

Improvement	Date	Note/Details
Infrastructure/Whole House:		
Whole-house generator w/Infohub remote monitoring	Jan 2023	Briggs & Stratton 26KW Power Protect Standby Generator w/10-year warranty & Infohub for remote monitoring. Installed by Virginia Generator Service (they also service our annual contract).
Solar Panels	July 2020	13.86 kwh solar array (36x Axitech 385W panels) installed by Alt Energy (now Tiger). Produces enough for all our electrical needs. 25 year manufacturer warranty; 10 year parts and labor.
New gutters	Summer 2019	Roof Top Services installed new gutters and downspouts.
Insulation attic	Fall 2019	Average 7.5" thick spray-foam insulation at roof rafters and gable ends. Installed by Weatherseal.
Insulation (blown) 1st/2nd floors	2020	R13 Applegate Densepack cellulose insulation installed in all wall cavities throughout 1st/2nd floors by Weatherseal Insulation Co.
New Heat Pumps/Furnace--Basement/1st Floor	2022	Trane XV19 2-Ton heat pump and interior unit with 8 KW electric back-up heating. Installed by Albemarle Heating and Air
New Heat Pumps/Furnace--2nd/3rd Floor	2019	Trane XV19 3-Ton heat pump & indoor coil, Trane 96%AFUE gas backup w/variable speed blower. Installed by Airflow.
HRV (Heat Recovery Ventilation) Basement/1st	2022	Broan HRV for improved interior air quality/fresh air
ERV (Energy Recovery Ventilation) 2nd/3rd	2019	Renewaire Model EV19 ERV for improved interior air quality/fresh air
Windows & Doors	2020	New windows 1st & 2nd floors--Pella Architect Series, clad pine, insulated dual tempered low-E glass, and "inview" screens (better transparency, lets in 14% more light than conventional) with all new interior trim. All new exterior doors, almost all new interior doors, all new hardware.
Chimney and Fireplaces--1st floor living, 2nd floor master	2019 (lining/cap), 2022 (dampers)	Original masonry chimney lining removed, new lining installed, new stainless-steel chimney cap, new chimney top-sealing dampers installed
Original wood flooring through living/dining/bedrooms	2020	Original 3/4" narrow-strip red-oak on main and 2nd floors sanded in place and refinished (with new in renovated areas as needed, i.e. wic/laundry)
Arlo video doorbells and security cameras installed around property	2022	Front and rear video doorbells. Cameras on driveway and generator sides.
Painted exterior and interior	2020	Entire exterior and interior (above grade) painted in late 2020.
Electric Vehicle Charger	2024	Chargepoint CPH-50 level 2 home EV charger on dedicated 50-amp circuit installed at driveway
Interior--basement		

Basement Apt: Soundproofing between basement apartment ceiling and main floor	2018	Underside of main floor noiseproofed with plywood and drywall sandwiched with Green Glue sound absorber between floor joists. Open space between joists then filled with blown-in insulation. Suspended basement ceiling (2 layers of drywall with Green Glue sound absorber) on steel frame hung from joists on rubber hangers.
Interior-1st Floor		
Main Renovation--kitchen	2020	Porcelain tile floor, glass tile backsplash, custom cabinets w/pull-out shelves & bar, engineered-quartz countertops, multiple lighting levels, new appliances including fridge/freezer, dishwasher, induction cooktop, double convection oven/micro combo, dual-zone wine fridge. Eat-in area--custom bench cushions covered in crypton fabric (performance, easy clean); outlets convenient for device charging.
Added front vestibule	2020	2x6 construction, sliding steel-framed, frosted glass privacy doors, double entrance doors, porcelain tile flooring, vintage mid-century Italian light fixture, secure interior mailbox.
Staircase/railing	2020	New factory-built oak staircase and custom powder-coated steel guardrail and detail.
Pocket doors	2020	New pocket doors with tempered glass panes to separate living/kitchen and kitchen/dining if desired without blocking light.
Powder room w/motion sensor light/fan	2020	Motion-activated, auto-off extraction fan and light. (Auto fan much less embarrassing for guests who might need it!)
Interior 2nd Floor		
Owner's suite	2020	Owner's suite renovated, added new closet and ceiling fan/light with remote control and large adjoining walk-in closet.
Owner's suite bathroom	2020	All new, porcelain floor tile, glass accent tiles, shower w/temp regulating valve (if someone flushes toilet, temp stays the same), Italian bathroom cabinets.
Upstairs laundry/kitchenette	2020	2nd laundry room doubles as kitchenette added during renovation. Includes water sensor and drain pan with pipe to outside in case of washing machine overflow.
Egress planning	2020	Egress windows in all bedrooms, including built-in escape ladder in back bedroom.
3rd floor/attic		
Finished half-story	2019	Formerly unfinished walk-up attic was fully insulated, drywalled, wired for power and lights, and finished. Currently used as gym and office space but would be great for teenager hangout.

Exterior		
Front Canopy	2020	Steel frame canopy with mid-century cedar accents, plexiglas top, and LED motion-sensor lighting.
Double porch at back	2020	Double-high screened porch on back. Upper level secure (access from inside 2nd floor only). Programmable, adjustable LED lighting on exterior for ambient lighting inside porch and on patio.
Exerior/Porch--screening & shades	2021	Meshguard engineered screening used on porch to meet guardrail code requirements. For looks, durability (cats!), and safety: https://www.screentight.com/screening-systems/mesh-guard/ Coolaroo sunshades for privacy, shade/UV protection from the morning and afternoon sun (east and west).
Custom-built-in-place shed	August 2022	8x10, mid-century design, built by Sunnypond LLC
Patio/hardscaping back	Oct/Nov 2022	Porcelain-tile patio--strong, lower maintenance, stain resistant. Walkways and grill pad are concrete pavers with mexican beach pebble surround. Pavers sealed to resist staining.
Steps/hardscaping front	2020	Bluestone-paver on brick steps at front entrance. Pathways to front from both driveway and street are (sealed) concrete pavers with Mexican beath pebble surrounds.
Custom planter	Oct 2022	Cedar clad concrete block with bluestone caps
Corten-steel decorative panel screen around heat pumps	Nov 2022	
Exterior Basement Steps	Feb 2023	New bluestone steps and risers (over original brick)
Exterior Basement Steps/Railing	March 2023	New custom powder-coated aluminium guard rail and hand rail installed
Tall privacy fence around back of property	2022	Installed 8' high fence, built with 2x8s around entire back yard.
Fenced Trash Corral	2022	Trash corral built to match fence, hides trash and recycling bins. Allows access to bins from inside yard w/gate to facilitate taking bins down driveway on trash day.
Native Plantings, pollinator friendly perennial garden		
Reasons we like it here:		
everything designed and built to make living easier, e.g. 2nd floor kitchenette for coffee in bed, 2nd laundry next to master WIC.		
Lots to explore (hiking trails on Observatory Hill, walking paths around the Dell, UVA grounds)		
Pre-game here and walk to stadium for UVA football and JPJ for games/concerts		
11 houses away from UVA - a short walk to work!		