

Updates and renovations to 2658 Hampshire Rd, Ann Arbor 48104

Purchased November 30, 2022

December 2022 - February 2023

- Flooring tested, tiles positive for minor asbestos but adhesive was **not** positive for asbestos (\$125, Environmental Testing Laboratories, Belleville, MI)
- Asbestos flooring professionally removed in original house—3 bedrooms, hallway, living room, laundry/mechanicals room—and overlying carpeting, pad, baseboard trim also removed (receipts for this work cannot be found – it was a company from Livonia or Southfield, recommended by Environmental Testing Laboratories, about \$2500)
- Installed 7-1/2" wide engineered natural hickory plank flooring in all 3 bedrooms, hallway, and living room of original house, glued down with adhesive that is a vapor barrier/bridging/sound cushioning adhesive; plank flooring has a thick wear layer that allows at least one sanding/refinishing of wood, giving it a long life (\$6566 + cost of flooring around \$4300, DLT Construction)
- Installed all new custom oak baseboard trim and some door casing in those same rooms except smallest bedroom (\$1064 + materials, DLT Construction)
- Renovated primary bedroom closet, using closet space from the smaller bedroom it backed up to. Doubled the size of the primary closet. Installed closet system of baskets, shelves, and hanging rods, with repositionable shelves and hanging bars to configure as the homeowner wants. One permanent drawer also installed. Drywalled, trimmed. (\$3340, DLT Construction for all closet costs, lighting closets)
- Lights installed inside primary bedroom closet
- Light installed as room entry light above closet, switch next to door
- Closet in second bedroom, finished with same types of components as the primary closet, repositionable shelves and hanging bars
- Linen closet finished with same materials as other closets, repositionable shelves
- Window shades/blinds installed in most windows. The second bedroom has electrically operated blinds from a remote (IKEA; also possible to add an app to control from a cell phone)

March 2023

- Interior painting, all rooms and ceilings except smallest bedroom, kitchen, and original bathroom (Colorblast Painting, \$5600)
- Temporary repair of leaking roof sections completed (carport, southwest corner of family room) (DLT Construction)

May – July 2023

- Replaced whole house water shutoff valve, permitted through City of Ann Arbor (\$696, A+ Drain & Sewer)
- New dishwasher installed (Best Buy)
- New toilets installed in both bathrooms (\$763 labor plus cost of toilets [\$600], A+ Drain & Sewer)
- New barn door installed in second bathroom, replacing old in-swinging door, allowing greater space for larger vanity and sink; doorway re-jambled in oak (Jeld-Wen door, Jeld-Wen barn door hardware, Rustica Hardware privacy brushes, \$470 + labor \$505, DLT Construction)
- New vanity, sink, faucet, and wall cabinet installed in second bathroom, dramatically increasing bathroom storage (\$500 approximately for materials, labor in A+ Drain & Sewer costs above)
- Heating/cooling ducts in slab foundation professionally cleaned (\$560, Amistee)
- Heating/cooling ducts in slab professionally sealed against air leakage, water incursion – 2 coats over 2 months (\$6500, Amistee)
- Laundry tub drain scoped and cleaned out to main sewer line under house (\$410, Puck Plumbing)
- Backyard outside spigot (runs alongside bathtub in main bath, from shower plumbing access in linen closet) replaced by plumbers with frost-free spigot with inside shutoff and drain; plumbing panel added in second bedroom to access this shutoff; laundry area replumbed to include standpipe, shutoff; replaced old copper tubing for natural gas supply for dryer, now in black pipe, which meets code; plumbing updated and reconfigured above laundry tub in preparation for new on-demand water heater installation

- New stacking front-loading washer and dryer installed, vented to exterior (over \$3000 spent on dishwasher, washer, dryer. Purchased at Best Buy, name-brand appliances—LG, GE)
- Furnace, water heater, and air conditioning unit removed and replaced with high efficiency HVAC (American Standard 95% efficiency 60,000 BTU, Energy Star) and air conditioner (\$17,277, 365 Mechanical)
- New on-demand water heater installed by HVAC crew (included above, 365 Mechanical)
- New return air ducts installed in all bedrooms, all living areas (previously only had 1 return air duct and 1 small additional duct in second bedroom) (included above, 365 Mechanical)
- New fiberglass Masonite back door installed, Larson storm door with pet door installed (\$1000 + \$300 + \$400 labor, DLT Construction)

