

that they trust Re-Builders' reputation and their meticulous process.

"I hear it often: Clients love that Re-Builders is a locally, family-owned, very reputable company with an impressive portfolio," she says. "Ray and Chad are very hands-on, and very involved in every facet of their clients' projects. Their professional, humble leadership and pride in their craft 'trickles down from the top' to the carefully chosen, highly skilled crew. It is a joy to be a part of this great team, to watch this company flourish, and to witness the many ways this family gives back to their beloved community."

Beth Ervin Morrow, a past client, emphatically agrees.

"I chose Rebuilders because they are a long-time local company with a reputation of good



The new covered porch addition in the rear of the residence of Beth Ervin Morrow and John Morrow in Myrtle Beach. ReBuilders completed this design / build which includes a vaulted wood ceiling and sky lights.



**BEFORE**

work and service. I've never heard anything but rave reviews about them," she says. "Ray and his team did an addition to my kitchen and built a covered porch with a cathedral ceiling and fireplace. Both are enjoyed by me, my family and friends and, while entertaining guests, other builders commented on the fine work."

The next chapter of the Re-Builders legacy to continue their growth lies in the hands of Ray's son, Chad, and grandson, Jake, after Ray says he finally decides to retire.

"Chad will take over the company," says Ray. "And my grandson, Jake, says he wants to continue in this industry also, so we expect to be around here for a long time, providing great service and good quality work at an affordable price like we always have."



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Ray Floyd ( 2nd from left ), Chad Floyd ( far left ) with homeowner's Beth Ervin Morrow ( far right ) and John Morrow ( 2nd from right ) in their new covered porch. "I chose ReBuilders because they are a long time local company with a reputation of good work and service. I have never heard anything but rave reviews about them," said Beth.

## PROPERTY MAINTENANCE



by Sara Sobota

# Professional Property Maintenance In Horry & Georgetown Counties

**Building Industry Synergy reached out to seven local companies that have a lot to offer the property management companies in this area in terms of overall maintenance.**

For more than 40 years, **Carolina Temperature Control (CTC)** has been a family-owned business serving Horry and Georgetown counties with the design, installation, and service of HVAC Systems, Electrical, Water Heaters, and Crawlspace Encapsulations. From emergency repairs to installing new HVAC



systems for residential and light commercial customers, CTC works with homeowners, property managers, homebuilders, and other contractors to maximize comfort and energy efficiency.

In the new construction market, CTC focuses on installing HVAC systems for custom residential



Carolina Temperature Control owner, Christian Adams.

homes and specialty light commercial projects. "Our specialty is designing HVAC systems that maximize comfort, temperature/humidity control, and indoor air quality", said President & Owner, Christian Adams. "We overemphasize the

planning and design phase, and only use high quality materials, to enhance the performance and longevity of our HVAC systems."

CTC is the largest installer and service provider of geothermal HVAC systems in Northeast South Carolina. As energy costs rise and the government continues to offer tax credits of up to 55% for installing geothermal heating and air conditioning systems, it has become increasingly desirable for both residential and commercial applications. Geothermal involves installing pipes filled with water



An example of the geothermal HVAC system's horizontal loop.



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to leverage the Earth's consistent temperature underground and avoid the extreme temperature variations we experience above the surface. The benefits of geothermal systems vs.



An example of the geothermal HVAC system's vertical loop.

traditional HVAC systems include:  
1) 50%-70% savings in energy costs,  
2) up to 55% back in federal and state tax credits, 3) geothermal equipment is rated to last 20-25 years (2x-3x longer than traditional HVAC systems), and 4) geothermal



The interior installation for the Water Furnace geothermal HVAC system.

equipment is all indoors; no more noisy outdoor units.

