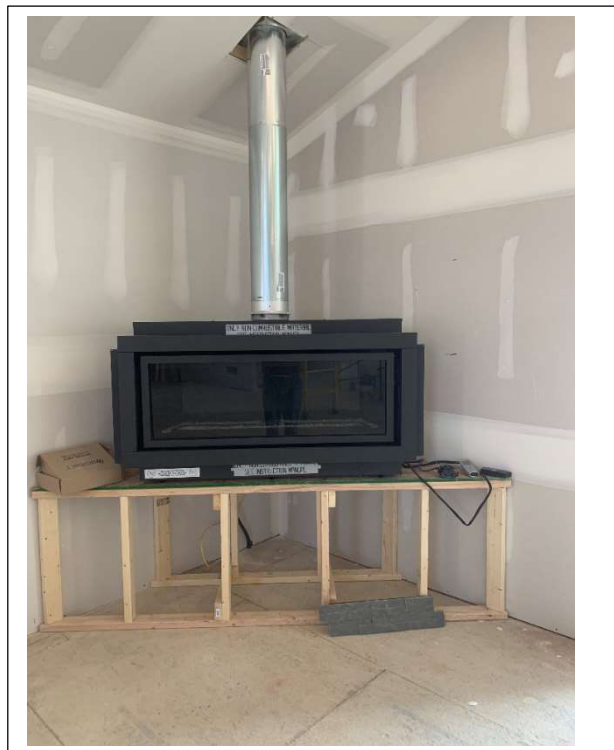
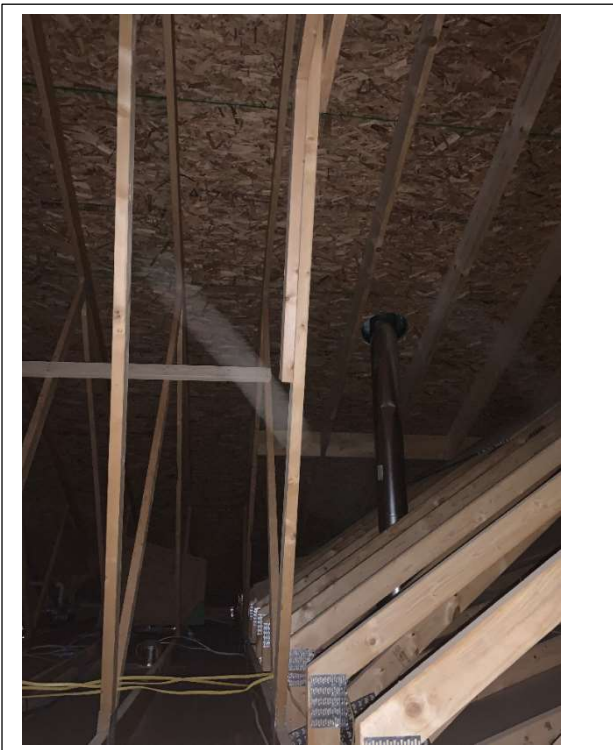
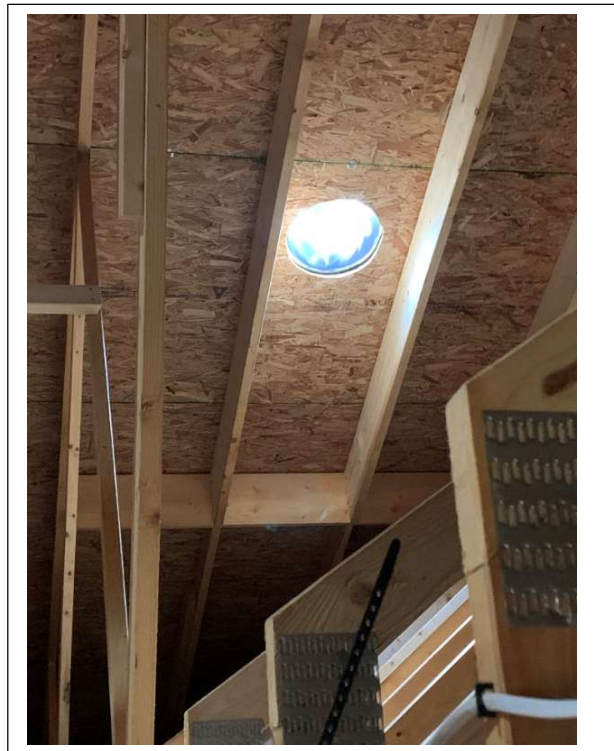
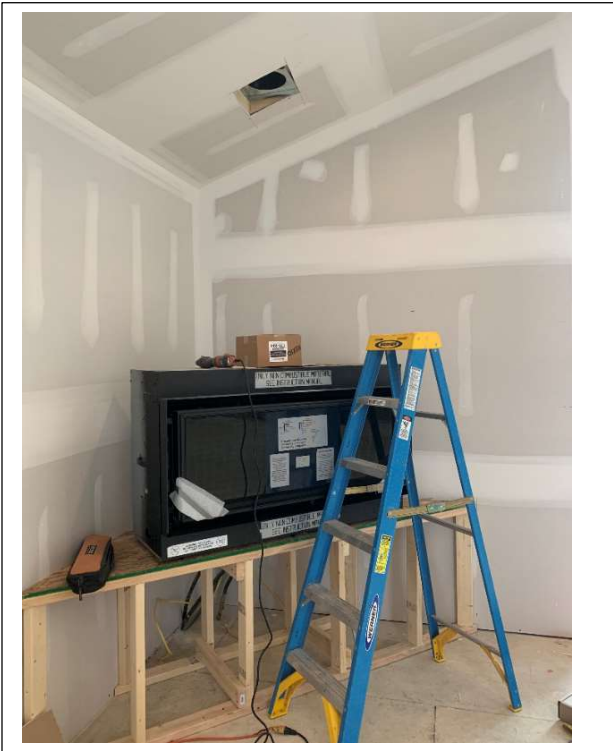
The tile installation crew started on Monday, January 11th, 2021. Cleared and scraped the floors in all bathrooms and the laundry room. Using a cement compound laid down the underlayment in all bathrooms and the laundry room.



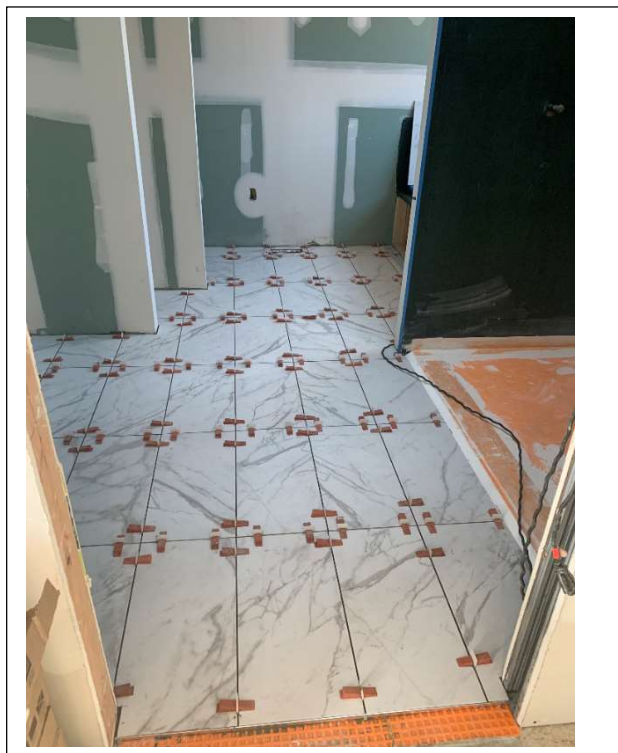
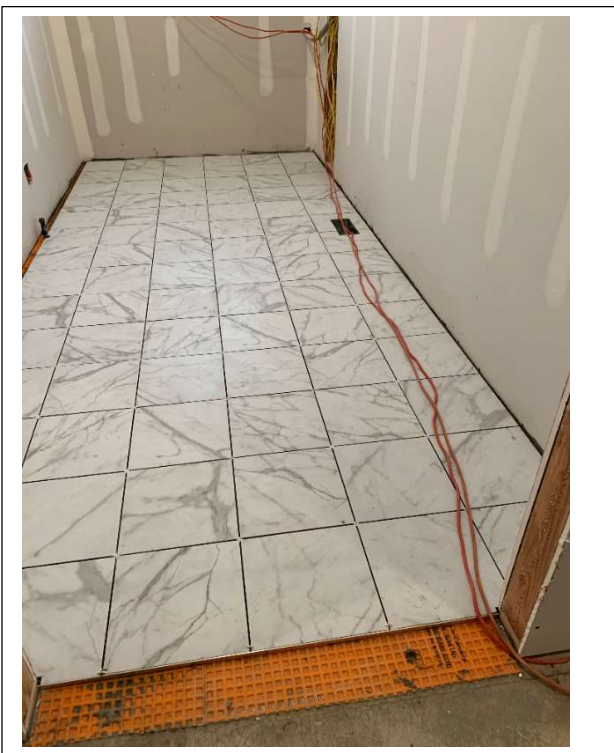
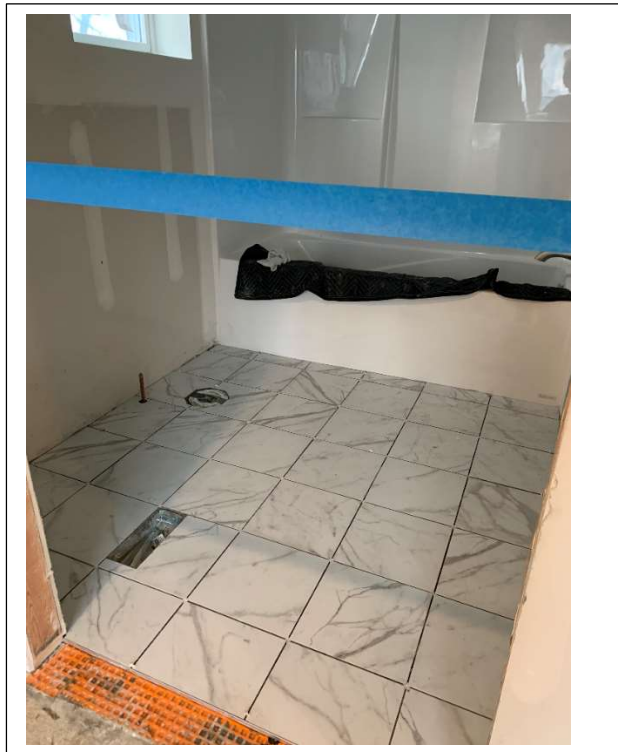
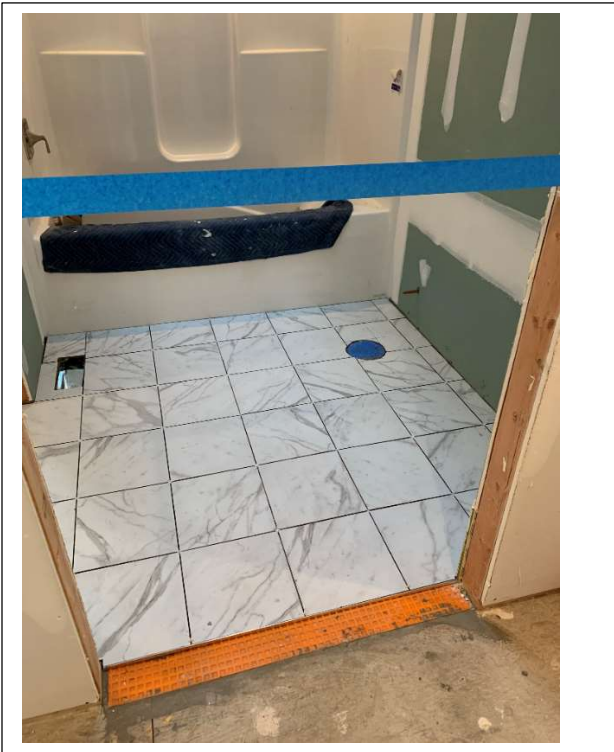
On Tuesday and Wednesday, they taped and sealed the cement board. It was then coated with a blue waterproof compound.



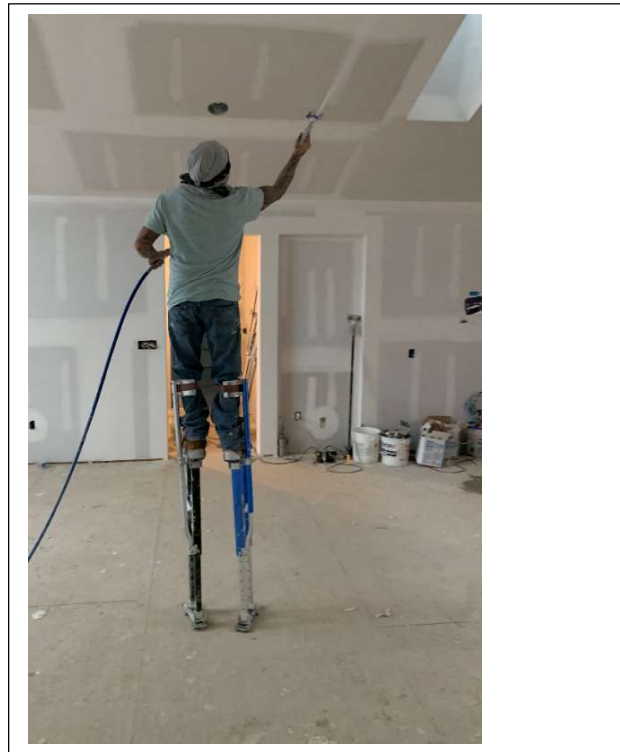
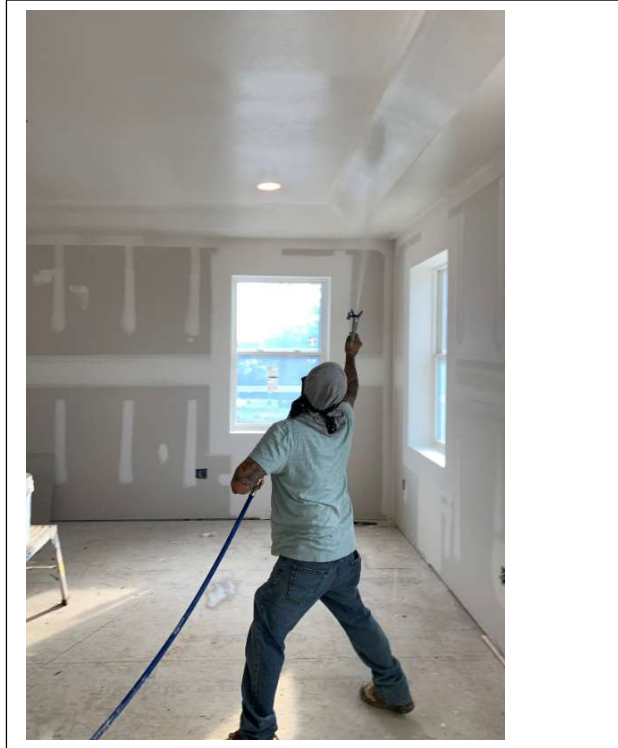
Also, on Tuesday, the fireplace installation crew, from Ed's Woodshed Fireplace Shoppe, installed the gas fireplace. It was vented through the roof. They completed the install. The next step is to pick out a stone veneer for the fireplace and have it installed.