August – November 2023

- Roof shingles removed, all wood roof decking removed in sections, drip edge, etc., removed, old insulation removed. Old fascia boards removed, replaced with PVC to prevent future water damage. Extensive rewiring was done while roof cavity was exposed. Bridging installed between rafters for stabilization. New insulation (mineral wool batts, Tuff-R foil faced 1" thick foam boards) installed, and a 1-1/2 inch air gap was created with 1" blocking strips screwed into the sides of each rafter, creating air flow from soffits to ridge vent. New insulation R-32. New roof decking installed. Whole roof then covered in self-adhesive waterproof underlayment membrane (Ice Guard-type product). New Owens-Corning Duration Flex Tru-Definition shingles then installed in Estate Gray color. New drip edge, flashing, ridge vent, etc. New 6" seamless gutters installed, with downspouts all leading to front yard (eventually ending in rain gardens, after gardens were installed in spring of 2024), where the natural slope leads to the street. (\$40,000 total for roof, insulation, gutters, DLT Construction). While the decking and insulation was removed, the contractor inspected for water damage above bedrooms, living room – there was none. The knotty pine ceilings in the bedrooms is purely decorative.
- Solar tube installed in family room ceiling to increase natural light, installed while roof work was being done (\$500 plus installation, included in roof cost)
- New DC bathroom ceiling exhaust fans installed in both bathrooms, vented to exterior through roof/side wall; second bathroom fan also has humidity sensing phase (cost of fans \$200 approximately; labor cost in electrical below)
- Extensive rewiring: 6 new circuits (5 in kitchen area, 1 GFCI circuit in main bath), new ceiling fixtures (fans with lights) in all 3 bedrooms, living room, family room, and den; new kitchen LED can lights in ceiling, new light inside front closet where there never was a light before; new outlets with USB and duplex plugs in kitchen and second bathroom, all outlets/switches replaced throughout house, timers for both bathroom vent fans, dimmers for vanity lights, 3-way dimmer for kitchen ceiling cans, dimmer for dining area light, all new light fixtures throughout rest of house, all new exterior lights including back yard lights. Smoke/carbon monoxide alarms installed. (\$8430, Chelsea Electric). We purchased the light fixtures separately and they are not included in the Chelsea Electric cost. We probably spent \$3000 over several different shopping trips for fixtures, bathroom vent fans, and ceiling fans. All LED light fixtures.
- Gable end vents added to attic space in new addition to increase air circulation to underside of roof, which helps the roof last longer

February – April 2024

- Multiple quotes for foundation repair (settling that was pre-existing to when we bought the house), drainage solutions for water in back yard after snow melt, hard rain in January of 2024
- Contracted with Foundation Systems of Michigan (FSM) for 5 helical piers to be installed on south side of new addition, and one on southwest corner of new addition (6 total), to address settling of the slab foundation in the new addition. Work completed on 4/24/24, lifetime transferable warranty. Permitted, inspected, and passed by City of Ann Arbor. (\$14,378.63). FSM has since changed their name to Groundworks, but the lifetime transferable warranty still applies. The foundation specialist inspected the remainder of the house foundation and found no issues; it is sound.
- Removal of dead willow in back yard that was endangering structures, and pine in front yard that was growing into service lines (\$2050, Net Zero Tree Service)

May – July 2024

- Three large rain gardens installed, 2 in front, 1 in back, to capture all downspout water from front and back roofs, and capture stormwater coming downhill behind house, protecting house, barn, and yard, planted with all native species (\$10,700, New Leaf Natives/Creating Sustainable Landscapes). We have noticed a considerable difference since the gardens were installed—even with torrential rains over the 2024-2025 summers, the yard is staying much drier than it did prior to having the gardens installed; once the gardens come out of winter dormancy, there is no standing water in the yard, not squishy after storms, dries up quickly; the barn still has a wet floor in the early spring with snow melt and rains, before the ground thaws enough to absorb water. We store sensitive things up off the floor on 2x6 or 2x4 planks, or on shelving to prevent equipment getting wet. It is usually no more than an inch or less of water and dries up in a few days. It is dry for the remainder of the year.
- Repair of deteriorated cedar siding on north side of new addition—old cedar removed, new house wrap applied, new cedar siding boards primed on all sides and installed, caulked. While doing this repair, the old sheathing, house wrap, and insulation from the lower part of the north wall was removed, new insulation installed, new sheathing, house wrap installed. The bottom run of siding on that north wall was replaced with PVC planks to prevent deterioration from ground contact. The previous cedar siding on that wall had deteriorated from poor roof cleaning and clogged gutters, neglecting to stain and seal the cedar siding over a number of years, all rectified with new roof and gutters, and sealing cedar siding with new stain. We do hire someone to go onto the roof and use a leaf blower to clear the roof and gutters of debris several times a year. (\$700, DLT Construction)
- New Andersen windows (wood inside, composite-wrapped outside) installed in two north-facing walls, primary bedroom and family room, to replace old wood-framed windows which had deteriorated from neglect, lack of stain coating, and north-facing weather; trimmed and new casing installed (\$1500 window cost + \$468 labor, DLT Construction)
- Entire exterior of house sealed/painted with highly pigmented stain, underside of carport and all soffit material sprayed white (greater reflection of light into house compared to old dark brown soffits) (\$8300, Colorblast Painting, using Benjamin Moore/Anderson Paint/Stain)
- Barn and gazebo also painted/sealed with the same brand stain
- Planted 5 trees/bushes, brought in large landscape boulder. Removed old split rail fence that marked front corner of lot (\$1000 in plants/trees/bushes/boulder, KBK Nursery, Saline)