Indoor air quality (or "IAQ") has become an increasingly important factor as today's "tighter" homes provide improved comfort and energy

efficiency, but trap contaminated air inside. "As homes get tighter, the effects of bringing a contaminant into your home are magnified as fresh air exchange from natural ventilation is much lower in new homes versus homes built 20-40 years ago," said Adams. "When evaluating and designing a system to address indoor air quality, it is important to hire an expert that takes a holistic approach as solutions are diverse



and can include: fresh air ventilation, air filtration, air purification, duct cleaning, and dehumidification

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systems. The average American spends approximately 90% of their time inside, and indoor air quality is 2-5+ times more polluted than outdoor air, so this is something we all need to be aware of and take seriously."

CTC also offers one of the most comprehensive HVAC maintenance packages in the area. "When speaking with customers, we try to emphasize



Carolina Temperature Control offers one of the most comprehensive HVAC maintenance packages in the area.

the importance of preventive maintenance and how taking care of your HVAC systems will extend your equipment's life, cut down on emergency service calls, and improve the system's energy efficiency," said Adams. "We come out twice a year to provide a comprehensive tune-up and cleaning of the HVAC System to improve the system's performance, improve indoor air quality, and address any minor issues before they lead to major repairs." In addition, CTC's preventative maintenance offering includes annual dryer vent cleanings and water heater tune-ups (both traditional tank and tankless water heaters).

Water heaters are another major household appliance that is often overlooked for recurring preventative maintenance. "For our annual traditional tank or tankless water heater tune-ups, we flush the water heater, clean filters, check



Carolina Temperature Control also cleans dryer vents.

water pressure, check water safety components, and verify proper operation," said Adams. Flushing the water heater annually removes particulate and sediment build-up, which improves the water heater's capacity and equipment life."

For high-quality HVAC, Electrical, Water Heater, and Crawlspace Encapsulation services, contact your local, family-owned service provider in Carolina Temperature Control.

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Roof Restore owner, Scotty Porter (right), and business partner, Ryan Shelley (left).

proprietary product.

Scotty Porter, owner of Roof Restore, is an authorized dealer of the proprietary

product created by Roof Rejuvenate, which has more than 100 dealers across the country and has rejuvenated 20 million roofs. Porter said the product works by restoring and

preserving the natural oils inside of asphalt shingles.

"An asphalt shingle roof, in our environment, gets dried out, and then your shingle becomes brittle rather than pliable

and flexible," said Porter.

"My product, essentially, is moisturizing. I'm adding oils back into that shingle so it becomes flexible, and there's a lot of good in that. You're going to retain the little granules up there on the shingle,

which is also a flame retardant. Hail damage is mitigated. It's



really all about maintenance on your biggest asset; it helps prolong the need to replace your roof."

Roof restoration brings a darker color back to the roof and



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kills black mold streaks, so that they wash off with a few rain cycles.

"It certainly makes the roof look almost new," said Porter.

In addition, roof rejuvenation keeps thousands and thousands of asphalt shingles out of landfills. According to Roof Rejuvenate, the product has saved 25,000 tons

of landfill waste to date.

Also, the product is 96% USDA certified bio-based.

"It's super safe," said

Porter. "There's virtually no environmental impact: it's not going to ruin the plants or mess up the property."

Porter, who works with partner Ryan Shelley, said one of the partners oversees every Roof Restore job.

With such a new product and concept, Porter believes it's important for clients to understand what Roof Restore is not, in addition to what it is.



"This is not a coating," said Porter. "It's not a sealant that seals the shingle and is meant to prevent leaks. Also, people can misconstrue if they see a video of it. They think I'm just pressure washing a roof."

