

Improvements Made by Current Owner ~ 22 Stringfellow Lane, Arrington, VA 22922

Original house (built 1930)

Exterior

- ** Replaced old asbestos shingle roof with galvalume metal roof (paint guaranteed for 35 years)
Replaced shingles on attic dormer with Hardiplank siding
- * Replaced old storm windows and front storm door with higher quality (low E glass) windows and door
Repaired deteriorating window lintels & ledges
- * Added rubber barrier to roof of enclosed back porch

Electrical system

- ** Rewired upper floors of house completely and basement almost completely
Added outlets and switches
Replaced the electrical panel
- * Increased the electrical service
- * Buried the electrical line into house.
- ** Replaced all lighting fixtures with stylistically appropriate ones (including two alabaster ceiling pendants)
Added several wall lights

HVAC

- ** Replaced two heat pumps in 2015
Added humidifier to downstairs system
Added ducts to first floor
Added ducts to attic
- * Added Jotul woodstove in downstairs fireplace
- * Installed new stainless steel chimney liner

Insulation

- * Added insulation to exterior walls
Replaced insulation in laundry room/mud room ceiling
Replaced insulation in attic ceiling

Kitchen

- Replaced wall paper backsplash with tile
- * Replaced formica countertops with butcher block (island) and soapstone
- * Added dishwasher
Replaced existing appliances with higher-grade, stainless steel models
Painted oak cabinets
Added recessed lights in ceiling and undercabinet lights
Added open shelves
Created pantry next to kitchen at basement stairs and in former WC

Laundry/mud room

- * Installed plumbing for washer and dryer
Installed new washer & dryer
Installed Marmoleum floor
- * Installed sink with base cabinet, granite countertop, upper cabinet, and undercabinet light
Replaced ceiling tiles

Living room

- * Added built-in walnut shelves
- * Uncovered windows flanking fireplace & restored trim

Ceilings

- * Removed textured ceiling surfaces
- * Added mesh and replastered

Upstairs bath

- * Added shower with tile surround
Added built-in cabinet
Replaced small vanity with custom walnut double vanity with marble top

Bedrooms

Added ceiling fans
Reconfigured closets to make them more usable

Attic

** Finished previously unfinished attic (i.e., added sheetrock, trim, carpet & lights)
* Added sky light
Rewired & added subpanel

Basement

Added refrigerator

"The Addition"

General

Installed high quality Marvin double-pane windows (all except office)
Installed HardiePlank siding

HVAC

Installed radiant heat in floor of interior spaces
Installed heat pump and ductwork for air-conditioning (and backup heating)

Enclosed existing side porch, featuring--

** Wheelchair-friendly bathroom with custom stone & glass tilework, shower, & custom cabinets & vanity
Large closet
Hallway
Stone tile floor in hallway & bathroom
Upgraded wiring with subpanel
Office with cork tile floor & new French doors

***** Room featuring--**

400 square feet plus large alcove
Cathedral ceiling with cupola
Windows on five sides
Large "piano" alcove
Window seat
Built-in bench
Floors of wide-board, reclaimed cherry
Large Rumford fireplace
Extensive custom cabinets and shelves
Terne standing-seam roof
Recessed ceiling lights, sconces, ceiling pendants, cove lighting

**** Screened porch**

Locust floor
Ceiling fan
Recessed ceiling lights
Ca. 175 square feet
Vaulted ceiling
Terne standing-seam roof

Deck

Locust floor
Ca. 98 square feet

Landscaping

Replaced or removed all dying boxwood
Planted many native trees and shrubs
Replaced front walk with stone that blended with house walls
Installed stone walk in back from driveway to deck
Created large fenced area in back yard
Installed trellis to conceal heat pumps