

2021 RSA Major Remodel Narrative \$90-\$130,000

The clients wanted a larger master bathroom, but current one couldn't be enlarged. Across the hall from the master was a hall closet, hall bathroom and two bedrooms. I suggested we make a great master suite there, but they didn't want that much change. The next day they called and said, "could you show us some ideas?"

The hall leading back to the two bedrooms didn't lend itself to an entry into a new master suite. So, we convert the existing hall closet into the master suite entry, and added this hall area to the existing hall bathroom, to create master bathroom space.

We thought removing the wall between the bedrooms would be easy and we'd add another closet inside the expanded area. However, the design was the easy part, because we soon discovered the roof was common framed and this wall was load bearing. The ceiling joists for each bedroom began on the outside walls and ended on the wall between the two.

We would need a beam to hold up the roof when we removed the wall. They didn't want a beam below the ceiling level, because the ceilings are only 8' and it didn't matter, because there was no way to get one inside.

We put temporary walls on both sides of the existing wall and removed it.

The air handler for the second floor was above this wall, so we relocated it.

After cutting each ceiling joists back a precise amount, we removed some siding on the exterior, cut a hole through the sheathing and inserted a beam, with a crane. Did I mention all this is on the second floor? Once the beam fit was placed onto the new stud pack, we added joist hangers to support the joists, and removed the temporary walls.

After creating the new master suite entrance, the previous back bedroom entry door became the door into the master bathroom.

The original master bedroom and bath became the guest area. We remodeled it, while painting and adding new flooring to the entire second floor.