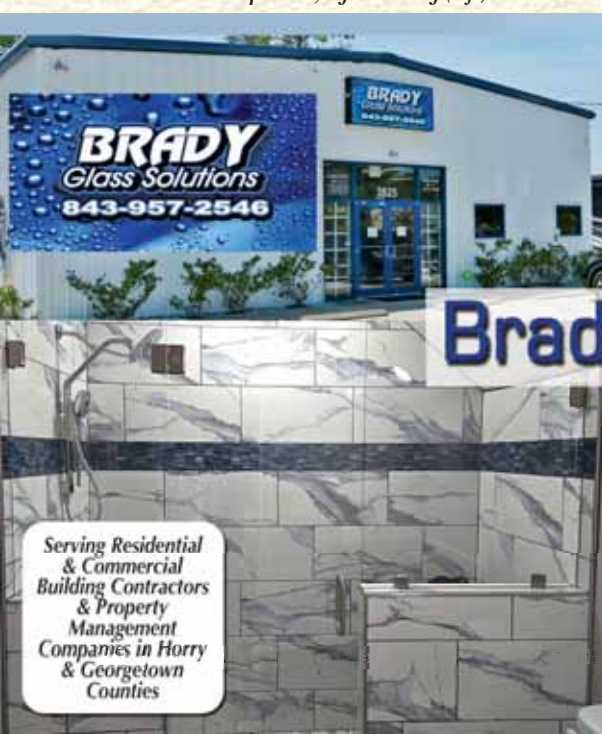
Instead, the product restores oils to asphalt shingles, making them more pliable, more flame retardant, and more protective.



The process takes a matter of hours rather than days.



"With this product, we're prolonging the need for a new roof at 20 percent of the cost," said Porter.



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At the heart of **Grand Strand Garage Door's** success lies its dual focus on both residential and commercial garage door services. Whether it's installing a state-of-the-art garage door for a suburban home or conducting intricate repairs for a high-traffic commercial property, Grand Strand Garage Door brings a wealth of experience to every project. Their team of skilled technicians undergoes rigorous training to stay abreast of the latest industry trends and technological advancements, ensuring that clients receive nothing short of the best.



*Grand Strand Garage Doors owner's, Budd & Celeste Trammell.*

For residential clients, Grand Strand Garage Door offers a range of services designed to enhance both



functionality and aesthetic appeal. From garage door installations that seamlessly blend with the architecture of the home to routine maintenance checks that keep systems running smoothly, homeowners trust Grand Strand Garage Door for reliability and expertise. Moreover, their commitment to using high-quality materials ensures long-lasting durability, providing homeowners with peace of mind for



years to come.

In the realm of commercial services, Grand Strand Garage Door shines as a trusted partner for businesses across various sectors. Whether it's a retail outlet requiring swift repairs to minimize downtime or a warehouse seeking to upgrade to more energy-efficient doors, Grand Strand Garage Door's commercial solutions are tailored to meet specific client needs. Their ability to work within tight deadlines and adhere to stringent quality standards has earned them accolades from a diverse clientele.

What truly sets Grand Strand Garage Door apart, however, is its unwavering dedication to customer service. Beyond technical expertise, the company places immense value on building lasting relationships with clients. From the moment a customer reaches out for a consultation to the completion of a project and beyond, Grand Strand Garage Door prioritizes open communication, transparency, and responsiveness. Their team goes above and beyond to address client



concerns, educate them about maintenance best practices, and ensure that every interaction is a positive experience.

This commitment to exceptional customer service has not gone unnoticed, earning Grand Strand Garage Door a stellar reputation within the community. Positive word-of-mouth endorsements and repeat business are a testament to the company's ethos of prioritizing customer satisfaction above all else.



*The Grand Strand Garage Doors' showroom, located @ 5480 W. Hwy. 501 in Conway, SC, is fully functional with a working garage door & privacy screen.*



Grand Strand Garage Door's blend of technical expertise, diverse service offerings, and unwavering commitment to customer service make it a standout player in the competitive landscape of garage door services and property maintenance. Whether you're a homeowner looking to upgrade your garage door or a business owner seeking reliable commercial solutions, Grand Strand Garage Door is poised to exceed your expectations and elevate your experience.

