

**MALLON RESIDENCE
RESIDENTIAL BATHROOM REMODEL
DEFOREST, WI
2019**

AWARD WINNING PROJECT

Project Category: 02-06 Residential Bath Under \$25,000

Location: Sunset Drive, DeForest, WI

Completion Date: October 2018

The Mallon Residence was a residential bathroom remodel in an existing 1960s home located in DeForest, WI. The scope included a full gut of the home's only full bath, making seamless scheduling paramount. The existing bathroom had gone into disrepair with leaky plumbing and deteriorating finishes.

The new bathroom retained the existing footprint as well as the location of plumbing fixtures to allow project costs to be allocated to finishes. The design intent of the renovation was to create a serene, chic, spa-like feel. Pre-fabricated selections allowed this renovation to be completed on time, on budget, and without a hitch.



AFTER: DETAIL VIEW OF SHOWER PANEL





BEFORE: DARK WALLPAPER, DARK TRIM AND CASING, A DIFFICULT TO CLEAN DROP-IN SINK, AND A LEAKING TOILET MADE THIS ROOM AN UNDESIRABLE LOCATION.



AFTER: FRESH PAINT, A NEW FREESTANDING VANITY, AND A NEW TOILET CREATED A SPA-LIKE ENVIRONMENT WITHOUT NEEDING TO MOVE THE PLUMBING FIXTURES.



BEFORE: STAINED AND DUCT TAPED SHEET VINYL, STAINED WALLPAPER, AND AN UN-FINISHED CABINET SIDE SHOW THE YEARS OF WEAR AND TEAR AND DETERIORATING FINISHES.



AFTER: NEW SHEET VINYL HAS THIS ROOM LOOKING CRISP AND CLEAN. AN UNDERMOUNT SINK ALLOWS FOR EASIER CLEANING.



BEFORE: A SOFFIT ABOVE THE SHOWER MADE THE SPACE FEEL SMALL AND CLOSED IN.

BEFORE: THE SHOWER/TUB COMBO HAD YEARS OF WEAR AND STAINING. THE SLIDING DOORS MADE CLEANING DIFFICULT. TOWELS WERE CONSISTENTLY DRAPED OVER THE SLIDING DOORS, AS THERE WAS NO WHERE TO HANG THEM.



AFTER: REMOVING THE SOFFIT CREATED A MORE OPEN SPA-LIKE FEELING. A NEW PRE-FABRICATED ACRYLIC SHOWER UNIT WAS INSTALLED TO BRIGHTEN THE SPACE AS WELL AS MAKE IT EASY TO CLEAN. A SHOWER PANEL WAS INSTALLED AS A COST-EFFECTIVE WAY TO UPGRADE THE SHOWER TO INCORPORATE BODY SPRAYS, A HANDHELD UNIT, AND THE RAINSHOWER FEEL. THE SLIDING DOORS WERE ELIMINATED ENTIRELY.





BEFORE: VIEW TOWARD THE BATHROOM ENTRANCE.

AFTER: VIEW TOWARD THE BATHROOM ENTRANCE. A NEW LADDER RACK ALLOWS FOR FUNCTIONAL, BEAUTIFUL STORAGE OF TOWELS.





CRITERIA RESPONSES

To what degree were the expressed needs of the client met?

Our team was able to meet the client's needs of a properly functioning, spa-like bathroom, remodeled on a tight schedule to ensure her life without a shower to be as little as possible, within her budget. We were able to make selections she loved without needing her to step away from her busy job to do so.

To what degree does the project enhance the existing structures functionally?

Before the remodel, the toilet was leaking, the vinyl floor was cracked and peeling, and the finishes were deteriorating. All new finishes brought this room back to working order. Additionally, the previous shower/tub combo was very difficult to clean, creating a space that you went to get clean to feel constantly dirty! The new pre-fabricated system and the removal of the shower doors now allow for easy cleaning. Lastly, a constant operation bath fan was installed, removing residual humidity throughout the day.

To what degree does the project enhance the structure aesthetically?

What was once a dark, dirty, and deteriorating space is now a bright, clean, spa-like room that our client can't wait to get ready for the day in. She is so excited that she shows it off to all her guests.

Is there evidence of superior craftsmanship?

In order to keep the project budget-friendly, we were able to retain most of the existing trim, the doors, and most of the existing drywall. Demolition and installation had to maintain superior craftsmanship in order to ensure a damage-free existing space.

Were innovative uses of material and/or methods of construction used in the project?

When most people think of incorporating body jets, they automatically turn to a tiled shower. By selecting a shower panel that connects at only the existing shower head plumbing, we were able to put together two items that the client desperately wanted and needed (a luxury shower system and an easily cleanable shower unit) that do not typically go together.

Did the contractor overcome difficult obstacles?

The largest obstacle to overcome in this remodel was the fact that this bathroom was the ONLY full bathroom in the house. Through accurate, tight scheduling we were able to have the client out of a shower for only two nights!