

1st Source Solution

Design • Renovation • Custom Creations



by Susan Roush



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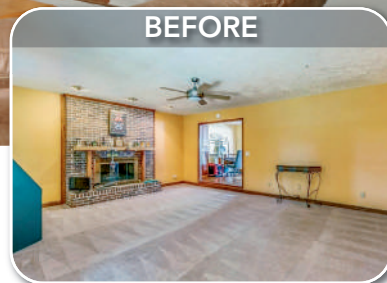
Jon Harrah was responsible for assisting in the design and completing the construction for this new 3500 square foot home in Surfside Beach, SC. This home has four bedrooms, 4½ baths, complete with a very open floor plan and custom in ground pool in the back yard. Jon takes pride in providing a professional detailed rendering, before the project is started, for most of his customers.



Jon Harrah, owner of 1st Source Solution, took a detour from custom home building that actually led him back to using his love of design for renovations and select custom builds, but on a more personal scale. In 2009 Jon made a career change when he became a police officer for the city of Myrtle Beach. This led to transferring to the Building Department. He started as a commercial plan reviewer, but true to his nature, "I always progressed, trying to become better at my job."



Jon Harrah was responsible for the interior remodel of Charlie and Darlene Ritchie's home on the south end of the Grand Strand. In this living room, a coffered ceiling, a wood lap fireplace and new flooring were added.



As a result, Jon obtained International Code Council (ICC) certifications required to be a certified building official. He added, "It was really a good experience taking what I'd been doing for 20 years and learning the code side for the next 10 years. During that period Jon served as President of the Horry-Georgetown Building Officials Association, and was involved in the regional Coastal Code Enforcement Association, including holding officer positions. Jon also served on behalf of Horry County in the South Carolina Building Officials

Association.

In 2017 Jon started 1st Source Solution primarily to do design work. He said, "One of the key elements for me is to be able to take a canvas, work with it, redesign and reconfigure it to give clients what they want." When Jon meets with design clients, "the building official side of me kicks in." He advises clients to do their due diligence when choosing contractors to ensure they are reputable and have proper licensing.

Jon said, "One of the things that really sets me apart is I've maintained my license as a certified building official. When I do my drawings, I do them according to code as if I was reviewing them." Jon is midway through studies for his Master's in Architect, consistent with his nature to improve and bring more to clients.



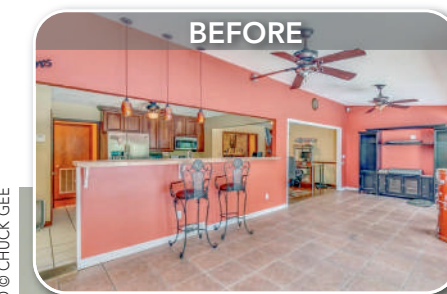
Jon Harrah talks with homeowner, Darlene Ritchie, behind the kitchen in her home. The design for the existing kitchen and dining room was outdated and needed to be revitalized. The Ritchies wanted a new Craftsman feel to their home. Jon was responsible for adding new columns in the dining room area, refinishing the cabinets and adding new Calcutta countertops.

1st Source Solution also offers third party quality control inspections, not to be confused with home inspections. The quality control inspections give homeowner's assurance that their builder is meeting promised specifications, including proper procedures to ensure that product warrants will be valid.

Having had the experience of owning a company with 100

employees and sub-contractors, Jon values the change in scale that 1st Source Solution affords. He said, "My relationship with my client is more important than taking on every job. I want a few special jobs that mean a lot to the clients. I like the personalization of it, walking the job and ensuring my design is being executed to the client's satisfaction." He also appreciates a healthy team environment. "I have an excellent team of subcontractors. They're vital to my success and their success," Jon said. "One of the critical things on any construction site is schedules," he added. Jon meets with core team members before starting a project to give everyone their schedule so when the work begins, it moves forward smoothly. This includes having the right engineers and surveyors on board, "When you have that in place, the project goes so much better and looks better."

Jon knows his way around multiple code books, CAD



The Before & After photos of the Ritchie kitchen/dining area mentioned in the caption above, seen from the back door. New flooring was also added throughout the home.

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programs, and project management, but in the end, “My satisfaction is that I was able to translate what a homeowner told me onto paper and then into bricks and mortar. It’s just as satisfying whether it’s a 200 square foot addition or a 6,000 square foot custom home. It’s not the project size, it’s the ‘wow’ from the homeowner once they see their vision come to life.”

1st Source Solution has completed several recent area projects, including a custom home. *Building Industry Synergy* learned from speaking with homeowners that each project had its own character and challenges.

Ramon Arbaiza had ideas that needed a 1st Source Solution response. He purchased a 1950s 1300 square foot home in Myrtle Beach. Ramon said, “I was at home (in Maryland) with my wife



Jon Harrah was responsible for adding a coffered ceiling with red lights, and Craftsman columns with cabinet storage in the Ritchie dining room area.

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and I made a little design to do something with the house.” That something was a 2000 square foot addition that took the small 3 bedroom / 2 bath home to 6 bedrooms and 6 baths. The Arbaizas have grandkids and they wanted to have space for them when they come to the beach.

Ramon said, “We sat down and talked about the house and I learned Jon knew all the rules and regulations from working with the city.” Once the job started, it was completed in less than four months, even accounting for rain and the removal of a septic tank and proper sewer hook ups. A second floor was added and there was a 20’ expansion to the front, back and side. The Arbaizas plan to retire to Myrtle Beach soon, and look forward to enjoying their new space.