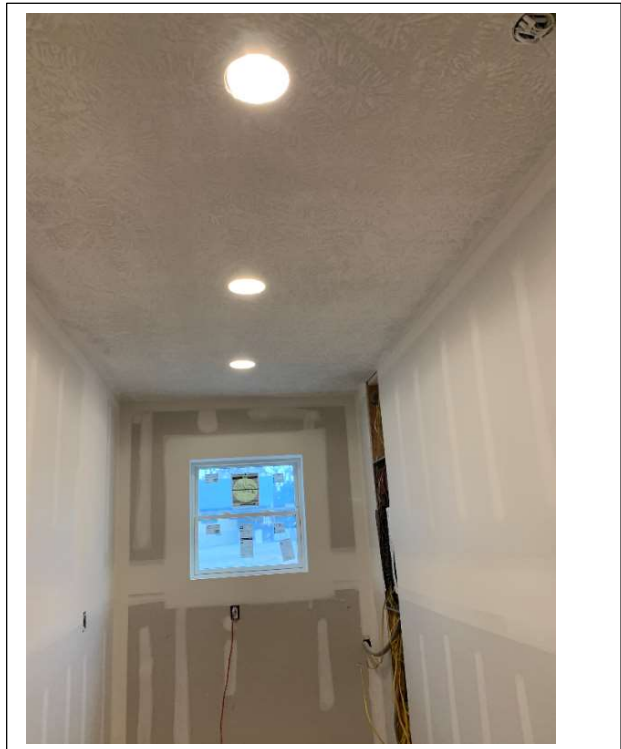
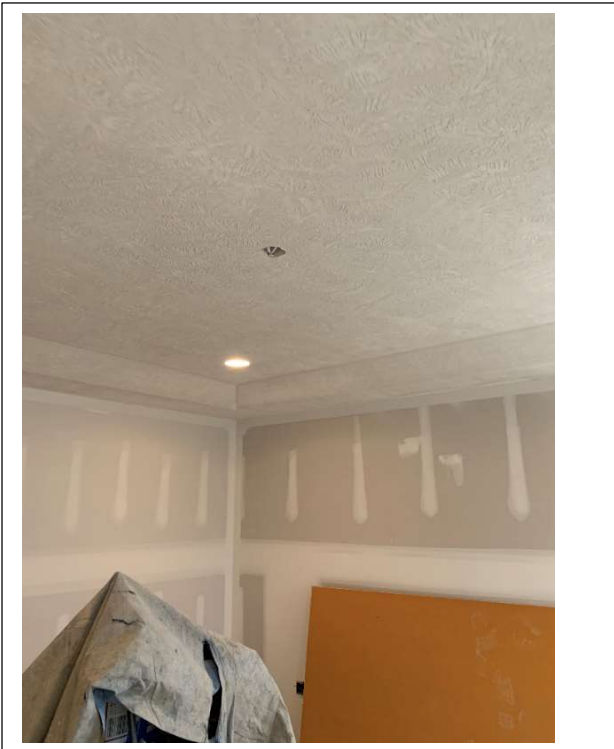
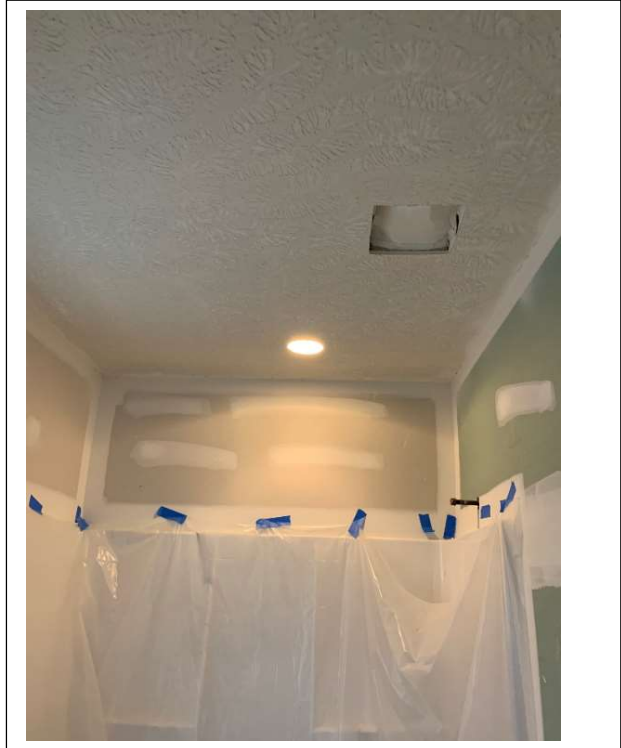
On Wednesday and Thursday nearly all of the floor tile was laid. It has to cure before the grout can be installed.



On Friday, January 15th, 2021 the drywall company brought in a machine to texture the ceilings. They sprayed the ceilings with a fine coat of the drywall compound, and then it was textured with a brush.

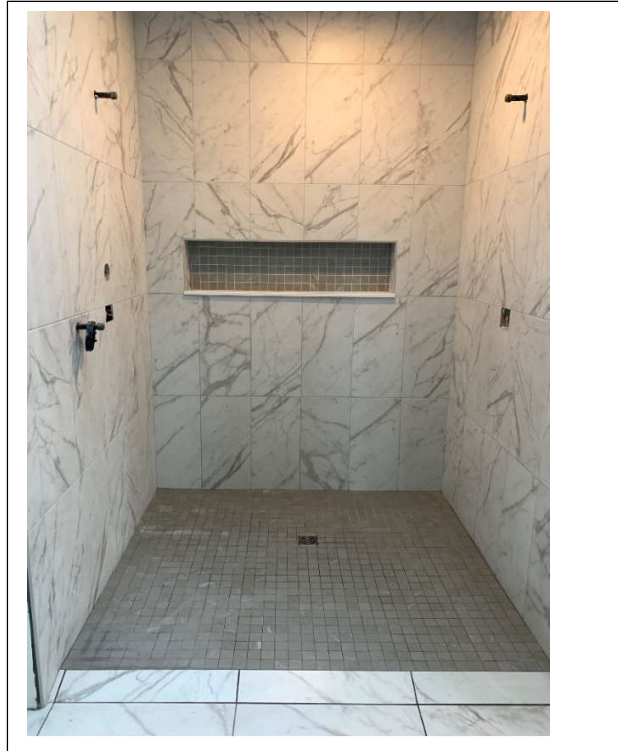


The ceiling looks amazing! The end of a great week.

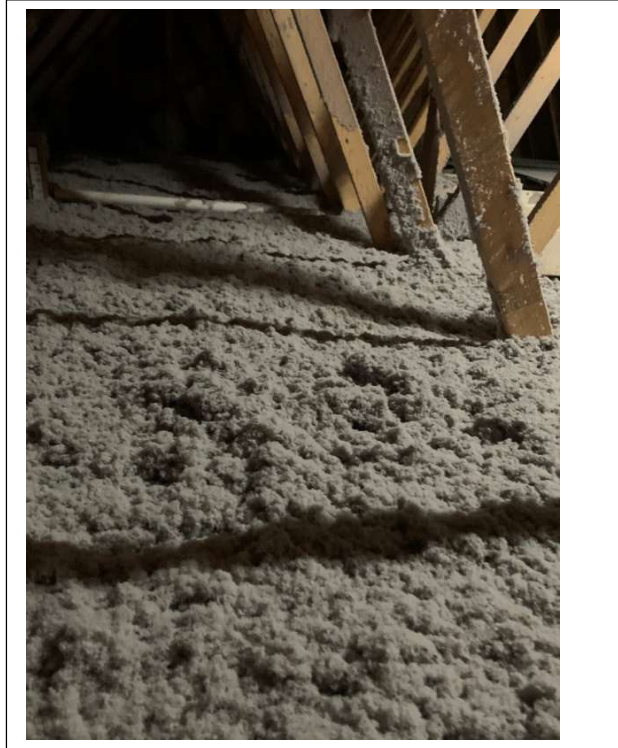


The week of January 18th saw the completion of the drywall. All sanding done and ready for painting. The tile work in the bathrooms has also been completed. On Friday, the insulation crew got a head start on doing the insulation.

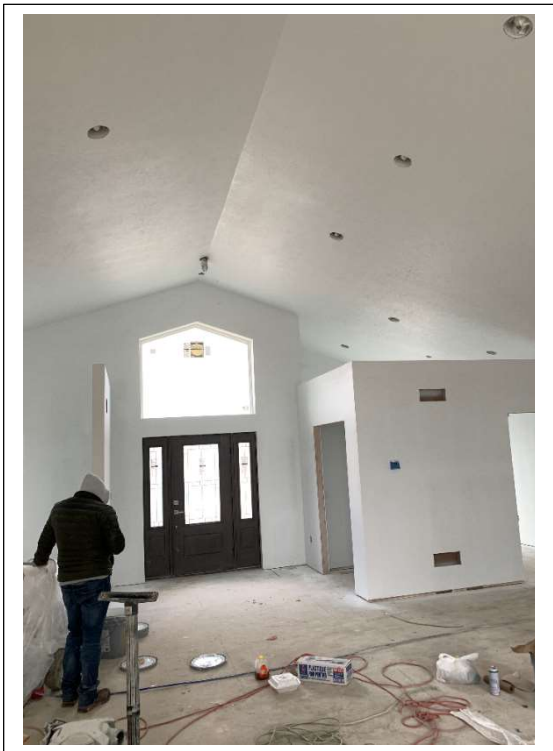
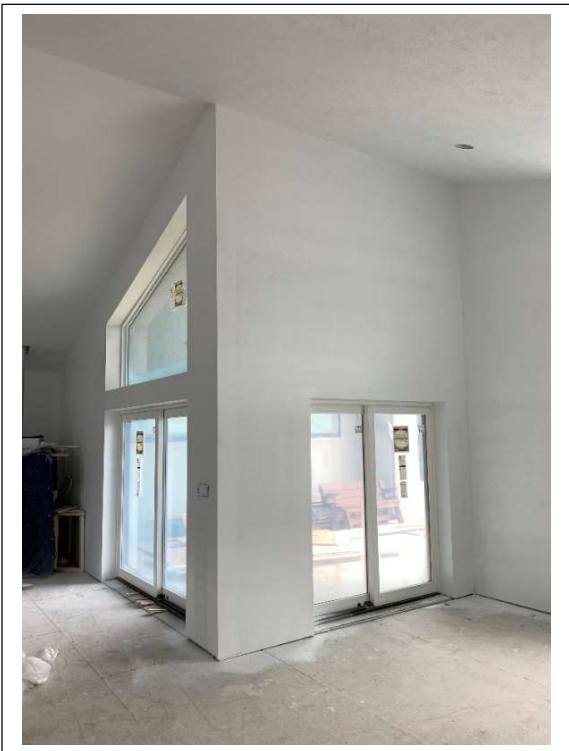
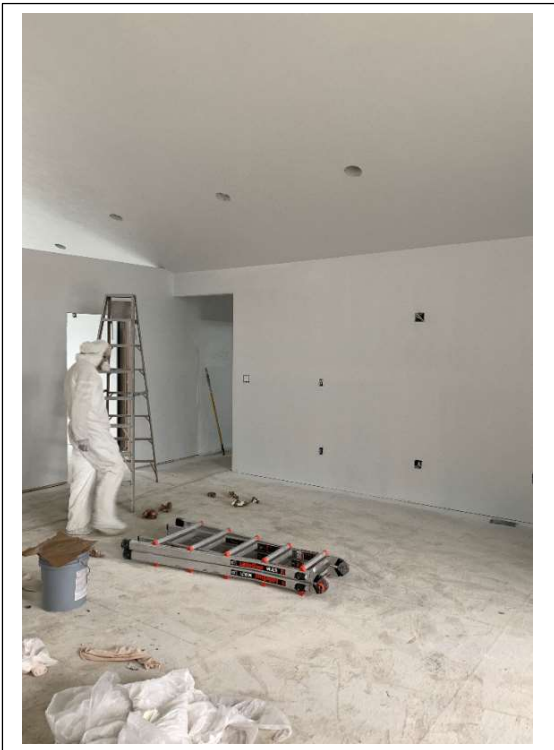
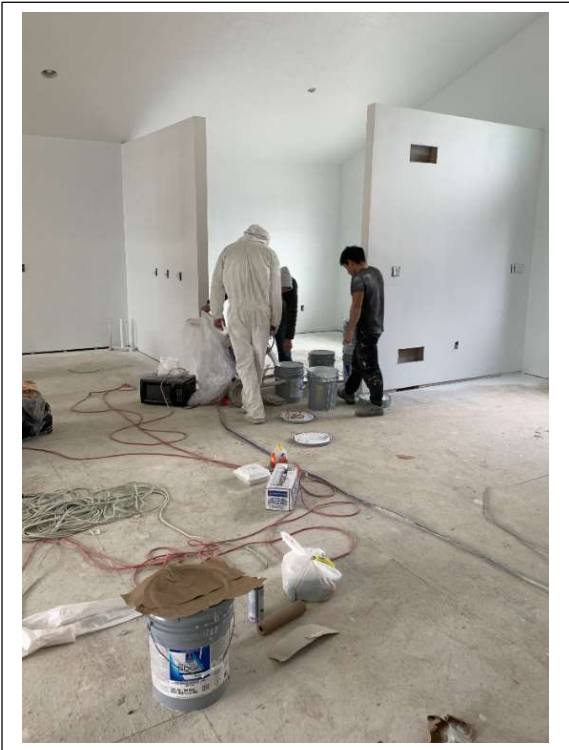
All of the tile has been grouted. The shower pan (floor) was inspected by Allegheny County and approved. The shower is now complete as well as the tub.



The last week of January 2021 has a good start. The insulation has been installed in about $\frac{3}{4}$ of the attic. It was completed on Tuesday, January 26th. It is blown in from the truck, and laid in the attic. It has an R-value of 38 above the garage, and 48 above the living space.