**PLEASE SEE PAGE 29 TO THE RIGHT FOR FURTHER INFORMATION REGARDING GRAND STRAND GARAGE DOORS.**



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OVERHEAD DOORS

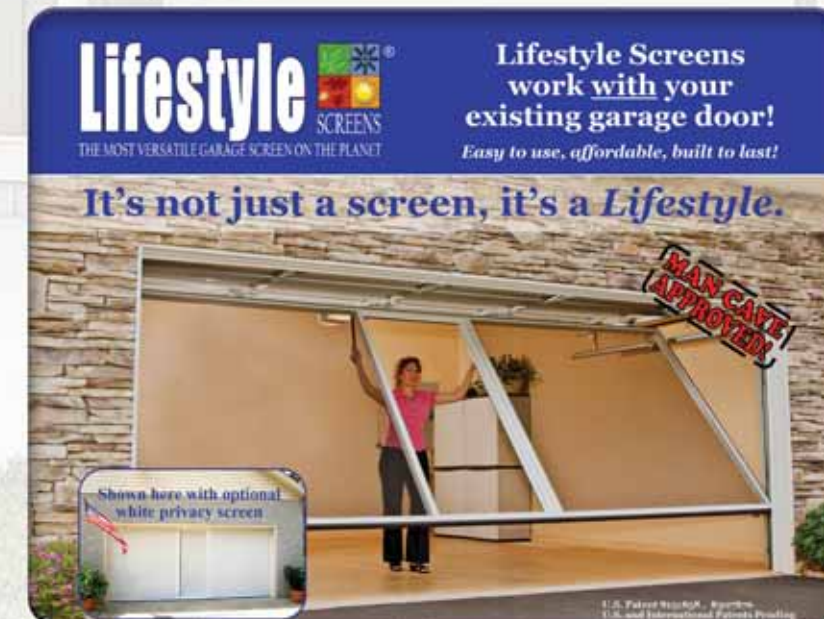
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Jeff House and his team at **Trusted Home Services** bring more than 25 years of industry experience to their



work. In all four trades — electrical, HVAC, plumbing, and security — they offer current industry knowledge, supreme technical skill, and stellar customer service.

In the area of water filtration, Trusted Home Services does water



Trusted Home Services' owner, Jeff House

testing to ensure it meets each customer's lifestyle and needs.

"The water is different for every homeowner, depending on where you live in this county," said House. "We really hone in on each specific customer and their needs. We consider the number of people in the house and other factors to determine what they need for good water quality. For example, there are levels of chlorine and hardness in Longs than you would not have in Murrells Inlet."

In the HVAC field, a recent shift in industry standards means Trusted Home Services



Trusted Home Services sells & installs the Halo water filtration system.

has a new opportunity to educate customers and operate on the cutting edge of new equipment and materials. New



HVAC technology results in more efficient heating and air



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The Trusted Home Services showroom is located @ 1516 East Hwy. 501 - Suite 105 in Conway (next to Beverly Homes). The showroom features lighting, appliances, security, generators & water filtration.

homeowners will need to consider cost and availability of the older refrigerant when they are considering repairs. "The 410A will go up in price because it will become scarce and less widely used, so we tell homeowners

in the area.

"We made the decision to change to the newer equipment on Jan. 1, 2025," said House. "My guys have been through training on this new



equipment, and it features a built-in leak detector.

"There's been a refrigerant change for HVAC equipment, for environmental reasons," said House. The newer 454B refrigerant will replace the older 410A, which means

to be conscious of that and weigh out their options.

We want to give our customers all the information possible." When it comes to the new equipment, the Trusted Home Services team is the most knowledgeable



technology. We were the first contractor in the area to start using the new equipment in our construction, so that puts us ahead of the curve with other contractors."

When it comes to customer service, Trusted Home Services is again at the front of the pack.

"We want to make sure our customer is heard, that we address their problems, and that they're happy when we leave."

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**Security Vision** is at the forefront of innovation, continuously adopting new technologies that make property



*Security Vision offers three advanced technologies as part of an integrated system or as stand alone solution, depending on the clients needs.*

management more efficient and user-friendly. Recently, the company has enhanced its security systems, offering advanced features that improve everything from access control to surveillance and overall site security.

Michele Weissman, Owner and President of Security



*Security Vision owner, Michele Weissman.*

Vision, explained that their latest technology integrates seamlessly with a property's existing access control system, elevating security monitoring to new levels.

