

The Homestead Debut

Builder Grant Smerecynsky has one speed—full throttle, 24/7. When he started his system building business in Georgia, he wasn't content with building three dozen custom modular homes annually. Instead, he launched Building Systems Network and Pro Homes America, with cutting-edge websites for each, to serve as a clearing house of leads, designs and engineering for modular builders and buyers nationwide.

When Grant took on the city of Gainesville for discriminating against modular homes despite a legally obtained building permit, he fought all the way to the federal courts (the case is still pending). So there's little surprise that when Grant decided to create a new model home, he went all out—even setting the 8,000-sq.ft. home in one day to prove the modular system's superiority over conventional site building. The result is the Homestead house in Hall County, which has been appraised at \$1.2 million and attracted thousands of visitors since its opening.

Grant credits his manufacturer, Professional Building Systems of North Carolina, for pushing the boundaries of modular construction with this project. "It was an extremely custom, from-scratch-design. We didn't use a third-party design firm. Instead we worked with the engineers at the plant for a couple of months to develop a plan that was build-able," says Grant.

The design of the five bedroom, four-and-a-half bath home incorporates a blend of different architectural influences, including mountain retreat, American heritage and Arts and Crafts. A 1900s-era barn on the building site was dismantled and its wood was incorporated into the decorative trim of the home and used as framing for a garden playhouse.

The reaction to the home from both buyers and area realtors has been overwhelmingly positive, says Grant. "We're equal to last year in number of homes. But one has to be extremely aggressive to make that. Much of the credit has to go to our Pro Homes product line and our web-based programming." ■

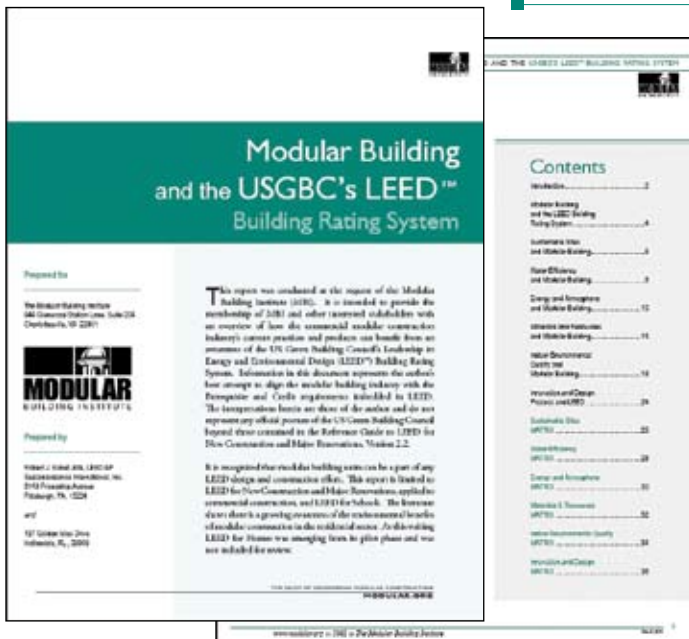




BUILDING PRODUCTS USED ON THE HOMESTEAD

- LP Smart Siding
- Merillat Cabinets
- Benjamin Moore Paints
- Therma Tru Doors
- Craftmaster Interior Doors
- Travintine Floors
- Granite Countertops
- Lasco Bath
- Kohler Sinks
- Moen Fixtures (Icon series)
- MW Windows
- Hardwood Floors Throughout
- Frigidaire Pro Appliance Package

Modular Building and the USGBC's LEED™ Building Rating System



Published by the Modular Building Institute (MBI) and authored by Robert J. Kobet, this 40-page whitepaper is an overview of how the commercial modular construction industry's current practices and products can benefit from an awareness of the US Green Building Council's Leadership in Energy and Environmental Design (LEED™) Building Rating System. It covers LEED for New Construction and Major Renovations—applied to commercial construction, and LEED for Schools—and is a best attempt to align the modular building industry with the Prerequisite and Credit requirements imbedded in LEED.

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