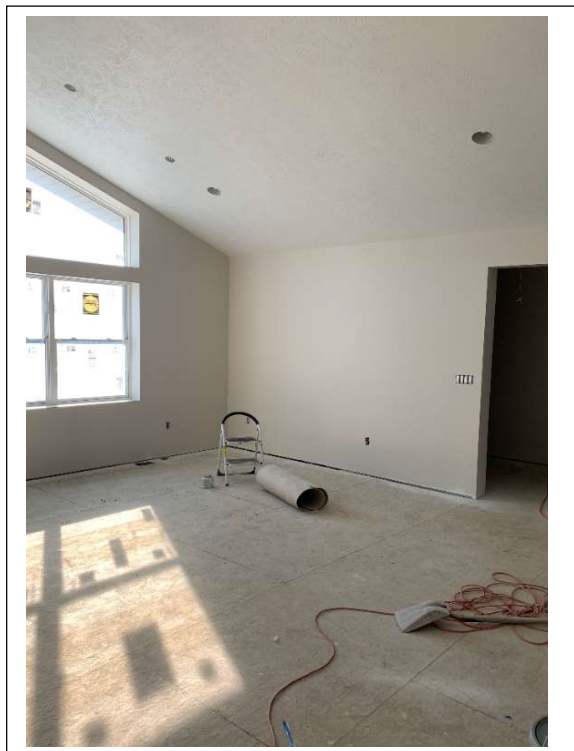
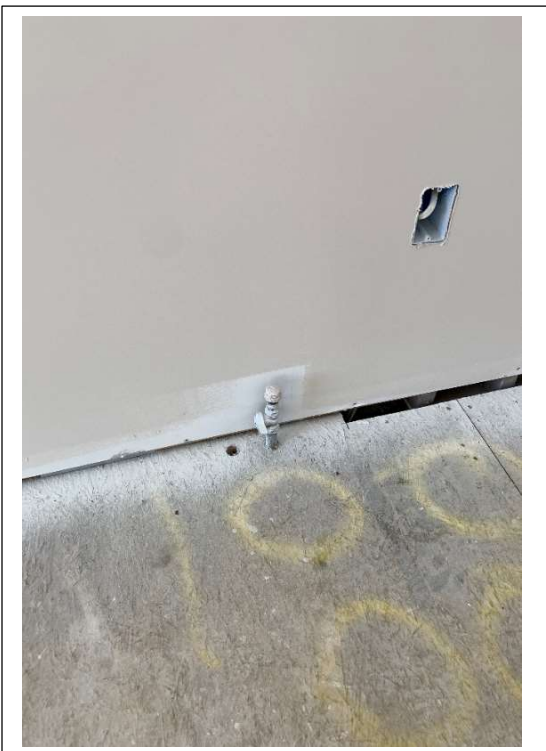
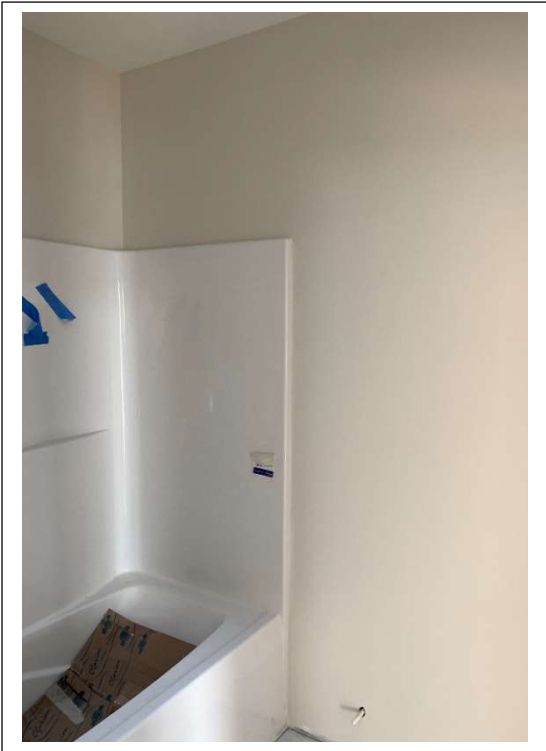


J and JAC Painting came on Wednesday, January 27th and primed the drywall. They did the entire house in one day. They will be back to put on the final coat later this week.



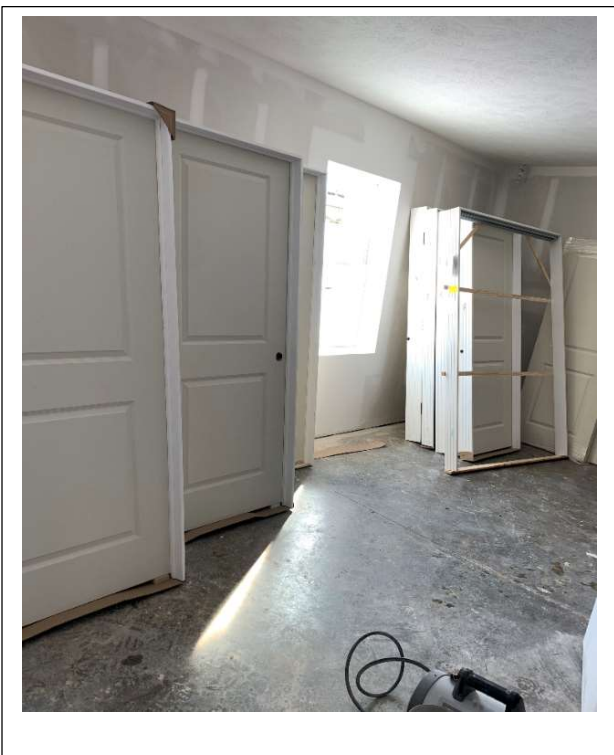
The paint crew came on Friday, January 29th. Five in the morning and two more came in the afternoon. The crew of seven completed two coats on the entire walls of the house.

The paint is an off white, cream color. You can see a contrast with the tub and walls, as well as the wall and primer behind the gas pipe on the bottom left picture.



The first week of February (2/1/21-2-5/21) was a little slow. Vicki's recovery took precedence.

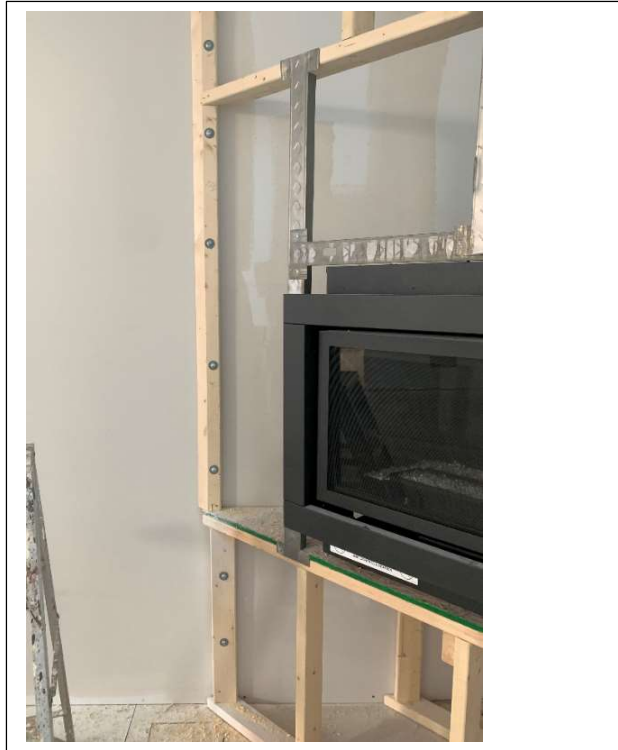
I did manage to install many light switches; all of the interior doors were delivered. OC Cluss has marked every door as to its location in the house. Very nice!



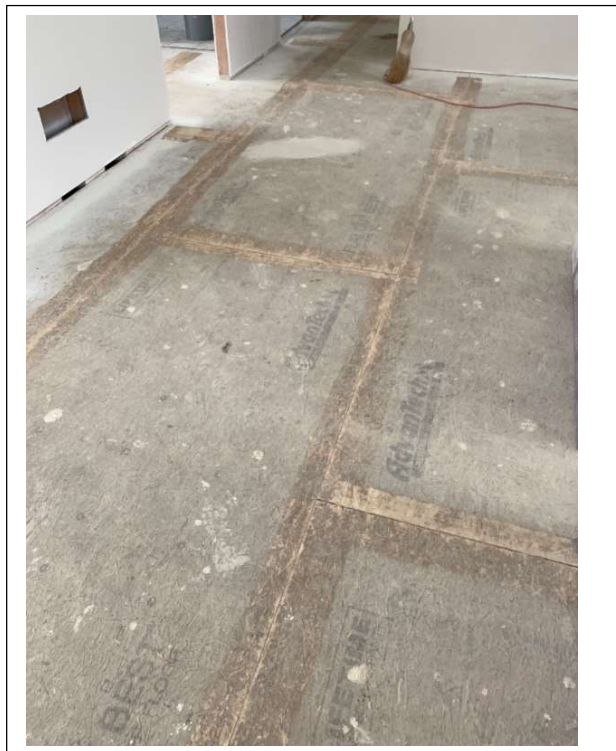
On Friday (2/5) with some help the wall around the ramp (to the basement) in the garage was constructed, as well as the framing for the fireplace.



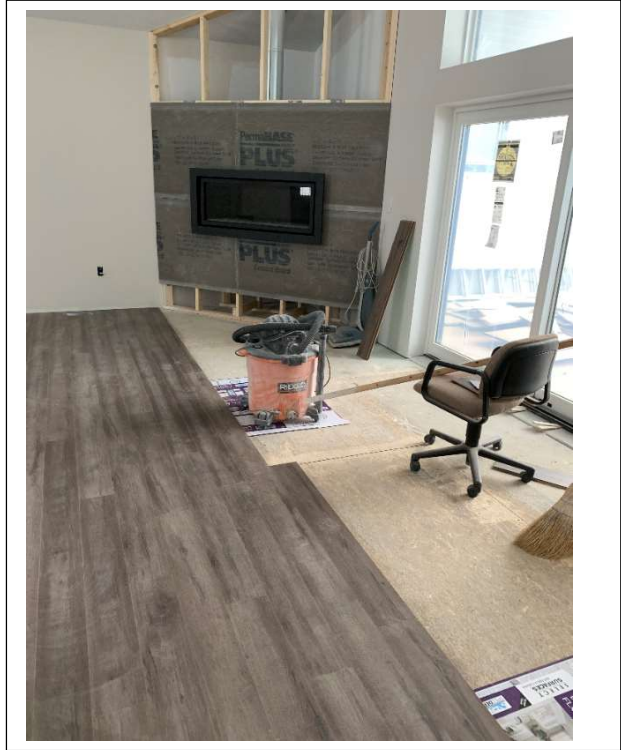
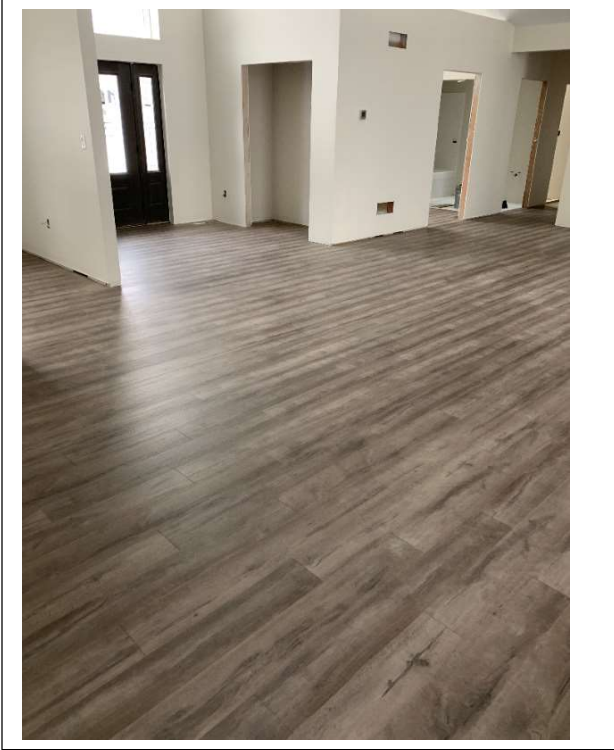
The week of 2/8/21 seemed to get off to a slow start. Found out that I needed to mount a control switch for the fireplace. I cut into the wall on the side of the fireplace and mounted the switch on the wall that will be next to it. Since we are going to place rock on the front of the fireplace, I bolted the new wall to the existing walls to support the additional weight.



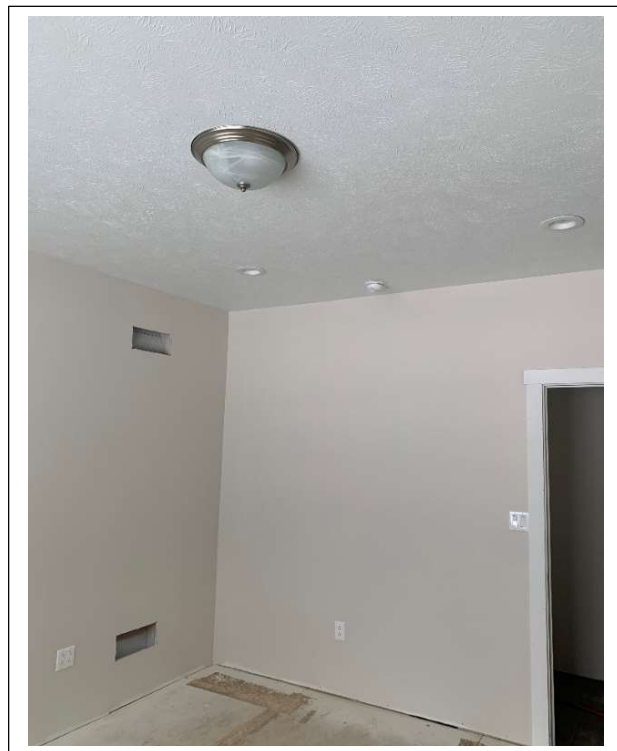
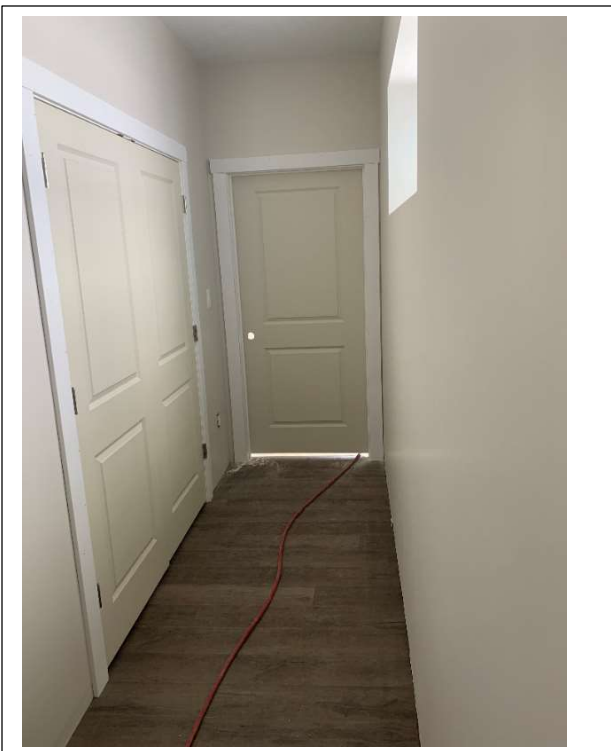
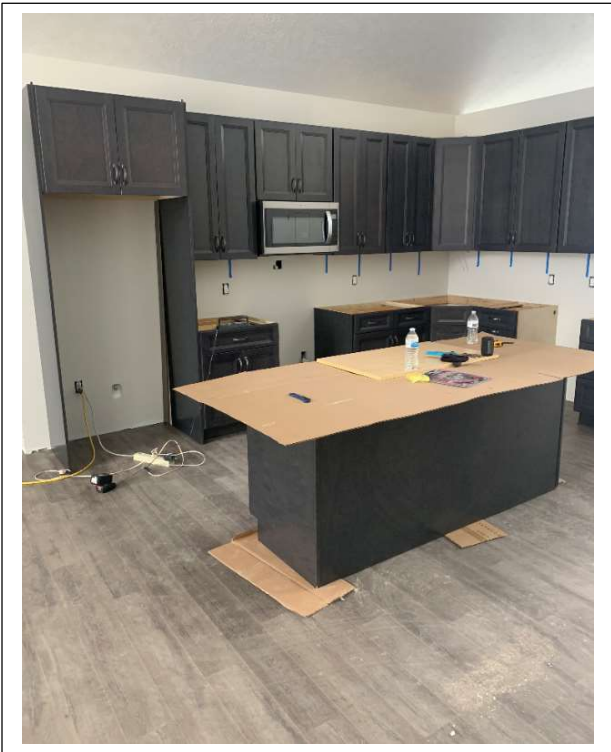
Installed cement board on the face of the fireplace wall. Also rented a floor sander from Home Depot so that we could sand the sub-floor. Some of the seams had expanded and were raised slightly. Need to do this before we started to lay the flooring.