"Typically, we install a lot of access control readers for communities with gated entries, clubhouses, pools, and fitness centers," Weissman said. "Now, with our new technology, a card reader can trigger the display of linked camera footage for that

specific area. This integration creates a smoother experience, making it easier to search, analyze, and manage security data."

Additionally, Security Vision now offers advanced monitored video

solutions, eliminating the need for on-site security personnel.

"For instance, a camera in a parking lot or by a pool can use video analytics to detect when someone enters the area after hours," Weissman explained.



"The system can trigger a voice overlay—either a pre-recorded message or direct communication with our live monitoring center. If needed, a live operator can intervene and speak to the individual through the camera. This creates a true priority alarm, allowing for faster responses to incidents in progress instead of discovering damage or theft the following day."

Site security is becoming

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increasingly important, especially in the Myrtle Beach area. Security Vision provides solutions to monitor remote locations where traditional power sources are unavailable.

"We can set up video surveillance in areas like boat storage lots, trailer parks, golf courses, or construction sites that lack electricity," Weissman said. "By

using compact solar panels, we can power the cameras without the need for costly wiring installations, making surveillance more accessible

and cost-effective."

Security Vision offers these three advanced technologies as part of an integrated system or as standalone solutions, depending on the client's needs.

"We collaborate closely with each client to design the best security solution

for their specific requirements, ensuring they receive the technology that best fits their property and budget," Weissman concluded.

Security Vision's commitment to continuous innovation ensures property managers have access to state-of-the-art security technologies that enhance safety and operational efficiency. From seamless integration of access



control and surveillance to cutting-edge monitored video solutions and power-efficient systems, Security Vision is helping properties stay secure while simplifying management. By customizing solutions to meet the unique needs of each client, Security Vision delivers both peace of mind and improved security, making it an invaluable partner for properties of all sizes.



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*Spray Foam Polyurethane can reduce energy consumption nearly 40%.*

Carolina Foam Pros offers open and closed cell SPF as an alternative to traditional insulation. Spray Polyurethane Foam (SPF) is superior to all other types of insulation and lifting products for a number of reasons. SPF improves HVAC efficiency and air quality, serves as a means of sound blocking, and can lift and stabilize



driveways, garages, seawalls and boat ramps. Most importantly for our coastal area, SPF can make a structure safer and more secure in a hurricane, flood or high wind event. Closed cell SPF, for example, is air and waterproof, making it the only Class 5 FEMA insulation product allowed. Closed cell SPF is ideal for construction, remodeling, or repair of a home or building that may be or has been impacted by a hurricane or flood.

“Spray Polyurethane Foam Insulation is the single most important component in commercial and residential building because when SPF is installed correctly in conjunction with a properly sized and installed



*Carolina Foam Pros owner, Pauline Medford (left)*

HVAC system, energy consumption can be reduced nearly 40%,” said Pauline Medford, owner of Carolina Foam Pros. “Those are huge numbers. SPF also increases the longevity of homes, buildings and structures potentially reducing insurance costs. A roof deck with closed cell SPF is unlikely to blow



*Carolina Foam Pros also offers concrete leveling for driveways, garage floors, sidewalks, pool decks & more.*

away in a hurricane. Closed cell SPF can increase structural integrity up to 300 percent over traditional insulation.” Open cell SPF is a less expensive option, up to 30 percent less, than



*Spray Polyurethane Foam is often used in metal buildings.*

closed cell SPF while providing nearly all of the same benefits as closed cell SPF.

Carolina Foam Pros has two SPF crews, and all sprayers are master certified, which is the highest level of certification through the Spray Polyurethane Foam Alliance (SPFA). Spray Polyurethane Foam is the only building product that saves a client money from the start of the project (no roof venting, smaller HVAC



system, smaller, framing members) and continues through to the end user (energy efficiency, improved air quality and structural integrity).

“Most homeowners do not realize SPF is applied to the roof deck, so



when you walk in your attic and look up, where you would normally see only wood, it’s spray foam. None of that nasty, unhealthy blown in or batted fiberglass is on the floor or anywhere else. And it is a sealed space. That also means the attic should now be 78- 80 degrees (if the house is 70), not 130, and that makes everything much better!”

