

Updates and renovations to 2658 Hampshire Rd, Ann Arbor 48104

Summary

Home was built in 1958 (998 sq ft); back addition (490 sq ft) and carport were built between 1993-1997

December 2022 – December 2023

- Asbestos floor tiles, old carpeting, pad, and baseboard trim professionally removed from original living room, all 3 bedrooms, hallway, and laundry room; new engineered hardwood installed with new oak baseboard trim; laundry room has vinyl flooring that is not glued down
- Renovated primary bedroom closet, doubling space and adding shelves, rods, baskets, and a drawer
- Lighting added to primary bedroom
- Second bedroom closet renovated with shelves, drawer, and rods
- Linen closet renovated with adjustable shelving

March 2023

- The entire interior of the house professionally painted except the kitchen (later renovated), original bathroom (later renovated), laundry room, and smallest original bedroom (both later refreshed)

May – July 2023

- Whole house water shutoff valve replaced
- New dishwasher installed
- New toilets in both bathrooms installed
- Second bathroom renovated with new vanity, sink, and faucet, and new barn door (the old inswing door limited the size of the vanity and cramped the room)
- Ductwork under slab cleaned and professionally sealed
- Laundry tub drain cleaned out to main sewer line under house
- Back yard outside spigot replaced, with shutoff and drainage under bathtub; new plumbing panel access added in second bedroom
- Laundry replumbed by professional plumbers
- New washer/dryer installed
- Furnace and air conditioner replaced with high efficiency units, new on-demand water heater installed; new spiral return air ducts installed
- Fiberglass back door installed, storm door with pet door installed

August – November 2023

- Roof shingles removed, all roof decking removed, all old insulation removed
- Six new electric circuits run in roof space; extensive rewiring by licensed electrician, addition of ceiling lights/fans, exterior lights; all interior lights replaced, all with LED fixtures
- New insulation (R32 in original house, R38 in back addition) and roof installed with 30-year shingles
- New 6" gutters and downspouts installed
- Solar tube added in family room
- Gable end vents added to attic space in back addition; Iceguard-type membrane installed on entire roof under shingles
- New Andersen windows installed in the two north-facing walls

April 2024

- Helical pier foundation supports added to south wall and southwest corner of back addition

May – July 2024

- Three large rain gardens installed
- Cedar siding repaired in preparation for exterior paint, particularly on north wall of back addition
- Exterior of house sealed and painted
- Barn and gazebo painted
- Planted 5 trees/shrubs, brought in large landscape boulder for front yard

September – December 2024

- Kitchen completely renovated including moving a wall
- Ceiling in kitchen, living room and dining area covered with ½" drywall, installed with screws
- New appliances in kitchen: range, refrigerator, garbage disposal, RO system (dishwasher was only 1 year old)
- Display/storage cabinet added in living room
- Shower tiles and grout in second bathroom sealed
- Large dining peninsula created with custom hickory top; seats up to 7

April – July 2025

- Gutters and downspouts added to the barn, with stormwater running to large rain garden
- Drywall repair post roofing, other paint touchup
- Trenches in front extension to help with drainage of low areas of sidewalk, treating poison ivy behind fence in back of yard
- Mailbox and address replaced at front door
- Gutters and downspouts added to barn

August – November 2025

- Renovation of original bathroom

January – May 2026

- Third bedroom updated with new closet, other storage built in, painted wainscoting, added baseboard trim
- Touch-up painting throughout home
- New windows with adjustable blinds installed in front door and carport hallway door
- Deadbolt locks and new handles installed on front door and carport hallway door
- New lever handles installed on all interior doors
- New rain garden installed in back yard to help keep the barn foundation dry
- New LED workshop lights installed in barn