Started to lay the vinyl flooring. By Saturday afternoon we were about 80% done.

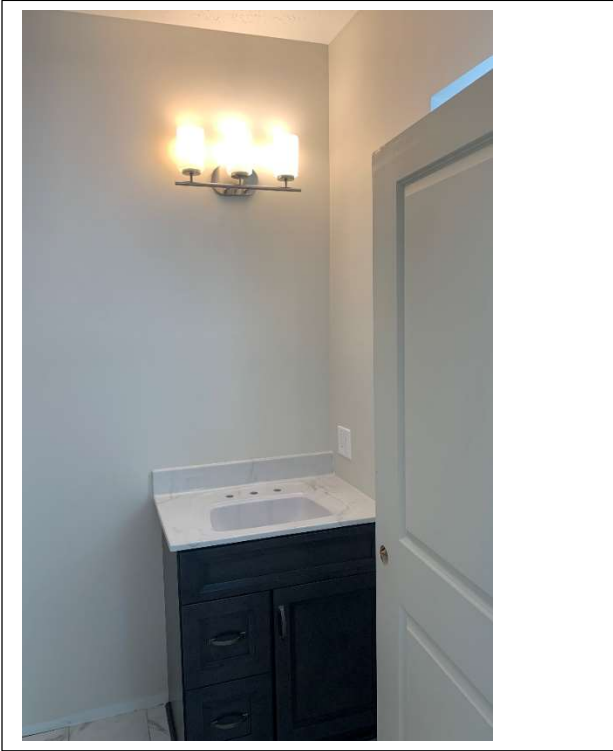


The week of 2/15/20 finalized the floor, before the kitchen installers arrived on Wednesday. As the installers worked on the kitchen, we hung all of the doors, and some trim work. Had a little delay, as we had to reorder two doors. Also Andy began to install lighting fixtures in the bedrooms and bathrooms.

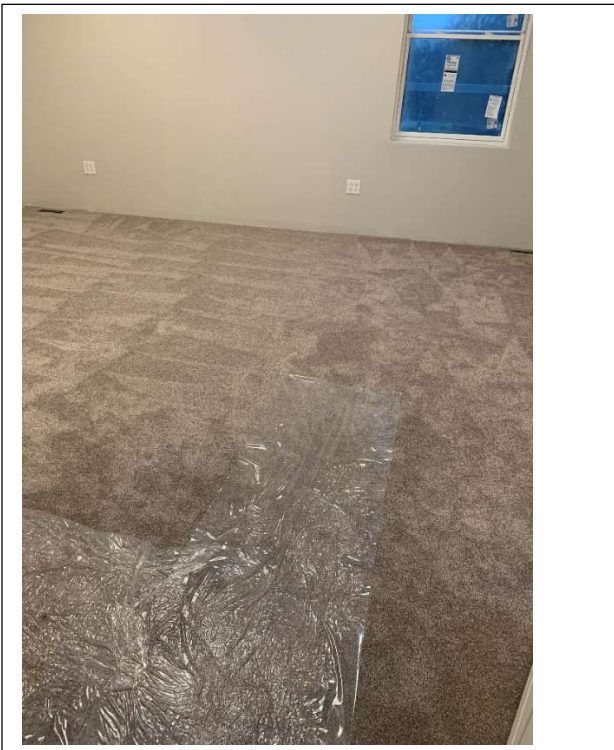
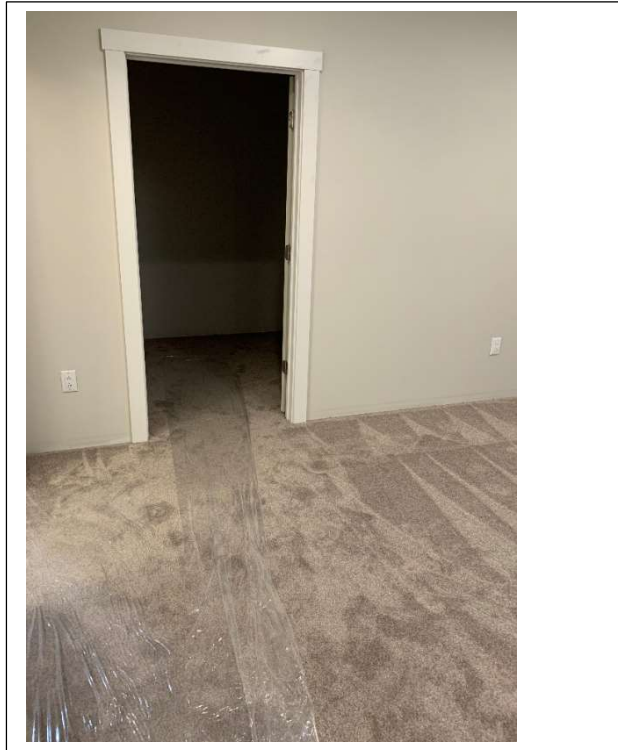
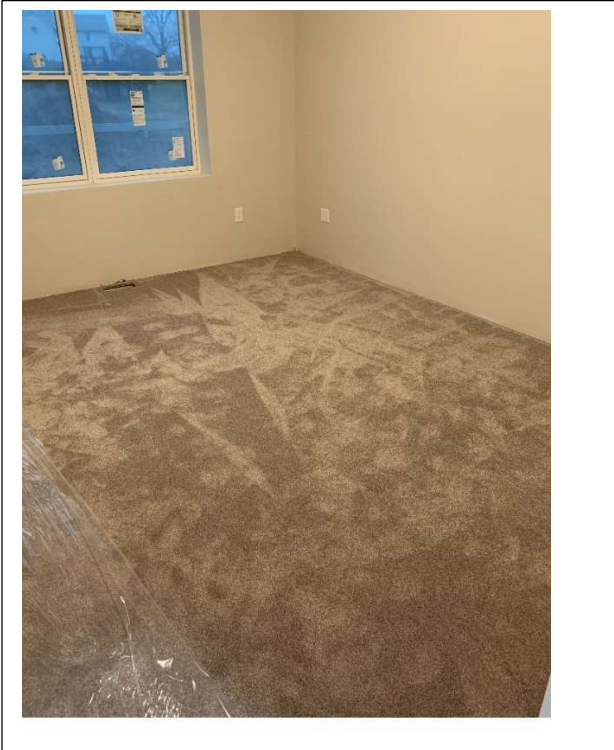


Just a note. Called OC Cuss to reorder the two doors that needed to be changed due to installation issues. Spoke to Dan McGowan and asked him to expedite the order, and he said that he would see what he could do. On Friday of this week, he called and told me the doors were delivered that day. This is exceptional service! Andy drove up to Greensburg and picked them up.

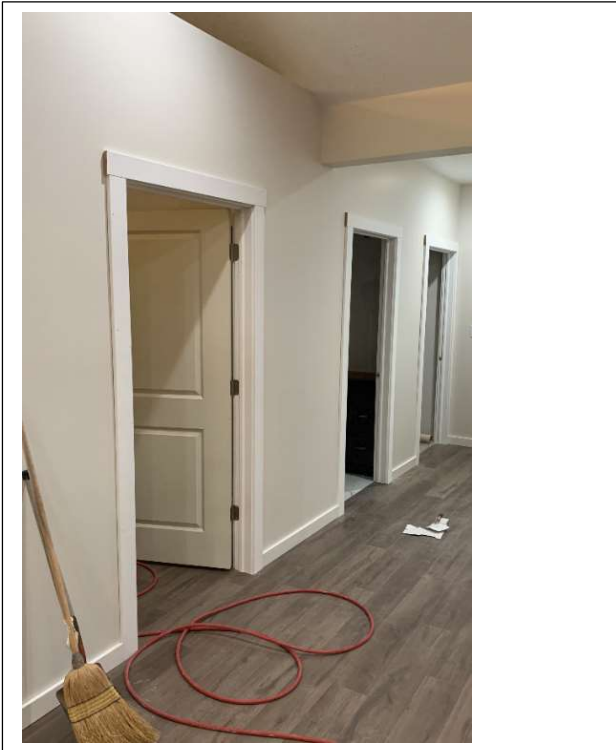
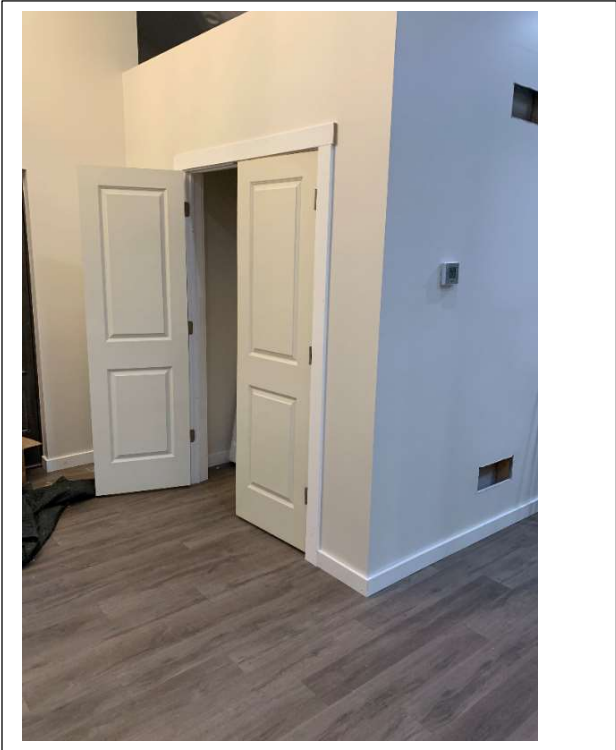
Andy is installing all light fixtures.



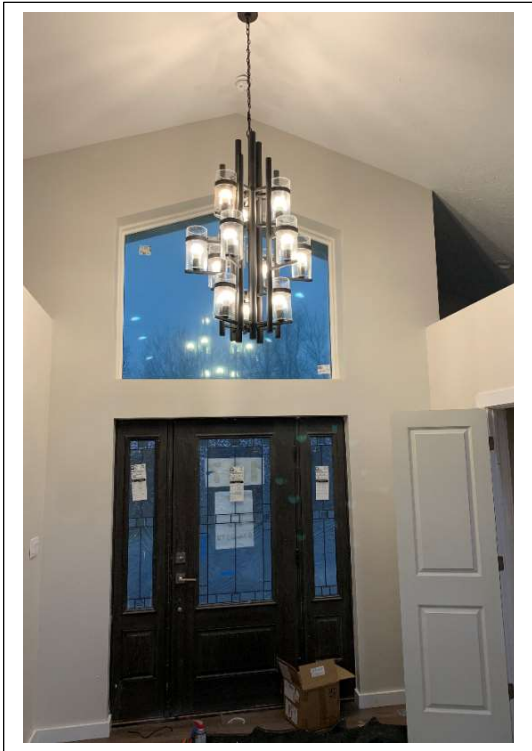
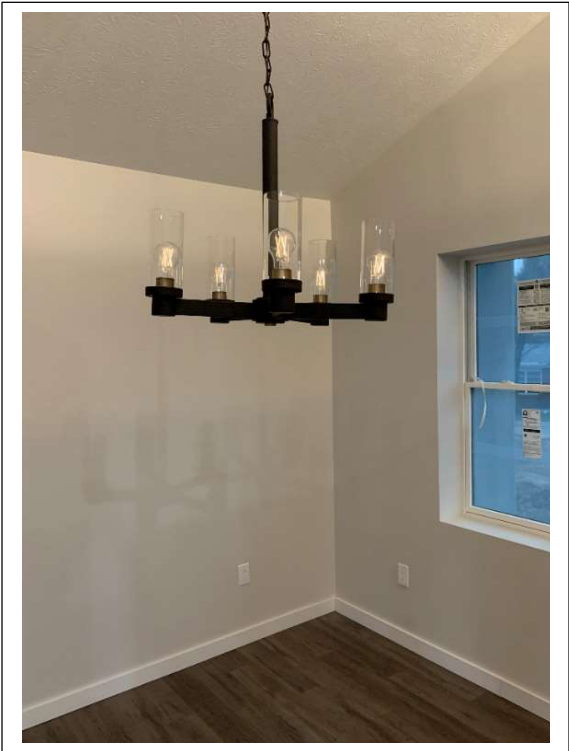
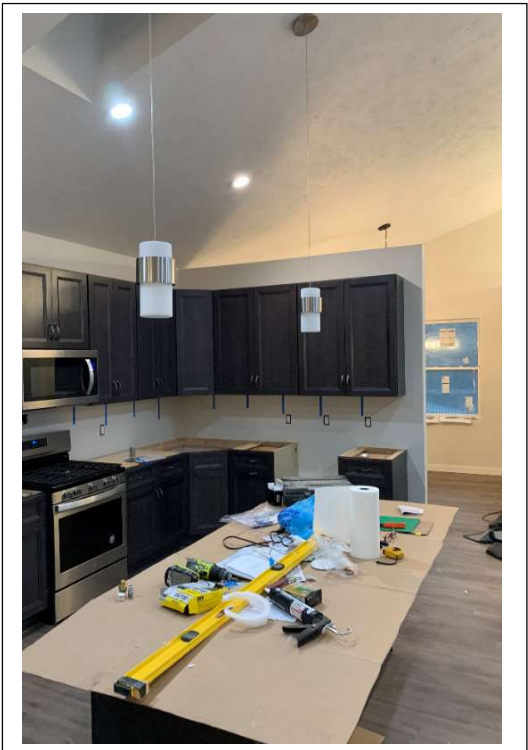
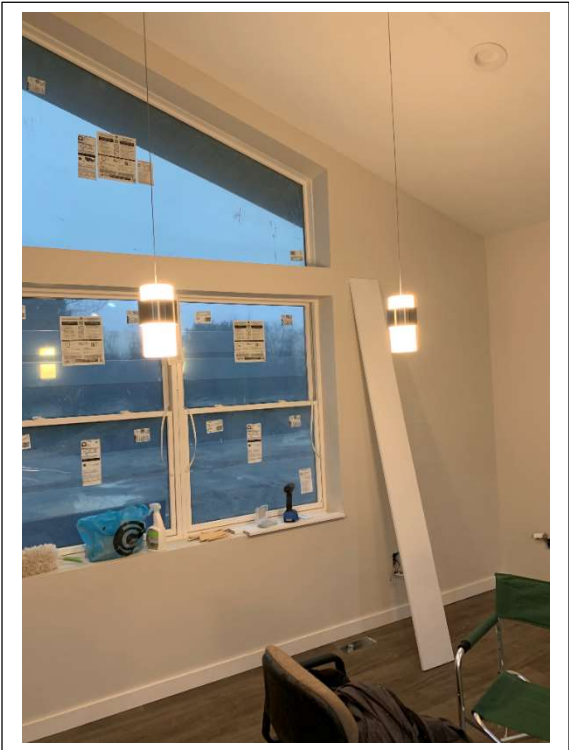
Progress continues through the end of February. Carpet has been laid in all of the bedrooms. I did not want any transition strips (metal strips placed where the carpet and other flooring meet. They did a beautiful job on this.