In addition to SPF used for insulation, Carolina Foam Pros offers sea wall repair, retention pond improvement, concrete leveling for driveways, garage floors, sidewalks, pool decks, even buildings, and roof coatings.

**SEE PAGE 35 TO THE RIGHT FOR FURTHER INFORMATION ON CAROLINA FOAM PROS**

# SPRAY FOAM INSULATION

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The health and security of our home begins with its foundation and inner spaces: the attic, the walls, and the crawl space. No one should feel seasonal changes in their home. Cold floors, inconsistent temperatures or high energy bills. All Homeowners can benefit from having an energy evaluation, and **Carolina Energy Conservation** is the one to do it!



Carolina Energy Conservation owner, Jeff Thompson.

In 2008, Jeff Thompson established Carolina Energy Conservation from his garage in Surfside Beach. His focus is on meeting the homeowner's need for comfort. Through becoming a Dr. Energy Saver dealer and joining the Contractor Nation network, this company has grown in size and reputation for 17 years along the Grand Strand.

"Our vision is a world with bright, healthy, energy-efficient homes," said Thompson. "That encapsulates



Carolina Energy Conservation is a Dr. Energy Saver dealer offering solutions for all types of home comfort issues.



BEFORE



AFTER

Carolina Energy Conservation offers Crawl Space Encapsulation.

everything we do." The company offers services from insulation to spray foam to crawl space encapsulation to Solatube Daylighting.

options that will fix the problem." Many homeowners don't realize that issues with insulation or moisture in the crawl space or attic result



BEFORE



AFTER



BEFORE



AFTER

Carolina Energy Conservation offers both blown in cellulose & spray foam insulation.

The first step with Carolina Energy Conservation's service is an energy evaluation.

Carolina Energy Conservation offers Crawl Space Encapsulation.

"We do an infrared camera test inside the home," said Thompson. "We'll inspect the home's insulation levels, look at the attic space, crawl space, test the moisture content in the wood of the crawl space, looking for any sign of a moisture issue, and offer a full report of what's going on. Most of the time, we can offer multiple

in unhealthy air as well as inflated energy bills.

"Homes around here don't have basements. That means the crawl space is up to 50 percent of the air you breathe," said Thompson. "If you've got a moisture problem or mold under your house, you're breathing that in. We can eliminate that problem."

Thompson's customers report a range of benefits after work is completed.

"People tell us, 'My utility bill has

gone down substantially,' or 'My house is finally comfortable,' or 'I can finally enter the room over the garage.'" Carolina Energy Conservation also offers 12-month, interest-free financing.

Crawl space encapsulation seals a home's crawl space from the outside by installing thick, overlapping sheets of polyethylene plastic on the space's walls and exposed dirt floors as well as a dehumidifier. Not only does Carolina Energy Conservation encapsulate crawl spaces, but they offer ongoing maintenance.

"We'll come out every year and make sure your investment is staying safe – checking and cleaning your dehumidifier," said Thompson. "We're not going to put something mechanical under your house and just hope it works out. That's the kind of specialty service that we offer." Carolina Energy Conservation offers both blown in cellulose & spray foam insulation.

As part of the Dr. Energy Saver network, they also have access to products and technology unavailable to other contractors. The blown in cellulose is made of a recycled material that is fire and pest retardant. The most popular in beating the South Carolina heat is upgrading to spray foam insulation, which offers the best R-value and immediate energy savings for homeowners.

In addition, Carolina Energy Conservation is a Solatube® dealer, offering solar attic fans to cool off hot attics and small footprint daylighting



BEFORE

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AFTER

products that bring in natural light. "We can get bright, shiny light inside your house in less than two hours," said Thompson.

There are federal and state tax credits for insulation improvements, solar attic fans, Solatube Daylighting. Making your home more comfortable begins with a free energy assessment by the specialists at Carolina Energy Conservation.

Carolina Energy Conservation is a Solatube® dealer.