

MJM Custom Building & Remodeling, LLC

Guarantees Satisfaction from the Ground Up on New Home Construction, Eze-Breeze® Enclosures and Hurricane Protection



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MJM Custom Building & Remodeling Founder and President, Michael Marchese, has built well over 60 homes in the Carolina Forest community and many surrounding areas including Grande Dunes. This is a custom home completed by MJM in Grande Dunes.



by Susan Roush

MJM Custom Building & Remodeling, LLC has been well known in Carolina Forest since 2011. Under the direction of Michael Marchese, Founder and President, the company has built well over 60 homes in surrounding areas including Waterbridge, where MJM Custom Building & Remodeling is an established Preferred Builder. MJM has also built in other prominent communities such as Grande Dunes, Carolina Waterway Plantation and The Bluffs. MJM Custom Building & Remodeling is a complete customer satisfaction company, whether constructing a new home, adding an Eze-Breeze® room or installing hurricane shutters. One key component to guaranteeing satisfaction is that the company builds/installs what they sell.

Consumers are too often familiar with companies that over-promise and under-deliver. By contrast, MJM stands behind what they build and over-delivers on expectations. Jeanne and Tom Denz built a custom home in Waterbridge in 2014. Jeanne said when they visited the community, “Michael’s houses

stood out because he puts so much detail in the trim, and the quality was far beyond what the other builders provided.”

The Denz’ have a beautiful lake-view house. “We couldn’t be happier,” said Jeanne. “The proof in the pudding for us is that we had our daughter and my brother build with

him [MJM] because we had such a good experience.” Jeanne and Tom were in Minnesota during the build. Jeanne said, “Michael inspected the job site every day. He was always ahead of us on what we ultimately wanted.” This included suggesting adding a closet and moving a window. One of the features that the



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Rick Bray, Construction Manager for MJM Custom Building & Remodeling, was responsible for completing the addition of a 10’ by 32’ foot sunroom on the back of the home of Bill Gearhart and Patricia Cunningham in the Barefoot Resort community. “It was a big job, a very big job. With everything that he did, the job went beautifully. Rick is very good at detail and that’s why I like him. The workers he brings out with him are very skilled, from the electrician to the tile floor installers. I can’t say enough about him. I had no vision as to what he could do here and Rick came up with the drawings for the addition and it was like ‘Wow,’” said Patricia.



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MJM Custom Building & Remodeling added the Eze-Breeze room to the back of the 2nd floor of this home in Waterbridge in Carolina Forest.

Denz' especially enjoy is the lanai. Jeanne said, "Pocket doors in the living room lead onto the lanai, so when you open the doors, it actually looks like an extension of the same room. It has the same kind of trim as the rest of the house, and it has the Eze-Breeze windows. We didn't understand how much pollen there is down here with all the pine trees, and the Eze-Breeze keeps the pollen out of the lanai as well." The Denz' have weathered two hurricanes and the 100-year flood since moving into their home. Their home is their fortress, and they were excited to hear that MJM Custom Building & Remodeling is now offering hurricane protection. Their daughter, a cardiac ICU nurse, is obliged to stay during hurricanes and as Jeanne said, "If she stays, we're going to stay."

Rick Bray, Construction Manager for MJM, is in charge of the company's Eze-Breeze additions and hurricane protection installations.

He is the consummate hands-on guy. Rick said, "I write the contract, order the material and do the job. All of our Eze-Breeze rooms are 3" x 3" construction," [for the frame], which allows enough width for neat fitting electrical outlets. Some contractors use 2" x 3" construction. The system itself is modular, fabricated from durable aluminum frames, siding and panels. Rick added, "With Eze-Breeze you can have a screen porch, but when it starts to rain, you can lower the panels, which have 10-millimeter vinyl windows that are super strong." Rick offers design solutions to customers. When adding an Eze-Breeze room, he considers the existing roofline, the life-style of homeowners, and ensures that they are 100% satisfied when the job is completed.