All doors are now hung, and all have been trimmed. The Monroeville Lowes ran out of the trim boards. Drove to the Greensburg store to buy more.



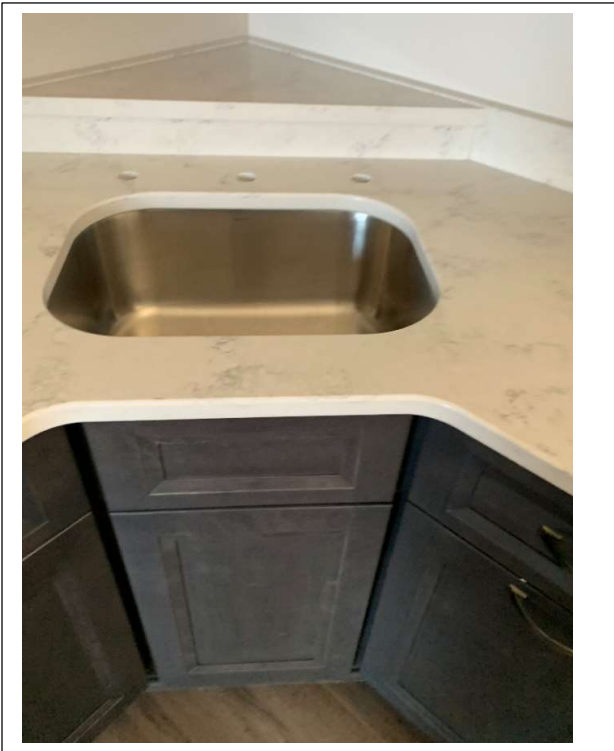
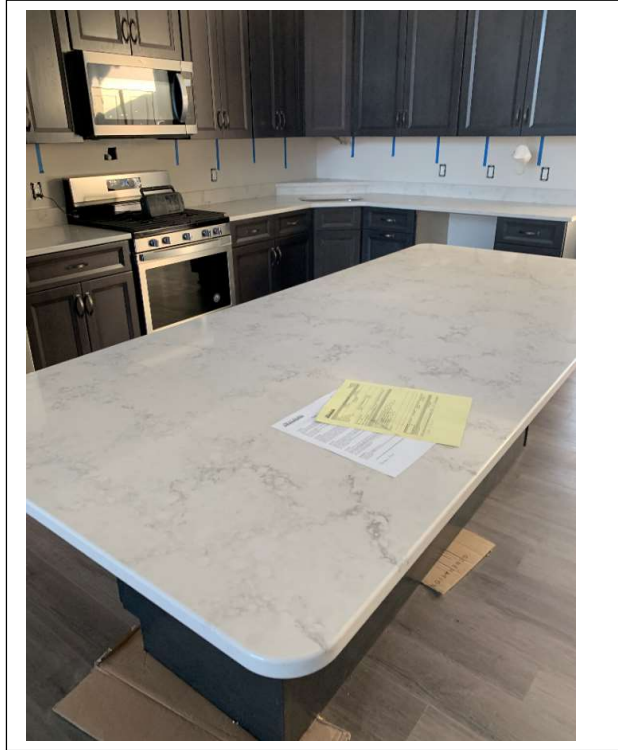
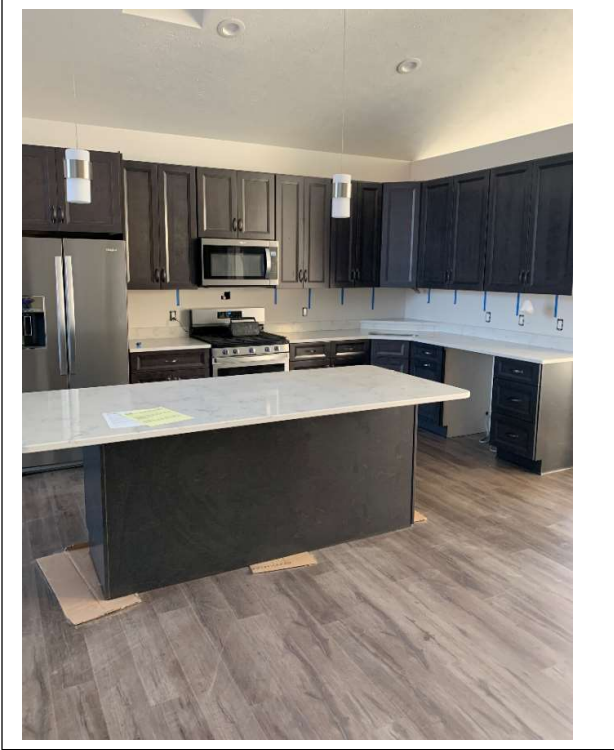
Andy continues to install the lighting fixtures. Two pendent lights over the dinette area, and two more over the kitchen island. Also installed the dining room light and the entry way chandelier.



The refrigerator, stove and microwave have been installed. The dishwasher is here but needs to be installed by the plumber.

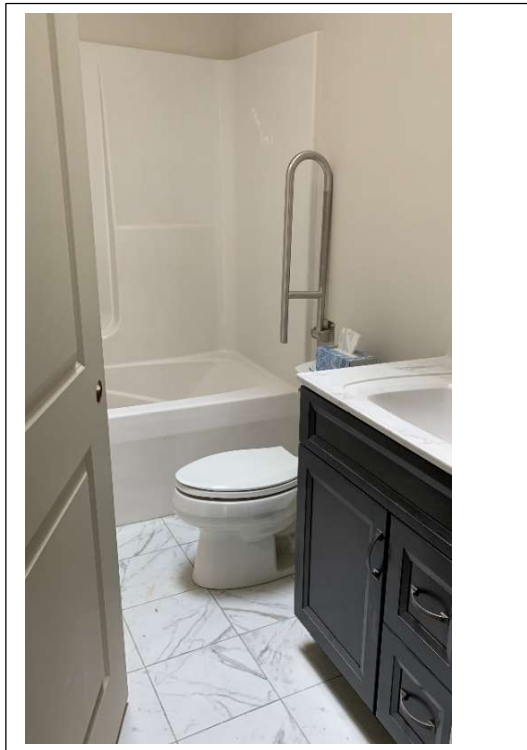


On March 5, 2021 the counter tops were delivered and installed.

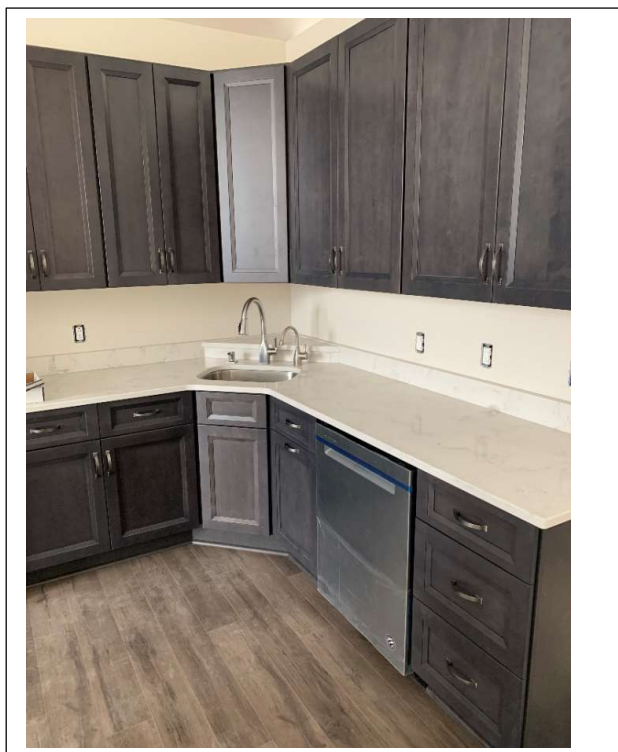


March seemed to drag on. Progress was good but difficult to show. Almost everything of importance is done. Electrical Inspector came and approved the house. The Allegheny County plumbing inspector can and approved the house (on second visit, plumber had to come back and do two minor changes). The first week of April Monroeville building inspector approve our occupancy permit.

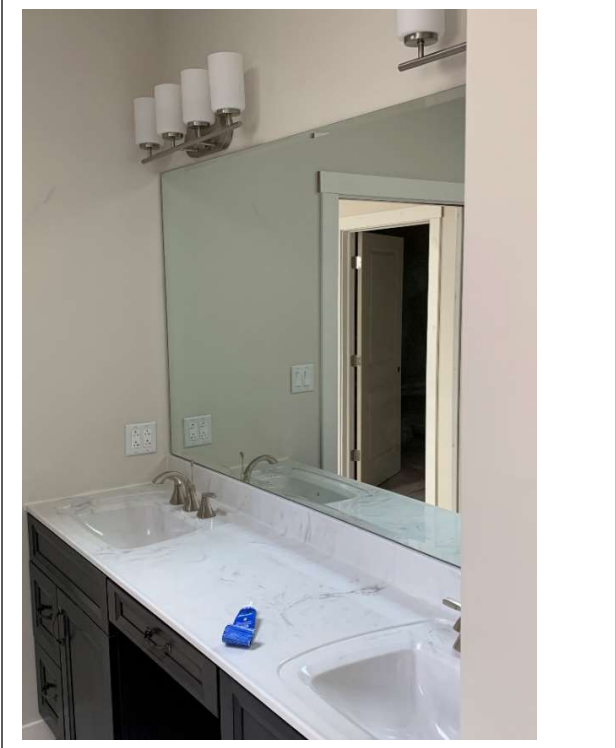
We have started to move in!



Some grab bars installed. Fireplace ready for stone. Kitchen 90% complete.



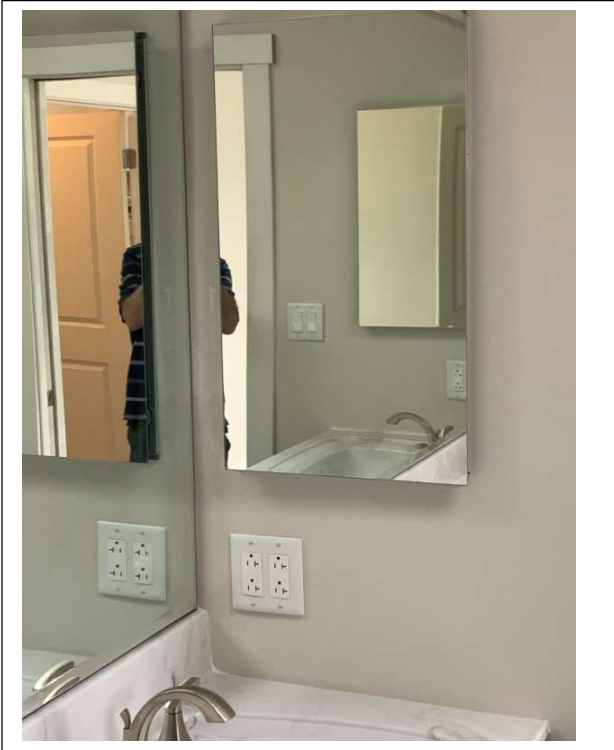
Mirror installed in master bathroom. Try taking a picture of a mirror.



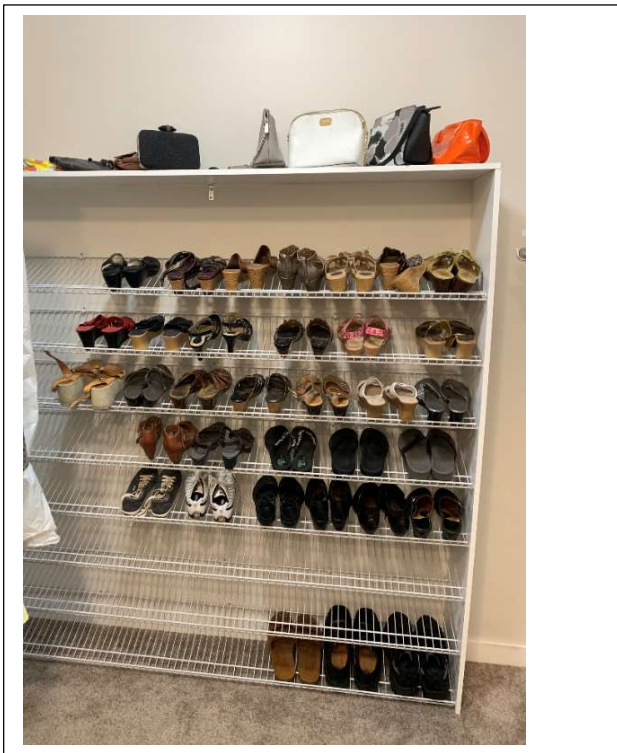
The tree next to the house showed signs of deterioration, and was a little too close to the house. Had to have it removed. Jungle Jim tree service was amazing. Cut it down, hauled everything away and ground the stump in 2 ½ hours.