September – December 2024

- Kitchen renovation and new ceiling drywall was at least \$70k. The company we used was KAS Home Improvement – they did a great job.
- Kitchen walls gutted to the studs except ceiling; all cabinets, drywall, flooring, insulation removed
- Drain inspected by camera from main bathroom to main sewer line, pronounced in good shape
- Kitchen drain replaced in 2" PVC to main sewer line - jackhammered up concrete floor and replaced (\$620 to scope and locate, \$3800 to jackhammer up and replace, Puck Plumbing)
- Kitchen hot and cold copper water lines sanded and sleeved to protect from concrete (cost included above, Puck Plumbing)
- Once new concrete floor over plumbing was cured, the whole floor was sealed and waterproofed with Superior Pro-Shield Plus Liquid Applied Waterproofing Membrane, purchased from The Tile Shop
- Electrical updated in kitchen, including new electric cable for the range; range moved to outside wall; new circuits used for dishwasher, refrigerator, stove hood, small appliance area at end of long counter
- New reverse osmosis system (Cloud Water) installed to sink spigot, refrigerator, and spigot in laundry room (laundry room RO faucet bypasses remineralization, useful for filling room-size humidifiers)
- New RockWool mineral wool batt insulation installed in kitchen exterior walls
- Kitchen layout expanded by removing wall between kitchen and living room, and moving it about 2 feet toward living room; better traffic flow, more than doubling and almost tripling counter space and storage compared to original galley kitchen layout, including breakfast bar large enough for seating 6-7 people
- New ½" drywall applied with screws to ceiling in kitchen, dining area, and living room to cover old stippled textured ceiling and gaps where kitchen wall was moved (no water damage, just ugly texture, wall gap, and a few nail pops from roofing the year before)
- Drywall applied to walls, mudded, taped, and sanded; drywall was sealed with primer

- New cabinets installed: pantry, many drawers, in-cabinet pullouts, trash/recycling pullout, tall upper cabinets to make use of tall ceiling space, with soft-close doors and drawers (IKEA cabinets, many cabinet inserts and organizers available)
- Natural stone quartzite flooring installed in kitchen and laundry room hallway, and sealed, with polymer nonstaining grout (India Mica Green quartzite tiles purchased from The Tile Shop)
- New granite countertops installed (purchased through Lowe's with 20 year presealed transferrable warranty against food and beverage staining)
- Custom solid wood (hickory) plank breakfast bar countertop and coffee bar-area countertop installed, hard wax oil used to seal wood (Rubio Monocoat) (\$2500). The carpenter who made the countertop was a subcontractor through KAS Home Improvement.
- New ceramic backsplash installed (Home [brand] Milk [color] from The Tile Shop, Fresh Lily colored grout) with Motawi Tile display behind range (\$650 for Motawi tiles, uncertain of cost of the rest of backsplash)
- New kitchen workstation sink installed (Create Good Sinks), with colander, rollout drain mat, sink bottom grid
- New pull-out Kohler faucet installed
- New appliances installed – GE refrigerator and electric range with true convection, American Standard 1.25 horsepower garbage disposal, IKEA range hood vented to the outside; GE dishwasher was new in 2023
- Multicolor undercabinet lighting installed; in-cabinet multicolor lighting installed in glass-fronted cabinet
- New lighting in kitchen for a bright workspace installed (additional ceiling cans, pendants over sink and breakfast bar), on dimmers
- Built-in display/storage cabinet installed in living room, with multicolor lighting in glass-fronted top section
- New bifold barn doors installed on laundry/utility room
- Shower tiles and grout in second bathroom cleaned and sealed

April – July 2025

- Gutters and downspouts added to the barn, with stormwater running to large rain garden
- Drywall repair post roofing, other paint touchup (\$3200, Colorblast Painting)
- Trenches in front extension to help with drainage of low areas of sidewalk, treating poison ivy behind fence in back of yard (Creating Sustainable Landscapes, \$650)