Melissa and Fred Woriac own a home in historic downtown Conway. Melissa said, “We knew when we purchased it, it was a little too piece-y for us; the rooms weren’t open, so we knew we wanted to do that first.” Having built three other homes in Columbia, Melissa was familiar with the design and construction process. “What I really like about Jon is that he gave me a real estimate of what it was going to cost us, and he gave us a specific timeline as well. He answered so

many questions providing a budget for each step; I loved that. He’s fantastic,” Melissa said. The contract was equally detailed, which allowed them to juggle spending priorities. She added, “Jon was forthcoming in saying there could be some unforeseen things that arise once construction begins.” Prior to this design project, Melissa used Jon for his design expertise and opinion on a gourmet shop layout and mechanicals that she owned and has since sold. Melissa felt confident using 1st Source Solution for their home design and intends to have the company handle the construction.

Maria Worley has a home in Loris that has been in the family since it was built in the 1930s. A 1970s addition added space, but it was awkward in terms of internal flow because of an interior brick wall that had three windows. Maria said, “I did not even think about creating one big room. I



Jon Harrah was responsible for the removal of the existing original 1950’s double wythe brick wall and windows to extend the living area. The stairs to the 2nd floor (seen in the BEFORE Photo to the top right) were relocated to the exterior of this home, in Loris, SC, to create more living space. Homeowner, Maria Worley was very pleased with the completed job. “I did not even think about creating one big room. I wanted to carry over the brick into the kitchen to kind of blend it. Jon asked if I’d ever thought about removing the brick wall and enlarging the space”, said Maria.

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wanted to carry over the brick into the kitchen to kind of blend it. Jon asked if I’d ever thought about removing the brick wall and enlarging the space.” When Maria

found she could do that within her budget she agreed. When the addition was built there was a staircase that ran up a wall into a study above. Maria turned the study into attic space and did not want the staircase jutting out. She and Jon played around with some ideas. Jon suggested moving the staircase outside to the back of the house, which proved to be a practical solution that preserved the curbside esthetic.

Maria spoke with several contractors before finding 1st Source Solution. As with the Woriac home, Jon advised Maria that they could have issues with the older home once they got into it. “There wasn’t a challenge that he couldn’t find a solution to, and he stayed within budget,” Maria reported. She added, “I’ve been proud of this home, and I could tell that Jon had a passion for



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Jon Harrah was responsible for adding 2000 square foot of living space to this existing 1300 square foot home in Myrtle Beach, SC. Because of space limitations, the new addition had to be added to the top of the existing structure in order to expand the square footage. This home was originally built in the 1950’s. Homeowner, Ramon Arbaiza, was very comfortable in knowing that Jon “knew all of the rules and regulations from working with the city”. Once the job started, it was completed in less than four months.



PHOTO © CHUCK GEE



Jon Harrah was responsible for completing the total remodel/renovation of the rear of Lisa Phillip’s home in Mt. Gilead. An exterior wall needed to be added on one side (with matching stucco) so the roof could be extended over the space (with matching shingles). The design included a hibachi grill, sink, two refrigerators, lighting, and an overhead fan. Travertine was used on the floor. “Jon is a great contractor and I would highly recommend him. He did a beautiful job and fulfilled everything that was requested in a timely manner”, said Lisa.

older homes. I appreciated him wanting to maintain the integrity of the home. The level of communication between Jon and his subcontractors was impeccable.” Maria is considering a bathroom remodel. She said, “I would love to have his crew do that undertaking.”

At the other end of the Grand Strand, Lisa Phillips wanted to create an outdoor kitchen for her Mt. Gilead home. An exterior wall needed to be added on one side (with matching stucco) so the roof could be extended over the space (with matching shingles). The design included a hibachi grill, sink, two refrigerators, lighting, and an overhead fan. Travertine was used on the floor. During the same time frame, Lisa was also redoing her pool, but the contractor left the job. Jon stepped in to oversee that project to completion. Lisa said, “Jon is a great contractor and I would highly recommend him. He did a beautiful job and fulfilled everything that was requested in a timely manner.” ■



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From ‘Rendering to Reality’. This rendering shows how Jon Harrah was able to show Lisa Phillips the proposed design of her new outdoor living area and how the final completed project matched the original plan. The completed addition blended in with the original design flawlessly.



Jon Harrah was asked to step in and complete the design and renovation of Lisa Phillip’s pool area. This installation included Travertine pavers on the pool deck & cultured stone around the raised Jacuzzi with waterfall.

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The Latest Trends and Products Available In The HVAC Industry

The awareness of Energy Efficiency has reached an all time high. Whether you are a new construction or remodeling building contractor wanting to offer the best options to your homeowners or a property management company in need of a reliable, reputable HVAC company that will be available when you need them; the importance of making good sound decisions when selecting the right company to do business with is of extreme importance. *Building Industry Synergy* reached out to three successful companies that offer HVAC installation and service to get their feedback on the latest products offered and trends in the industry.

A heating and air conditioning system is one of those items we don’t really think about – until we need to. When that need arises, Dependable Service Plumbing and Air is ready with thorough, experienced, and honest services and solutions.

Dependable Service Plumbing and Air services residential through light/mid-commercial markets with repairs, maintenance, whole duct

system replacements, and air quality tests. It’s expanding its presence this year on the commercial side by building accounts with property management companies, preventative maintenance for restaurants, commercial properties, and homeowners associations.

“HVAC, especially in this climate, is definitely one of the things that people take for granted at times,” said



Mike Harbula with Dependable Service Plumbing & Air.

Mike Harbula, HVAC Service Manager who’s been with the company for nine years, “but then when summer and the hot season hits, they usually cannot go without it.”

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“We go in there and inspect it, and whatever we find, we report to you,

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