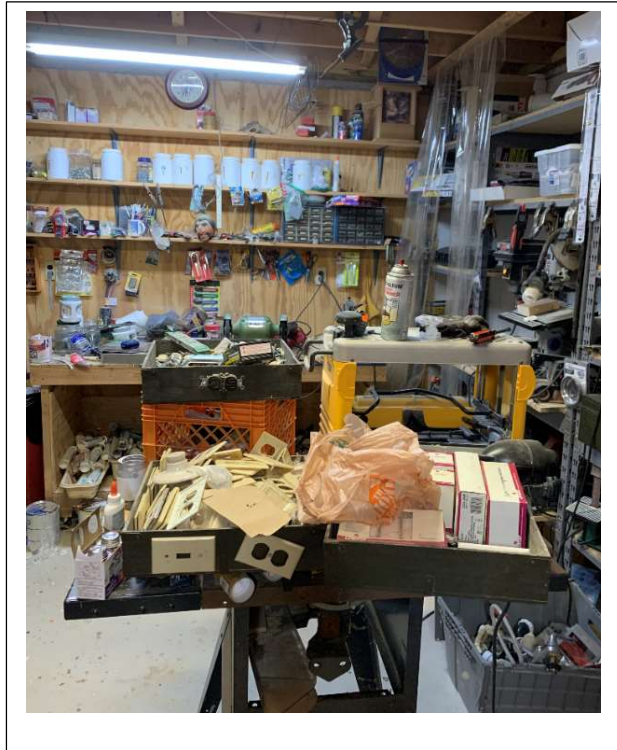
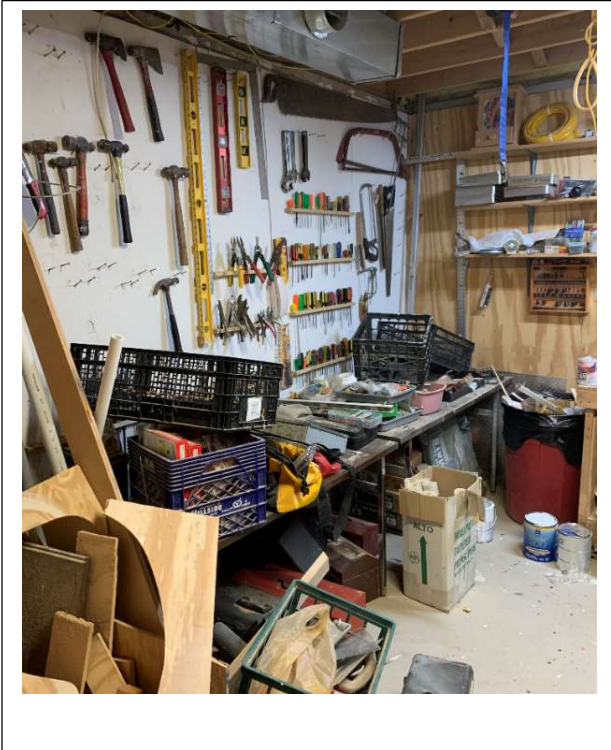
Andy installed his and hers medicine cabinets on both sides of mirror, as well as shelves in linen closet. A fold up shower seat and glass doors installed in shower. Needed help as each door weighed over 80 pounds. Master bath ready!



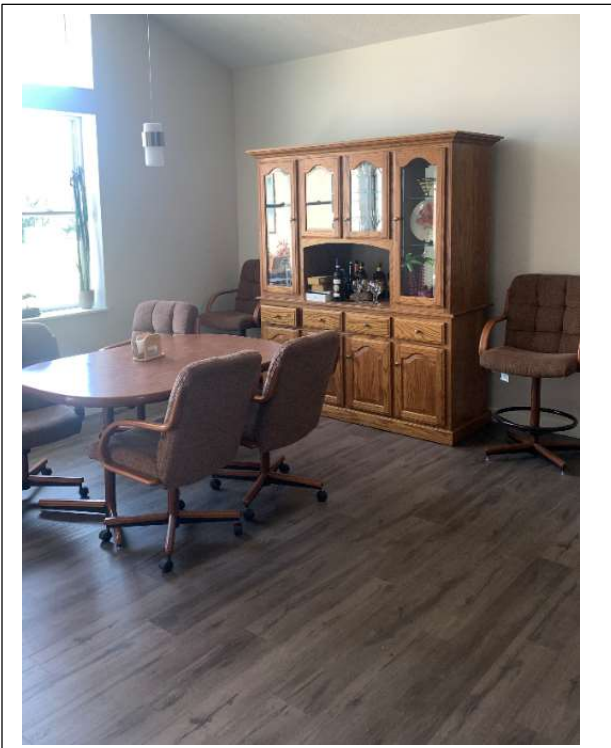
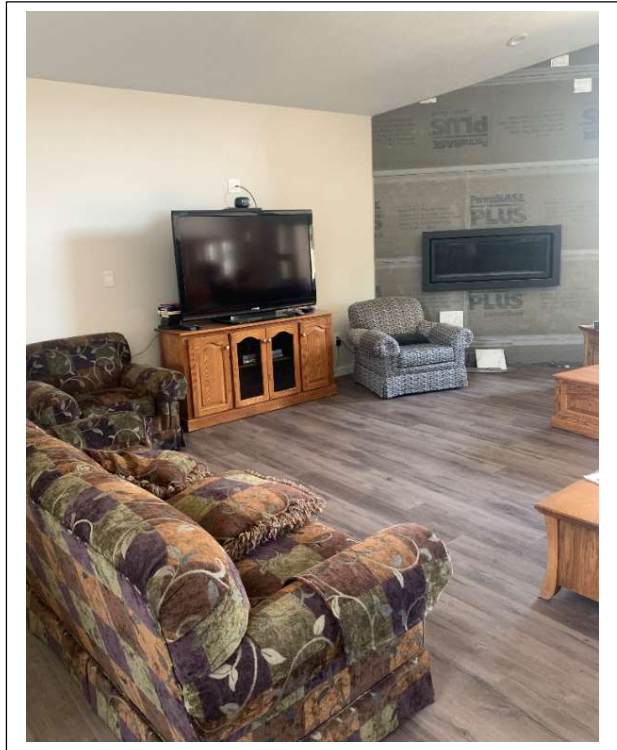
Andy installed clothes rods and shelves in Master closet and built a custom-built a shoe rack at back wall.



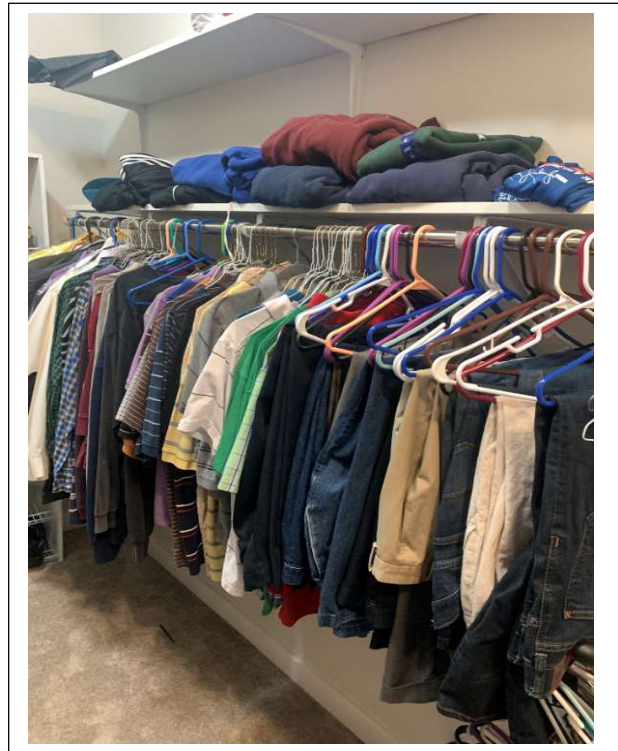
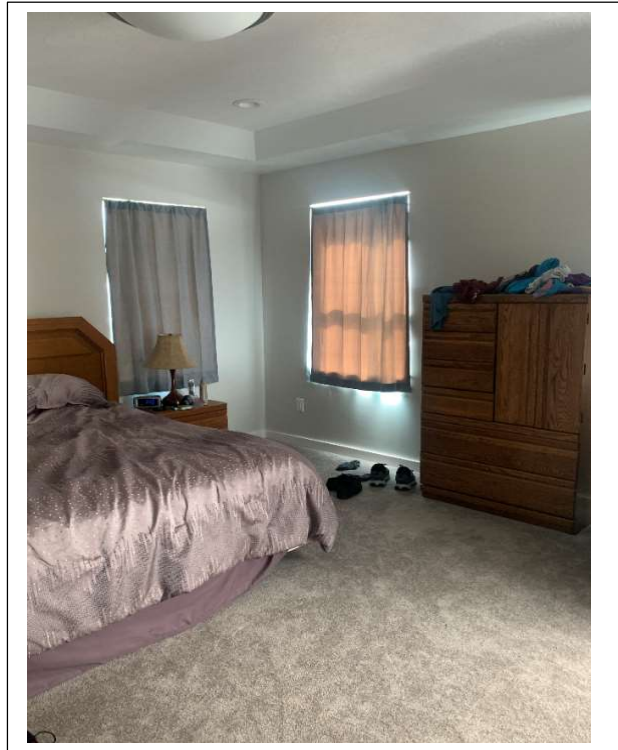
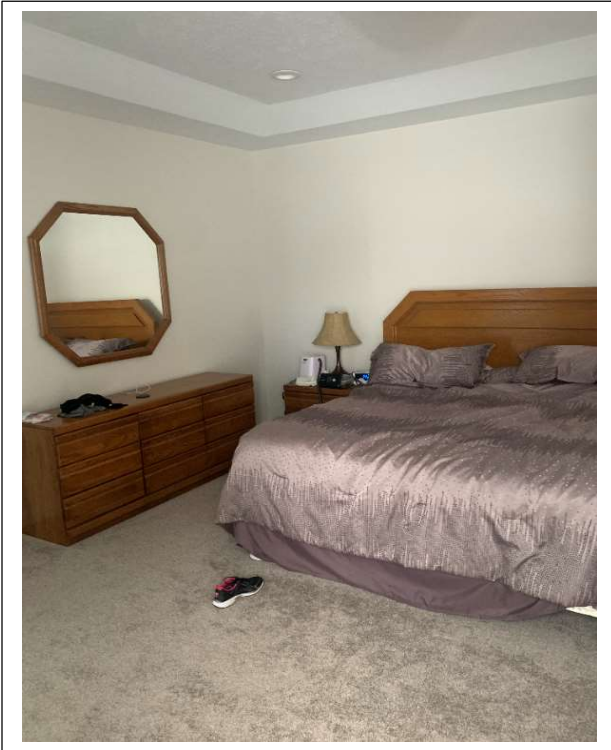
Well, it has been a long road. We had a moving company do a first cut of items to new house. Then Andy hauled about 20 pickup truck loads of stuff. Had to dismantle his shop and haul it along with other items to the new house.



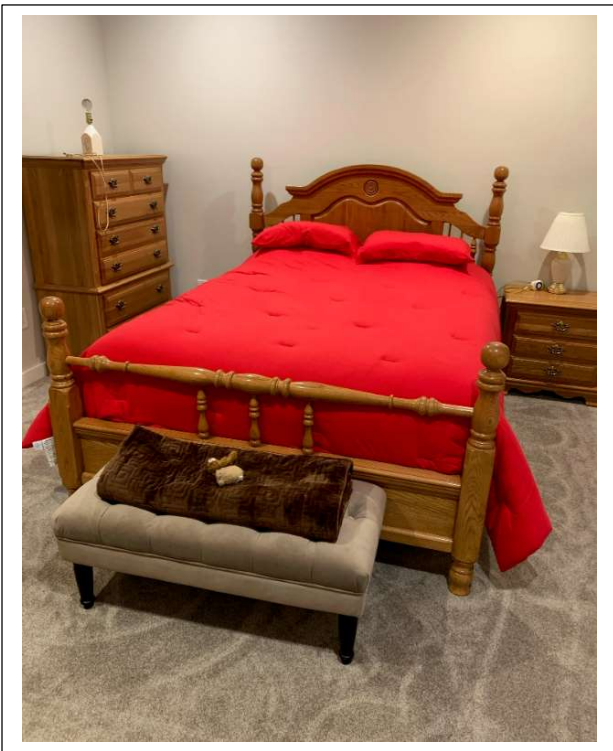
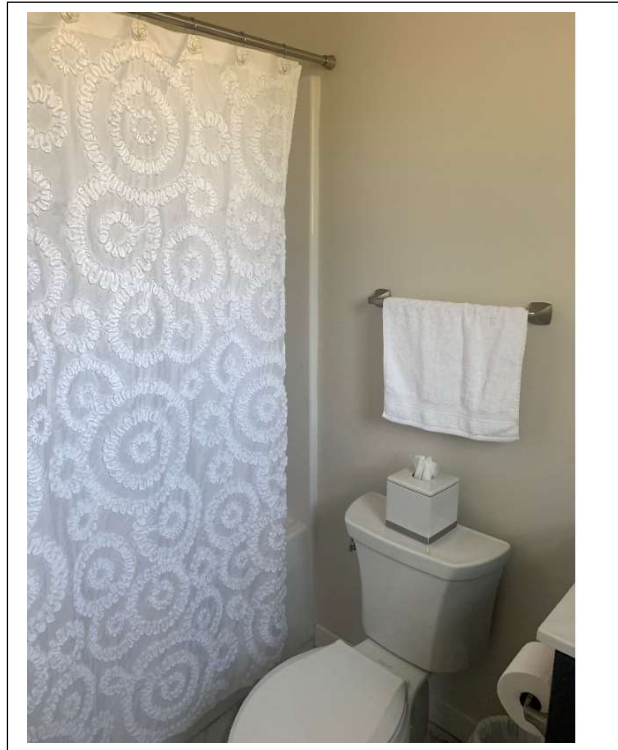
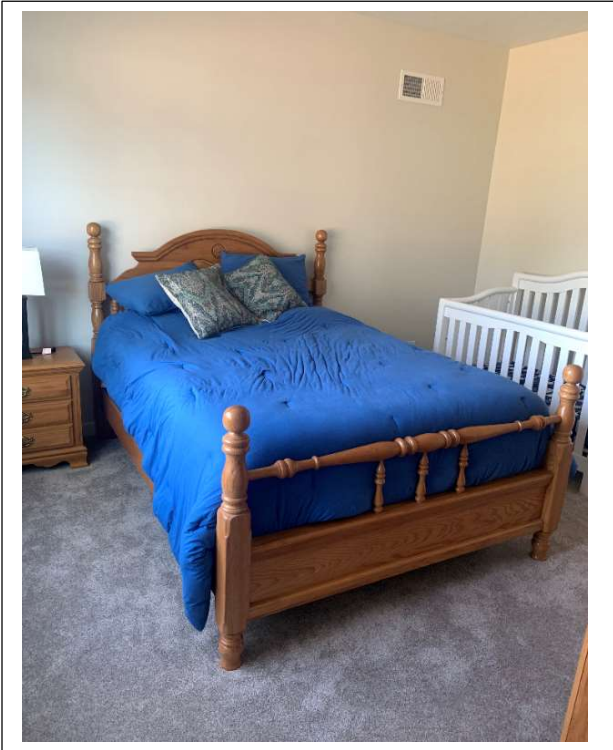
Then we had our final move, two moving trucks, on May 21st, 2021. Two years and a day after we bought the lot. House still needs a lot of work, but we are in and functioning. Still living out of boxes for a while. Set up our furniture into new places.



Set up the Master bedroom and closet.