September – December 2025

- Replaced old mailbox with larger box and Motawi address tiles
- Gutted the original bathroom to studs on walls, not including ceiling; removed old ceramic floor tile; removed wall insulation; removed all fixtures and fittings (final cost for bathroom with labor and materials around \$30-32k)
- Drains for toilet and sink replaced to about 3 feet from the toilet where the plumber found solid drain pipe – concrete jackhammered up, new PVC drains placed, vent stack replaced about ½ way up with PVC, concrete poured and cured (\$4260, Puck Plumbing)
- New wiring for ceiling can over shower, dimmers for lights, timer for fan installed
- Minor mildewing beneath old tub eradicated
- Blocking applied between studs for placement of towel bars, toilet paper dispenser, robe hook, grab bars in tub, cabinets, etc.
- Entire wood structure – all studs, stud pockets, backside of plywood sheathing for exterior cedar siding – all sealed with 2 coats of Kilz Mold and Mildew resistant paint
- Concrete floor sealed and waterproofed with Superior Pro-Shield Plus Liquid Applied Waterproofing Membrane, purchased from The Tile Shop; sealant also applied to base plate on exterior wall (\$100 for the Pro-Shield Plus)
- All walls insulated/soundproofed with batts of RockWool insulation, spray foam insulation in corners where the studs meet and batts could not be installed (\$496, Koala Insulation)
- New fiberglass and plastic Sterling tub and surround installed, with new Grohe faucet and showerhead (tub and shower surround purchased at Lowe's, about \$800; Grohe faucet purchased online, about \$175)
- New greenboard drywall applied to walls, drywall to ceiling to repair damage to edges caused by removing old painted crown molding and installing new ventilation fan (bathroom ceiling now has 3 layers of drywall; two layers were already applied when we bought the house); drywall taped, mudded, and sanded

- New black slate flooring installed, pre-sealed twice (\$663 materials from The Tile Shop, including baseboard trim, backsplash, wall niche)
- Black slate baseboard trim installed
- Slate floor sealed two more times once it was grouted
- Drywall sealed, then painted with 2 coats of Benjamin Moore Aura Bath & Spa paint
- New IKEA vanity with large storage drawers installed; bamboo countertop and vessel sink installed with vessel sink Grohe faucet (cabinet, countertop and sink about \$500; Grohe faucet around \$170)
- Marble backsplash installed behind sink
- Two new IKEA wall cabinets installed, one with mirrors over sink (about \$450 in cabinets)
- New lighting installed
- New niche with shelf created to right of sink area, with electric duplex outlet tied into GFCI circuit
- Toilet reinstalled (new in 2023)
- Barn door style door with privacy brushes installed to save room in bathroom, also creates hallway linen closet door (\$470 for door, hardware, brushes)
- New towel bars, toilet paper holder, robe hook, and grab bars installed on areas of previously installed blocking for security (around \$200-250 for hardware)
- Curved shower curtain rod installed
- Window trimmed in new stained/sealed casing

March – May 2026

- Third bedroom: Affixed storage added with drop-down shoe/paper/craft supply cabinet, pegboard with shelf, clips, and hooks in the place where the old closet was; and a closet with hanging bars, drawers, and shelves installed to the left of that; this new closet more than doubles the original closet, which was used to expand the primary bedroom closet
- Wainscoting painted, new baseboard installed in third bedroom (DLT Construction, Colorblast Painting \$1900)
- Touch-up painting and drywall repairs throughout home (Colorblast Painting, included in above cost)
- New windows with adjustable blinds inside the glass installed in front door and carport hallway door; all new weather seals on all 3 doors (DLT Construction, included in above cost)
- Deadbolt locks and new handles installed on front door and carport hallway door (DLT Construction, above)
- New lever handles installed on all interior doors (DLT Construction, above)
- New rain garden installed in back yard to help with barn foundation water incursion (\$3800, Creating Sustainable Landscapes)
- New LED workshop lights installed in barn (\$340, Chelsea Electric Co.)

The barn has a loft. The barn easily holds as much as a typical garage if you need to leave room for cars. Between the 2-car carport and the barn, we don't miss having a garage at all.

The foundation repair by Foundation Systems of Michigan is covered by a printed warranty, lifetime, transferable.

At this point, we have paid over \$230k in materials and labor for the above renovation projects. The vast majority of it was necessary work that involved structural and mechanical systems that were either no longer functioning or neglected to the point of endangering the structure of the house. Some of these projects were known when we bought the house. Some were unforeseen. In total, we have about \$500k invested in this home.