



# BEFORE



This toxic drywall was what the team at Kingon Homes and Remodeling in Bonita Springs, FL had to contend with in their most recent project. “The home is large and luxurious, and is located in the Veranda in Ft. Myers,” says Ken Kingon. “My client was able to purchase this never before lived in home at a very good price, knowing the drywall problem was fixable if we followed the recommended protocol.”

While steps can be taken to make the home safe to live in, the process of ridding the home of the toxins is quite challenging. “In every home with Chinese drywall, all the drywall has to be removed, along with the electric wires and appliances,” Kingon states. “The drywall contains a substance that corrodes the wires. Once these are removed from the house all interior framing, trusses, and concrete floors must be scrubbed down. It took us a month to get the house totally free of all the toxic particles. Finally an engineering firm, experts in Chinese drywall removal, must test all areas of the home to be sure it’s totally clean,” he finishes.

# HOME IMPROVEMENTS

Written By Tanner Nash

## creating a safe space

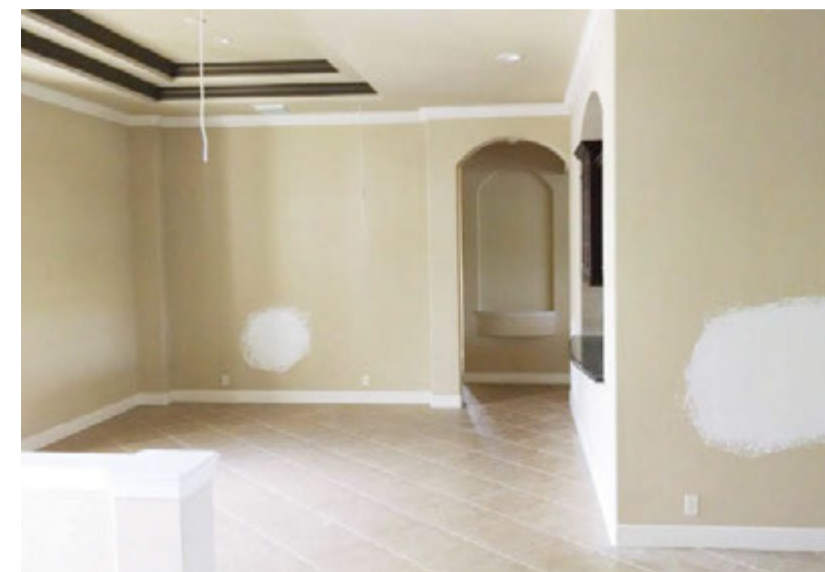
**I**F YOU’VE EVER PURCHASED OR RENTED IN THE SOUTHWEST FLORIDA AREA, YOU’VE PROBABLY COME ACROSS THE TERM “CHINESE DRYWALL”. THIS DEFECTIVE DRYWALL WAS MANUFACTURED IN CHINA AND IMPORTED TO THE US BEGINNING IN 2001, AND WAS USED HEAVILY IN THE HOUSING BOOM. AREAS IN THE SOUTHEAST, LIKE FLORIDA, HAVE REPORTED THE MOST ISSUES WITH THIS DRYWALL AS WARM, HUMID CLIMATES CAUSE IT TO LEACH TOXINS INTO THE HOME. IN FACT, FLORIDA MAKES UP 56% OF THE COMPLAINTS FILED SINCE THE DRYWALL WAS USED HEAVILY TO REBUILD AFTER A SERIES OF HURRICANES IN 2005.





According to Kingon, Chinese Drywall was just the start of the challenges in this project. “Beside the drywall issue there were many changes we made to the layout. We removed walls and fireplaces, reworked the master bath, changed the pool bath into two half baths, updated the bonus room, and the kitchen was totally reconfigured. We touched every square inch of this home, and we are all extremely happy with the results.”

Starting in the kitchen, the flow of the space did not work for the new homeowners. “They really wanted to create a more streamline kitchen and get away from the ‘old world’ style it originally had,” says Kingon. They created two large islands, one functioning as a great prep space, and the other a perfect buffet and seating area for entertaining. The first island blends with the custom cabinetry in the kitchen, while the second is covered with chiseled Travertine, and accented with LED lighting. The ceiling was also reshaped with interesting details, and completed with task and accent lighting. “Since both homeowners love to cook, we had to make sure the



kitchen was lit correctly. It was like a cave before, but now it’s light and bright at any time of the day,” Kingon states. Technology is also important to the owners, so a TV that descends from the soffit above the cabinets was installed.

When looking into the family room, the view was originally obstructed by an awkwardly placed fireplace. “We removed it, opening up the arch and creating a better flow between rooms,” says Kingon. In the family room, the built in wall unit was also removed, and the wall refaced with the same chiseled Travertine that covers the second island in the kitchen. The new details in the ceiling also

echo those in the kitchen, but are placed on a different angle to create separation between the two rooms. The beams also feature indirect lighting, adding depth to the space.

18 x 36 inch porcelain tiles from Ruben Sorhegui were laid throughout the main space of the home contributing to the sleek new design. “While choosing this tile creates a beautiful look when finished, it’s much more difficult to install,” Kingon laughs. “The floor underneath the tiles must be perfect. We mud set the floors, making sure they were even to allow for minimal grout lines between tiles.”

In the living and family room, 20" wood cornices were added to the original sliding doors, making them appear taller. New casing was also added to the doors, and the crown molding was updated as well. In the dining room a fresh coat of paint, accent lighting, and a new chandelier go a long way in updating the space.



**“Similar ceiling details and cohesive flooring choices tie the family room and kitchen together.”**



# KINGON HOMES & REMODELING

*with Southern Showcase*  
*Since 1982*



[www.KingonHomes.com](http://www.KingonHomes.com)

*Custom Homes ~ Renovations ~ Design Services*  
*Kitchens ~ Baths ~ Outdoor Living ~ Additions*

*The Look You Love*  *The Name You Trust*

CBC 034278

(239) 949-1100

CBC 059689