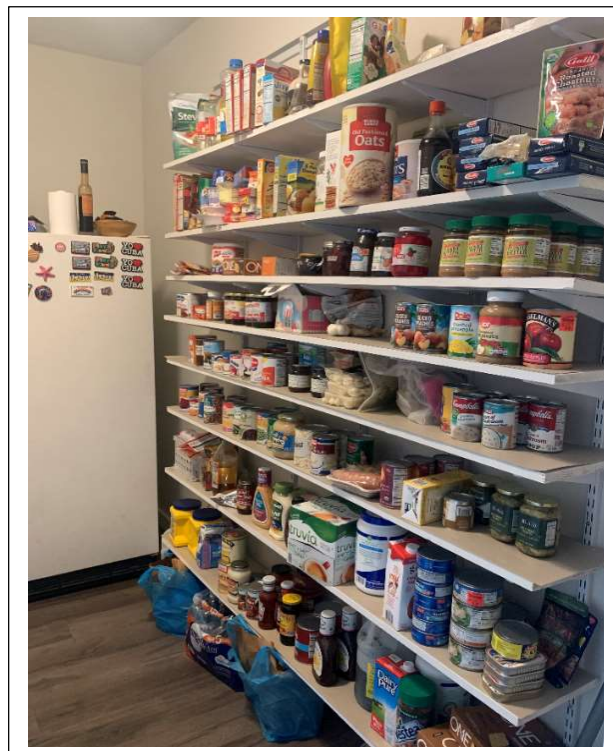
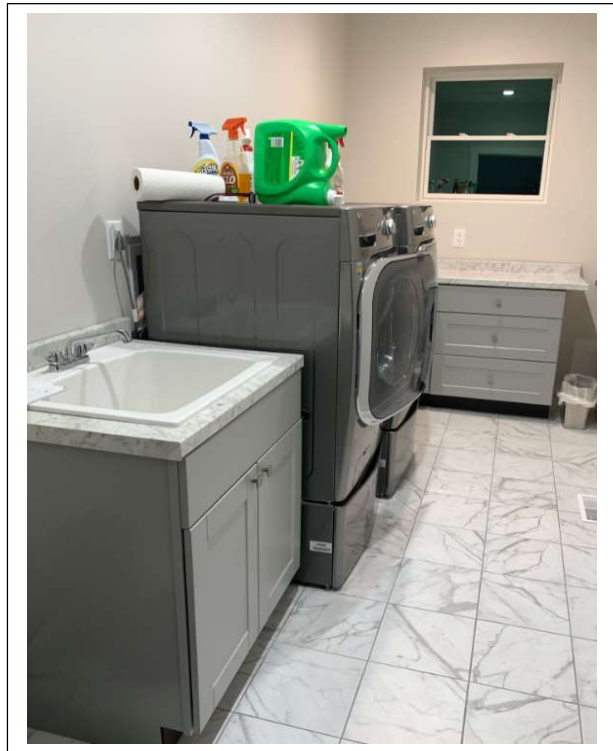


Set up the other 2 bedrooms and baths. Vicki likes decorating!



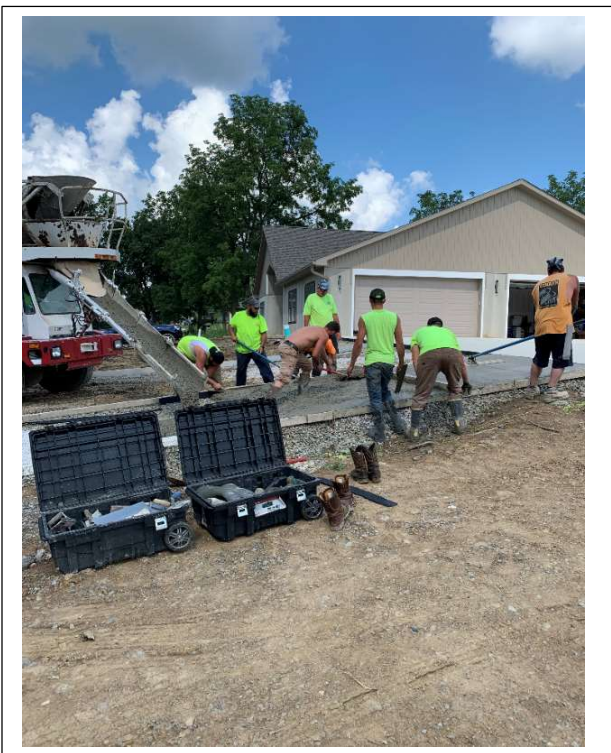
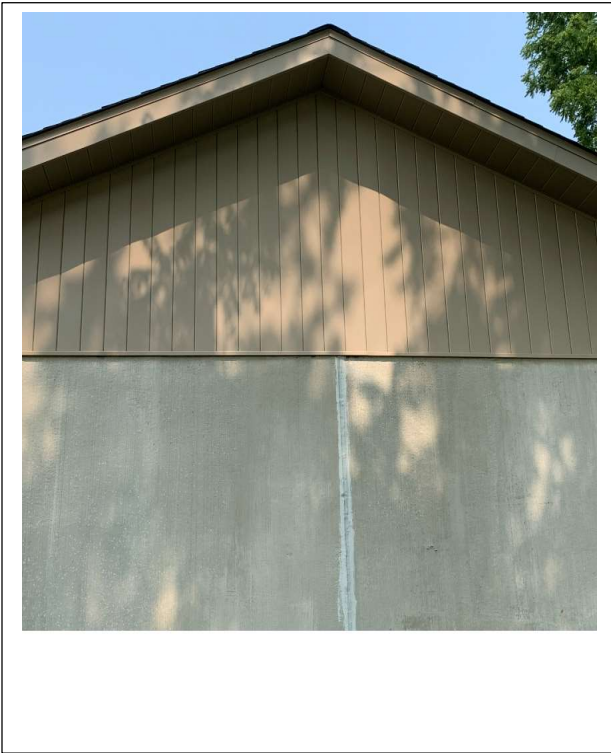
Set up the day bathroom. Andy added a few cabinets in the laundry room. We have a new washer and dryer. We were planning on bringing the washer and dryer from the old house but the purchaser wanted them. We did have to wait several weeks for delivery.

Andy has been busy building shelves in the hall closet and pantry.

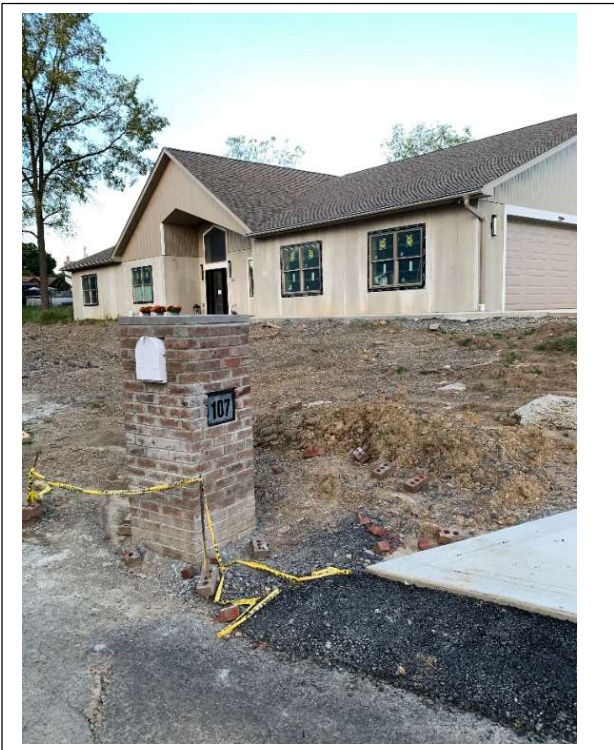
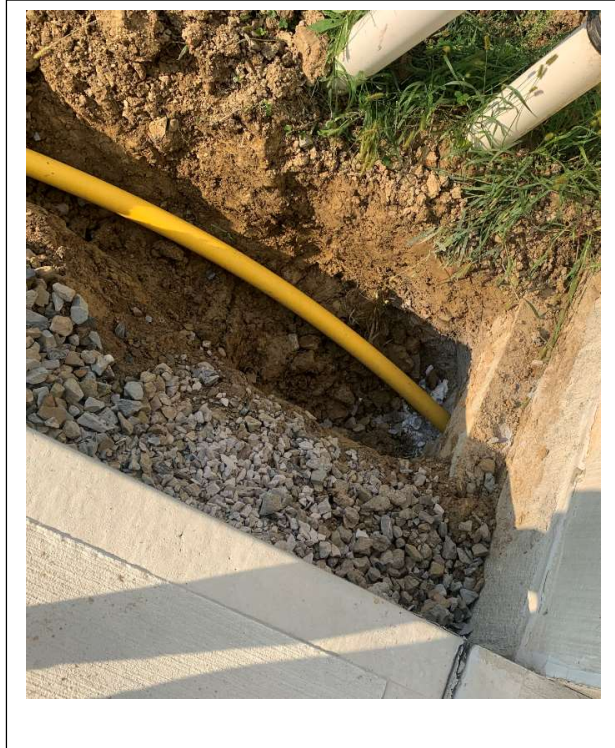
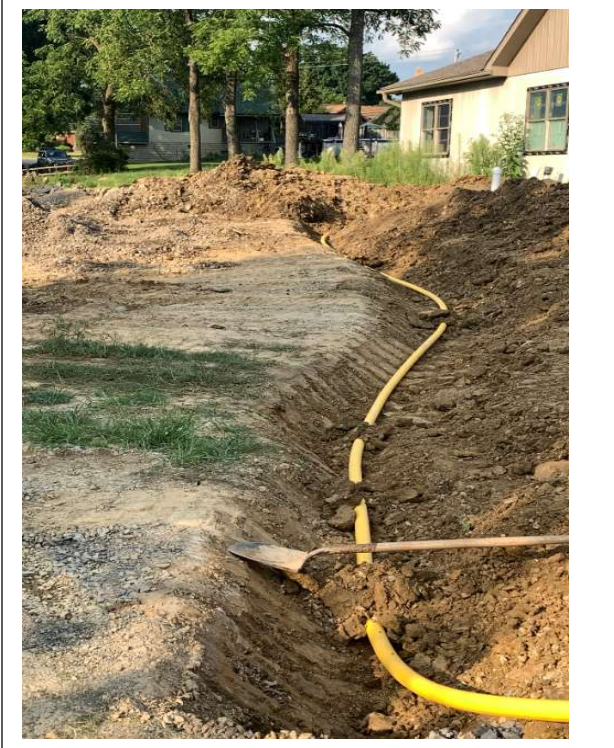


In mid-July we had the siding installed in the gables. Chose vertical siding.

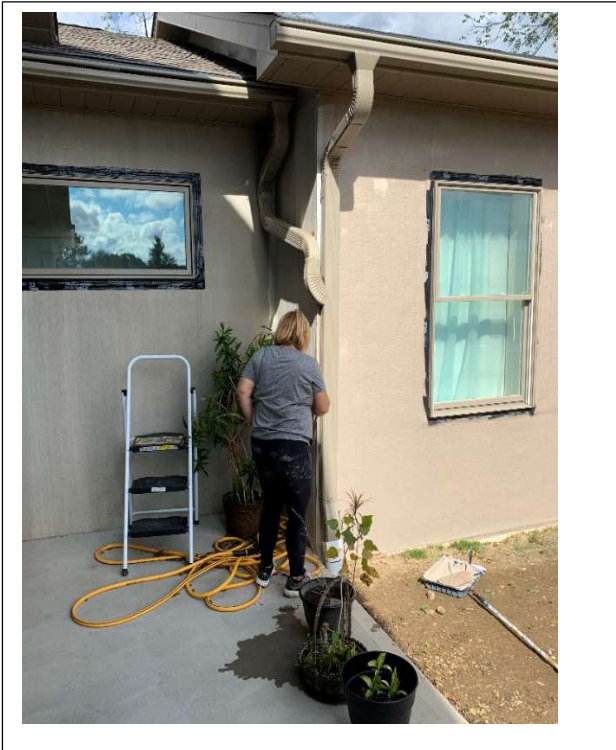
On July 31st 2020 the driveway was started. We went on vacation for 2 weeks. It was on our return, August 15 that the last section of driveway and side walk was being poured. We still have to wait a week before we could drive on it.



Andy laid a pipe for electricity near the end of the driveway for the mail box. He then laid the brick for the mailbox. Put lights in it so that we can turn on at night. Makes pizza delivery easier.



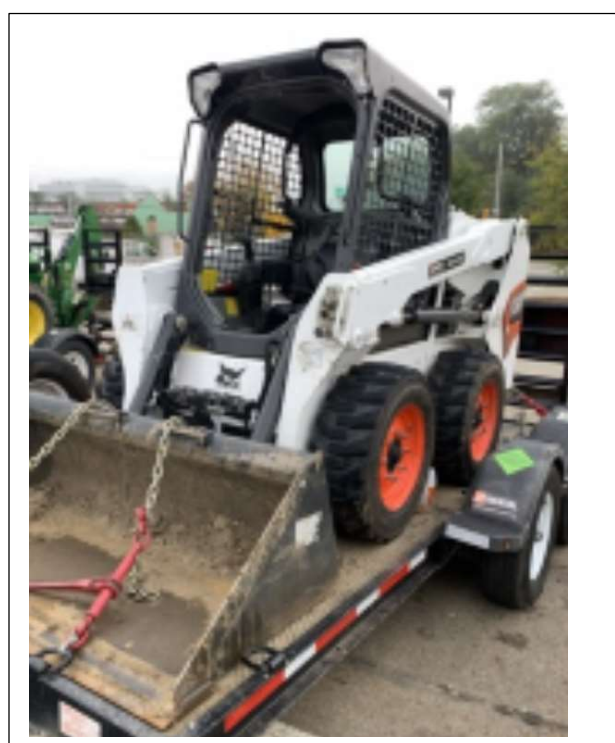
On September 22 we started to paint the exterior of the house. Took 5 different days over the next couple of weeks.



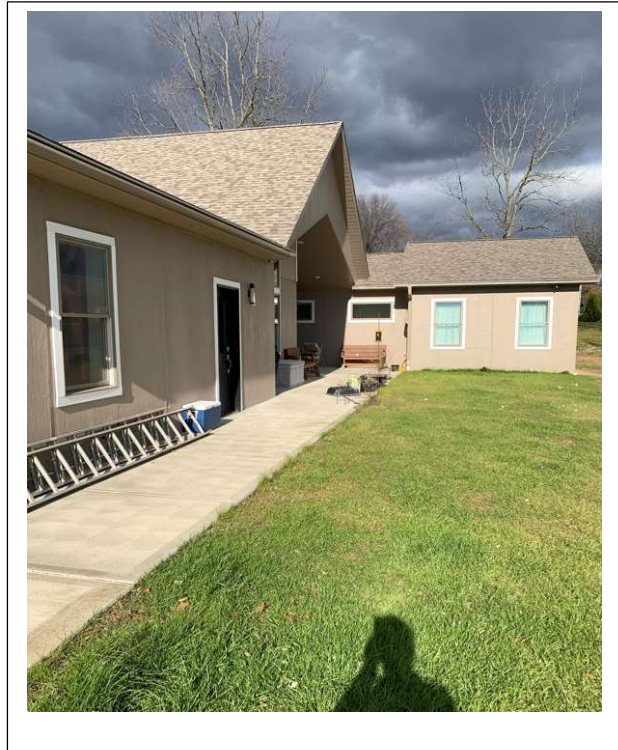
Andy then finished installing frames around each of the windows and doors. You can see what the house looks like after being painted and trimmed.