Building Industry Synergy spoke with satisfied customers who have Eze-Breeze rooms constructed by Rick Bray. Patricia Cunningham

and Bill Gearhart own a home in Barefoot Resort. Patricia candidly said, "The house wasn't very attractive in the back. There was a 10X10 concrete slab." They met Rick after seeing what he had done at a neighbor's house. For the Cunningham-Gearhart home, Rick extended the slab to accommodate a 10' x 32' room and added a hip roof. Patricia continued, "It was a big job, a very big job. With everything that he did, the job went beautifully. Rick is very good at detail and that's why I like him. The workers he brings out with him are very skilled, from the electrician to the tile floors. I can't say enough about him. I had no vision as to what he could do here, and when Rick came up with the drawings for the addition, it was like 'wow, are you serious, you can really do this?'" It took extra effort on Rick's part to find matching shingles since the shingles on the house had been retired. Patricia said, "He didn't have to search to find those

shingles like he did." HOA rules do not allow additions that include HVAC systems, but as Patricia said, "We've got multiple outlets, so if we want to have a portable heater we can do that. We also had Rick put French doors in." The house previously had faux double doors with one stationary panel. The French doors add tremendous value and allow better enjoyment of the expansive view. "I get up and open those doors and it's just a beautiful extension. The ceiling is tongue-in-groove pine, there are two white ceiling fans to match the baked-on enamel finish of the structure, and they decided on 16"x16" diagonal floor tiles.

Summing up, Patricia said, "To me it's better than a Carolina room. We can adjust these ceiling-to-floor windows at any level we want them, and we can adjust to block the sun with the tinted windows or take advantage of the breeze. It's lovely. I

can't imagine having anything but this. We were so fortunate to have Rick. I highly recommend him."

Kyle and John Hayden live in Surfside Beach Club. Kyle always wanted a porch or similar space. Looking back she wasn't sure why she bought a house with a tiny cement patio. Kyle said, "A lot of people in our development had the Eze-Breeze rooms put on, not by Rick of MJM, and I didn't like the look of it. So when I met Rick, he invited us to Waterbridge to see the construction there [of an Eze-Breeze room], and he gave me a very good price, so I said, 'OK, go for it, so that's what we did.'" Rick and his team jackhammered the existing slab and poured a new 12' x 20' concrete base. He also built a peaked roof to match the existing roofline. They opted for a pine ceiling with recessed lighting and speakers, and a stamped concrete floor. A split unit was installed for

heat and air. "I just wanted it done right," Kyle said. She reported that since its completion, neighbors have commented that it is one of the nicest rooms in their development. The fact is Rick Bray constructs Eze-Breeze rooms for MJM that are superb quality, attractive and sturdy. The price of an enclosure depends on size and other factors, but Rick is certain he can beat competitor prices.

Rick has over 25 years construction experience, and nearly half of that includes installation of hurricane protection from the Coastal Carolinas to Florida. In the last few years with the increased activity, hurricane protection is back on homeowners' minds. Rick said, "I can install whatever people want – clear (polycarbonate) or aluminum panels. We will give you six clear panels with the order." This is a great value considering that clear panels cost three-times more than



PHOTO © CHUCK GEE

A trademark of an MJM custom home is an attractive sunroom or lanai in each project completed.



PHOTOS © CHUCK GEE

Rick Bray with MJM Custom Building & Remodeling has installed hurricane protection from the Coastal Carolinas all the way to Florida over the past 25 years. Pictured above is the installation of Clear (Polycarbonate) & Aluminum panels to show the difference side by side. Each panel is numbered & the homeowners are given a placement chart.

aluminum. Rick offers protection solutions, including for half-round windows or other special windows and doors. Tracks are permanently attached to the exterior in an unobtrusive manner for a sleek, clean look. The panels are easy to install and when not in use, take very little stackable storage space. Rick

added, "You can put second floor panels on from inside the house. I'll show customers how to do it." Every panel is numbered and homeowners are given a placement chart. As with the Eze-Breeze enclosures and extensions, Rick offers extremely competitive pricing for hurricane protection. In general, MJM Custom Building & Remodeling is trending toward building storm-ready homes

with shutters, back-up generators, and lightning protection.

To make a consultation appointment for an Eze-Breeze room or hurricane protection, contact Rick Bray at (843) 957-9237 or email him @ SurfsideRick@gmail.com. For custom home information, call (843) 995-8882 or visit www.MJMBuilds.com. ■



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