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DesignLine
HOME TRANSFORMATIONS

3909 Deep Rock Road
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In an effort to be eco-conscious in
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DesignLineInc.com.

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DesignLine Transformations offers remodeling services to homeowners in the greater Richmond VA area. This list is to keep homeowners up-to-date on remodeling information, building news and home-tour observations. With an eye to the environment, we are converting from one paper newsletter to a paperless, e-newsletter, with opt-in, opt-out options. We invite you to sign up for our next issue.

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DesignLine

HOME TRANSFORMATIONS

DesignLineInc.com

804.270.4411



Dramatic transformation:

A great location with a not-so-great house

When these Manakin Sabot homeowners found a beautiful lot on a golf course, they closed their eyes to the existing house, using their imaginations to envision their dream home with an eye to aging-in-place. The existing structure with its gray vertical siding and 70s floor plan lacked the aesthetic appeal they desired. The low-pitched roof, massive chimney, dining room, and living room simply didn't work.

"When we ran across a not-so-great house, sitting on a great piece of property, I made two phone calls," the homeowner said.

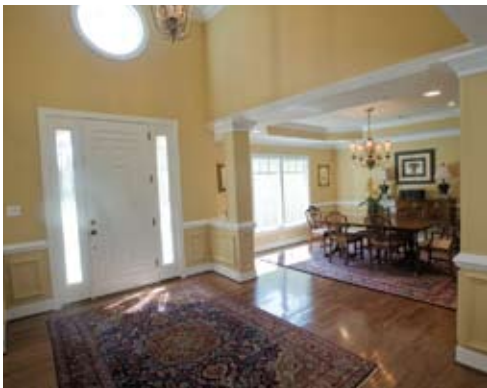
"One was to a realtor friend of mine and the other was to DesignLine, who has done work before for us."

DesignLine replaced the old exterior with solid horizontal siding finished in a light, earth-tone color, framed in cut stone. The entry porch floor is native, Shenandoah Valley Bluestone with a beaded ceiling overhead. Entrance to the new addition which includes a foyer and formal sitting room is through an eight foot door with side lights. The formal 130 square foot entry to the foyer has a 14 foot ceiling and a full-



circle window for natural light.

The ground floor was re-designed for comfort and entertaining. The entire first floor received custom hardwood flooring and the walls new drywall and a fresh coat of paint. By removing walls and adding load bearing columns the space opens into an inviting area for intimate family gatherings, or large group entertaining.



What was the dining room and living room became the new family room with an expansive wall of windows overlooking the golf course and the existing family room became a billiards room.

A new dining room was created from an existing bedroom with added tray ceiling, built-in cabinetry lighting, chair, picture and crown molding. The third bedroom was converted into a walk-in closet with new cabinetry for the master suite.



A second floor with a series of dormers along the back of the house nestles nicely into the steep pitch of the new roof. The added space, accessible by a custom oak staircase, created two new bedrooms as well as a Jack 'n Jill bathroom and sitting area for homeowners' children.

"This has been a project that we are proud of, and, like our homeowners, will remember always," said Wayne Booze, owner of DesignLine. "It was both a challenging and rewarding project; the kind that allows us to prove our design capabilities, and engineering expertise."

New corporate identity adopted

We have a new look. We are still DesignLine Remodelers, but our new look has a small revision to our name: no longer "Remodelers" but now "Home Transformations." It's a change to highlight what we've been doing for a long time—transforming homes in ways that transform homeowners' lives with significant and positive effects.



DesignLine is a company of people who live and work in the present, while thinking about the future as we design and build. As remodeling trends evolve to a more sustainable living and aging-in-place focus, our new logo reflects that evolution.

Home upgrades worth a tax break

Making energy-efficient home improvements will not only cut your cooling costs this summer but can also provide a sizable break on your tax bill come tax season. Thanks to the new economic stimulus package, consumers can receive tax credits for up to 30% of the cost to make energy-efficiency improvements to their homes, such as adding insulation or replacing windows. The maximum \$1,500, one-time-only credit is a significant jump from the \$500 offered in years past and will be available through 2010.

Add insulation

Insulation is the cheapest home improvement that qualifies for the tax credits and you could save up to 20% on your energy bills.

Replace windows and doors

Windows, doors and skylights need a label from the National Fenestration Rating Council that says their U-factor—a measure of how well they'd keep heat from escaping—is no more than 0.30. The label also needs to

list a solar heat gain coefficient, or SHGC, which measures how much of the sun's heat penetrates into the home, of no more than 0.30.

Replace older air conditioning systems

To qualify, central air conditioners need a seasonal energy efficiency ratio, or SEER, which measures the efficiency of central air, of at least 16 and an energy efficiency rating, or EER, which tracks how it operates once the outdoor temperature reaches 95 degrees, of at least 13.

Replace old roofing

Assuming your roof is around 15 years old, replacing it with a metal or asphalt roof that meets Energy Star requirements will help keep your home cool by reflecting the sun's heat.

Call DesignLine to learn more about the tax credits: **804.270.4411**