

TAKE ONE WITH YOU!  
HIGHS:  
Each Bonac swimmer finishes season at county meet with personal bests. A20

HAMPTON PULSE  
THURSDAY, FEBRUARY 12, 2021

PULSE  
A RESIDENCE

PHOTO  
Sales in 2020

Day, that's prime time. Now it seems like they went back, where people are looking for longer time periods." That trend continued in the summer of 2021, but to a lesser degree after the COVID-19 freedom granted by Summer — a move-up for lost time. Year, it's a bit early, but it seems threatening

# Shortages Stall Fixer-Uppers

BY DIANE STRECKER FOSTER

Last year, Carol Sharks, a real estate salesperson with The Corcoran Group, was a lucky buyer. She managed to find a home in Sag Harbor for under \$1 million — no less, for \$760,000 — and snagged it, knowing full well that it needed a complete renovation. But ever since closing in November, she has watched her remodel grind to a halt — due to the unavailability of construction materials. Her kitchen cabinets are backordered by two months, and heating and air conditioning units, also backordered, are holding up the next phase.

Her story is not unique. Due to supply chain issues brought on by a series of disruptions around the world during the pandemic — from port congestion overseas to labor shortages in factories stateside — construction slowdowns are the norm, even though several local builders say the situation is improving. Windows and doors still prove to be the hardest to find, though, as well as high-end appliances and lighting fixtures, many of which have to be substituted to avoid halting projects entirely. A particular South American hardwood called ipe, which is used to build decks, has also been in high demand, with a very low supply.

Stratton Schellinger, a co-owner of Krupinski Builders in East Hampton, said he skirted supply issues impacting the company's deadlines by carefully planning and ordering well in advance — which means at least 15 weeks out for doors and windows alone.

The actual construction process is unaffected. Lead time is the issue," Schellinger said. "You need a good plan, decisions made swiftly and a schedule to order construction materials. If you think ahead, you can get it done with no issues meeting your deadline. That's what we do and we are getting it done." While the pandemic has played a huge role in the shortages, the number of home sales and renovations on the East End have increased exponentially, and a massive amount of construction exploded simultaneously, creating the perfect storm, explained contractor David Wheeler, owner of DKW Home Improvements in Sag Harbor.

"At the rate things are going, I don't see a change anytime soon," Wheeler said, "but we can remain hopeful." While socially distancing and, in turn, spending more time at home, many local residents without much of a backyard retreat turned their attention toward installing pools and spas during the pandemic — and, for prospective buyers, having a pool is often a selling point. For those homes without room for one, it could be a deal breaker.

With the increased demand set against material shortages, such as PVC piping and chlorine, installers have had to order ahead in preparation for a deluge of spring builds, according to Matt Simes, office manager of Kazdin Pools in Southampton.

"We have seen a definite increase in people coming out to the area and wanting that private outdoor space that, of course, includes a pool," he said.

One home in particular is getting the most attention in Harrisson's office: A four bedroom, two bath at 155 Waterhole Road in East Hampton, with room for a pool, listed at just shy of \$1.25 million. The home was already has five other offers. "I've seen a lot of homes that were listed for under \$1 million or more, according to Simon Harrison, owner of Harrison Realty in East Hampton. Bidding wars have driven the price of homes in the area upward. "I've seen a lot of homes that were listed for under \$1 million or more, according to Simon Harrison, owner of Harrison Realty in East Hampton. Bidding wars have driven the price of homes in the area upward. "I've seen a lot of homes that were listed for under \$1 million or more, according to Simon Harrison, owner of Harrison Realty in East Hampton. Bidding wars have driven the price of homes in the area upward."

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