

March 29, 2012

I highly recommend Robert D. Youngs Contractor

I purchased a home in Oakmont in September of 2011, and called Bob Youngs, whose business was listed on the "Oakmont Preferred Contractors" list. He met my daughter and son-in-law and me at the house, and I knew within minutes of meeting him that this was the man I wanted as my general contractor. He instantly impressed me with his questions, and his obvious knowledge and experience in his business.

The home I bought was built in 1969 and was in need of major remodeling. This included removal of a "pass-through" wall from a very small kitchen to a dining area, complete gutting and remodeling of the kitchen, complete gutting and remodeling of both bathrooms, reconfiguring ceilings in kitchen and both baths, which were coffered with very dated fluorescent lighting with "hanging" plastic panels. This required extensive rewiring and planning how to make a "flat" ceiling out of the coffered ceiling to tie in with the ceiling to the dining area, making the transition smoothly to one large room. We designed an island which extends from the kitchen into that dining area, moving the area for the dining table forward to allow free movement from the kitchen through that area to the utility room. The original kitchen had very limited cabinet space, and only one drawer in the entire kitchen. There was a dish cupboard with glass doors which was removed, along with a small broom closet, and this area became a built-in pantry with space next to that for a large refrigerator. The kitchen had only one rather small window, and this was replaced with a garden window, bringing in more light. The kitchen/dining area is now huge, and the 7 x 3 foot granite island allowed for more cabinets and drawers to be put in. At my request, Bob installed pull-out shelves in all the cabinets below counter level, and all shelves other than the two top ones in the pantry are pull-outs. This makes things much easier on my 74-year-old back and knees! I am absolutely in love with my kitchen!

In the process of remodeling, it was discovered that the electrical wiring was old and extremely unsafe, and in addition, several roof trusses had been compromised by being cut to allow coffering of the ceilings in the kitchen and two baths. It was also found that the ducting was wrapped in asbestos, requiring an abatement and complete replacement of all of the ducting. The supposedly reputable HVAC contractor who came out assured me that there was "no way" the ducting was wrapped in asbestos. The second person said he was positive it WAS asbestos. Now totally at a loss, I reported this to Bob. On the spot he lifted the trap door to the crawl space, put his head down, then sent Timothy down with a mask on and a plastic bag in hand to get a sample of the wrap, telling me he would bet that it was asbestos. This sample, he took personally to a lab and had it tested, and it came back positive. He arranged for an asbestos abatement, and for an HVAC contractor to then come in and replace all of the ducting. Had this not been done, there was a high risk of asbestos particles being blown into the house when either the heat or air conditioning was turned on, and if I had gone ahead and had the ducting cleaned as I originally planned, that process would have forced more asbestos up through the inevitable cracks that exist in any ducting. *Thanks to Bob and his expertise and attention detail, this did not happen.*

There was water damage to subflooring in both baths and in the kitchen. At some time in the past, a room had been added at the back wall of the garage and made into a sitting area. On the original floor plan, this was intended to be a laundry room, and happily, Bob found the stubbed off plumbing under the floor in that room. The previous owner had her washer and dryer in the

unfinished garage, which was not insulated and was very hot in the summer time and very, very cold in the winter months. As I wished, Bob transformed this area into a huge, bright utility room, with built-in cabinets and laundry sink. In the garage, Bob put in new insulation and finished the garage with drywall, and also installed new shelving to replace the old which was worn and sagging. The temperature fluctuations in there have been cut dramatically, and I no longer have to brace myself before going out there in the winter months.

Both bedroom closets had old mirrored closet doors, and only one closet pole. Bob installed closet organizers in both, and replaced the mirrored doors with white bifold doors, making a huge difference in the appearance of the room.

Both bathrooms are on the small side, and to save space, I had Bob put in pocket doors here. There was an old brick fireplace which had been painted white, and this was chipped down level with the subfloor, and the tile subcontractor installed a gorgeous marble surround and hearth. Then, Bob installed a lovely oak mantel, completely changing and updating the look of the fireplace.

One of Bob's sons, who works with him in his construction business, installed a laminate floor in the office off the living area/entryway, and did a beautiful job.

Crown molding was also added in the office and both bedrooms.

From beginning to end of this project, which took 4 months to complete, Bob and his sons Jordan and Timothy were a joy to work with. Bob listened to my ideas, made suggestions on how to accomplish what I wanted done, including alternative solutions he thought might work better, communicated with me constantly, answered my unending questions and addressed my equally unending concerns, and always kept my budget in mind. Scarcely an evening passed during the remodeling when I did not email him with more questions, and he always responded immediately. Even in situations where others would have been pressed not to lose patience, and this was so important in the case of our dealings with one particular vendor, he remained in control, never lost his temper, and indeed, often calmed me when I was under a good deal of stress, with his unfailing sense of humor and his ability to rise above the difficulties this vendor caused all of us.

If you are planning any remodeling project, small or large, I can recommend Bob Youngs wholeheartedly and without reservation. Even with the scope of my remodel, and the many "potholes" in the road, and the "molehills" that to many might have been mountains, he took all of this in his stride, always with a smile and often outright spontaneous laughter, and often whistling or singing while he worked, and he was a pure joy to work with from start to finish. Everywhere I look in my finished home, I see his expert touch, and that always makes me smile! I hope to continue our friendship for a very, very long time.

One more time, and all together now: Thank you, dear Bob!

F. K.

*Retired
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