PUT OLD PICTURE BACK

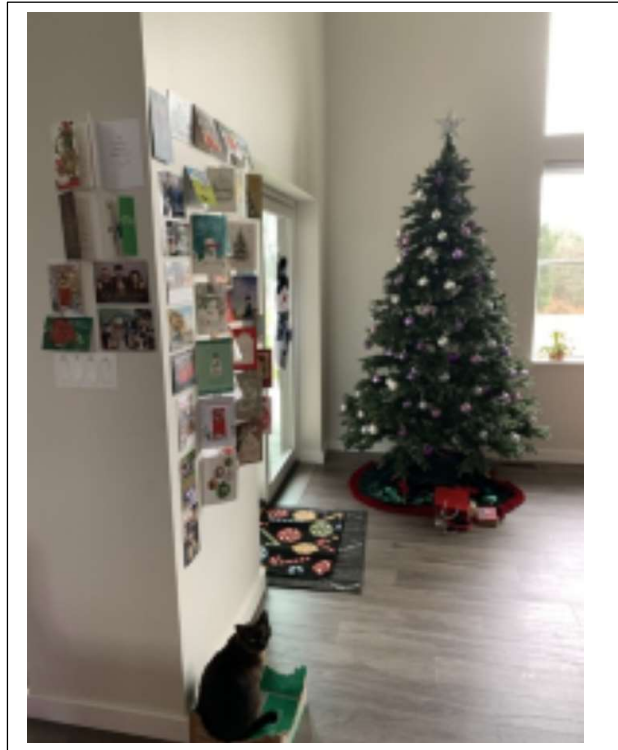
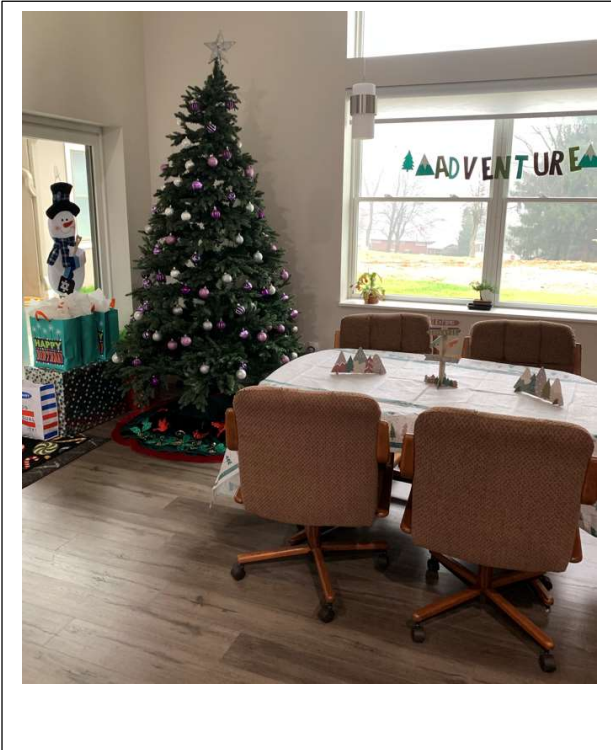


In October, Andy rented another Bob Cat to do some more leveling of the dirt around the house. The second week it started to rain, and rain, and rain. Did not get it all done. Will have to wait until next year. Did plant a strip of grass behind the house.

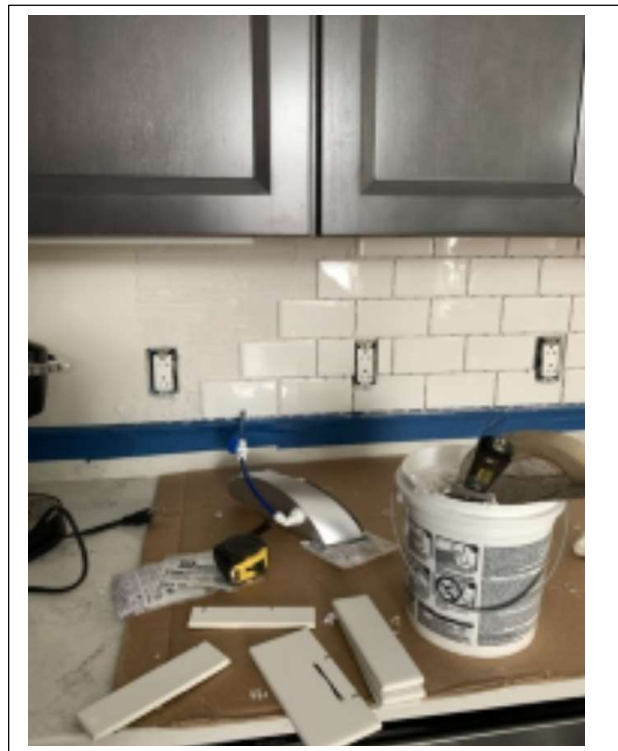
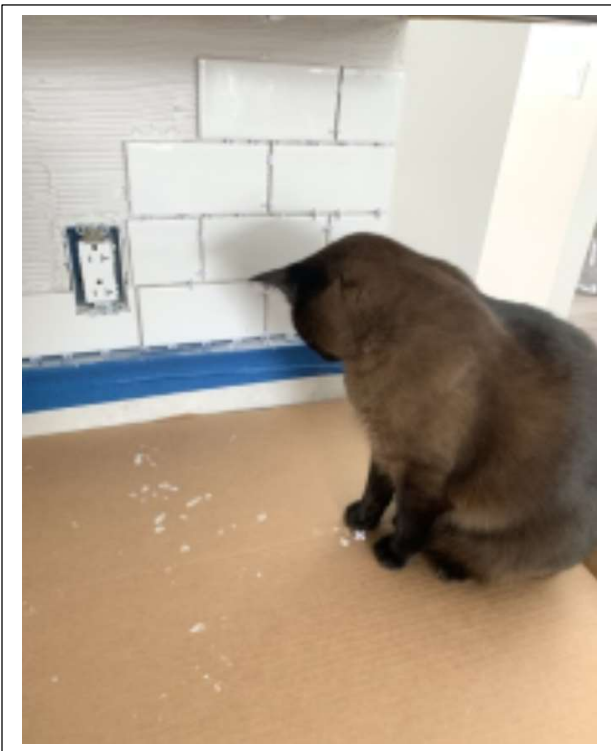


We had a Halloween party. Had 17 cars parked in the driveway. Decided we need more light in the driveway. Andy installed a large (8300 lumens) light above the garage doors. It lights up the entire driveway.

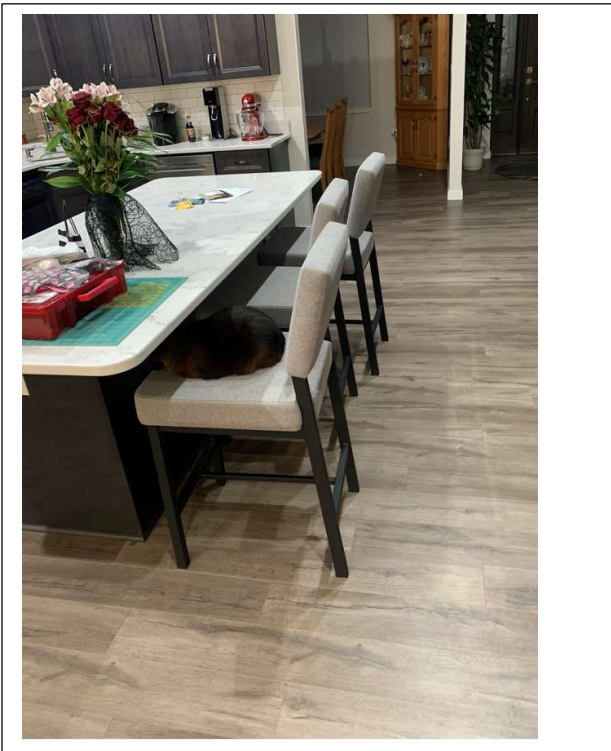
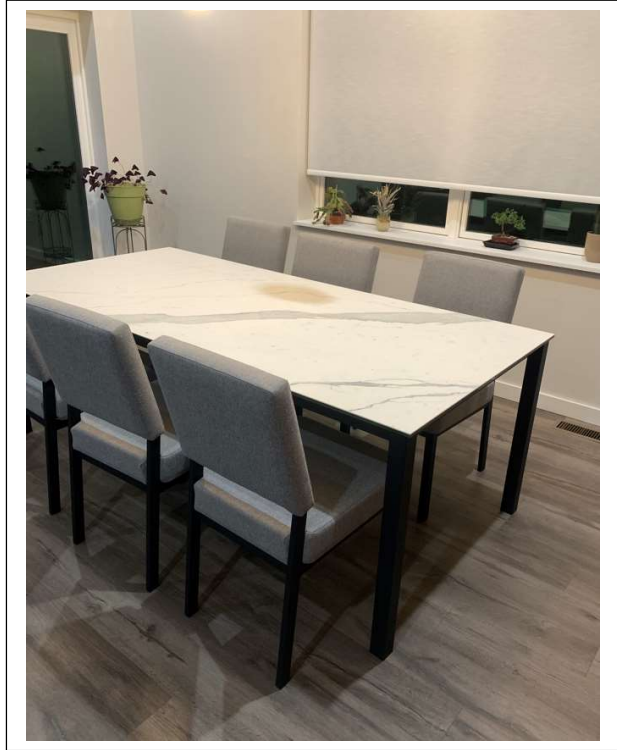
We had our first Christmas in the new house,



In early 2022 Andy installed the backsplash in the kitchen. Piper helped.



We had a new dinette set delivered on March 8th which we ordered in November.

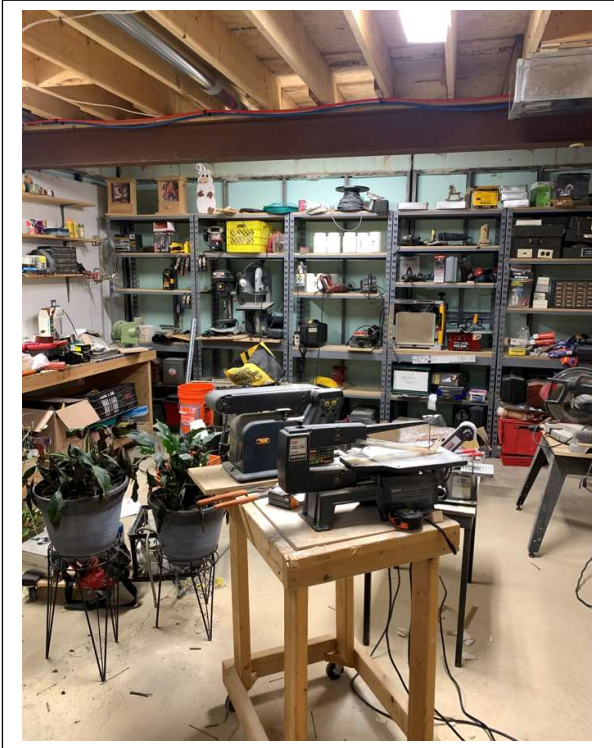
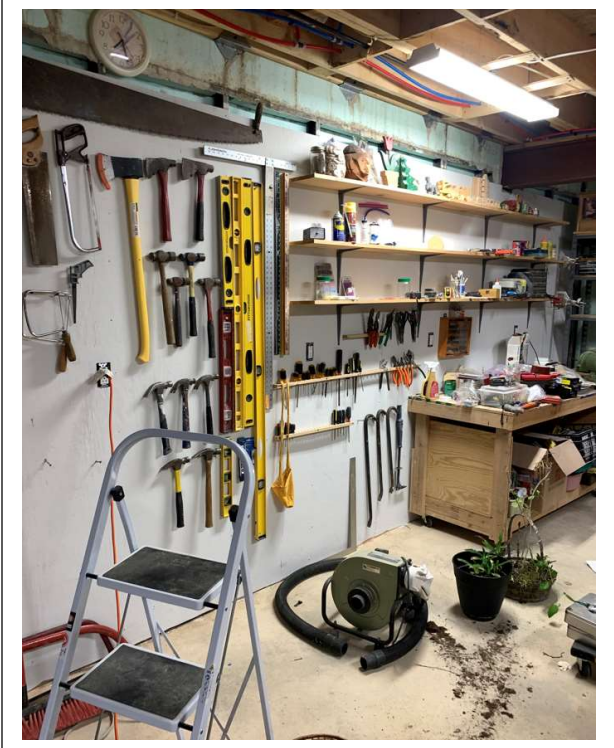


March 21st, 2022. Spring is here. Hired Doyle Brothers to landscape the entire lot.

Now we wait for the grass to grow.

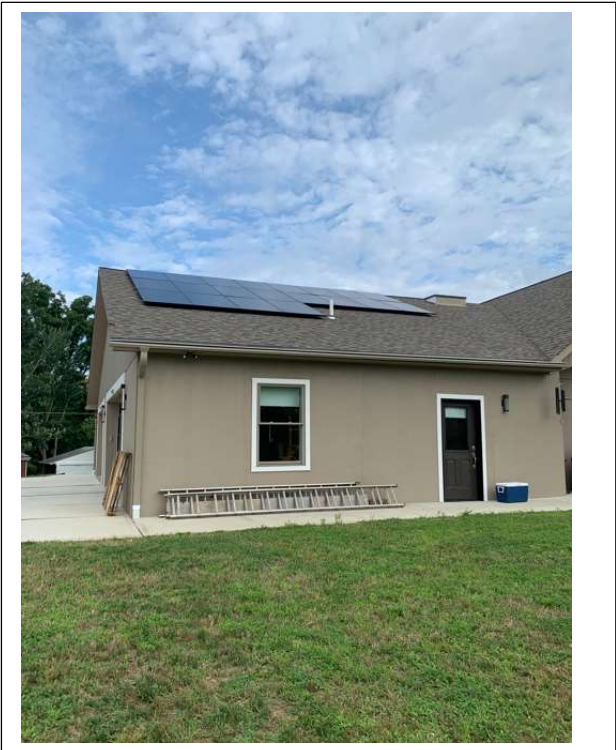


Andy is in process of recreating his shop

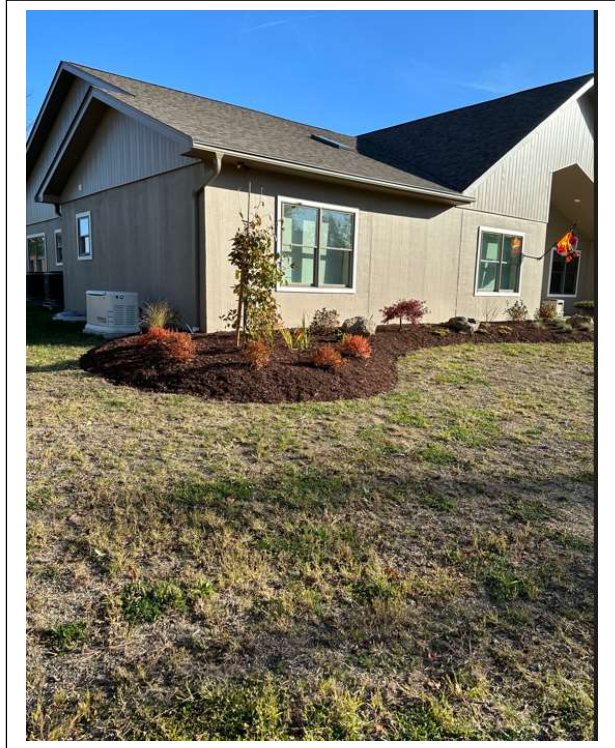


We had a whole house generator installed April 26, 2022 which was ordered in fall of last year.

Solar panels installed July 21, 2022.



Vicki worked with Plumline Nursery to install some landscaping on the front of house.



Piper likes the new landscaping!

