

Property Improvements: 325 E Trinity

The following is a comprehensive list of home improvements and renovations completed over the last 10 years (2016-2026).

Whole Home

- **Electrical (2017):** Replaced all knob and tube wiring, 2 new panels, whole home grounding and breaker
- **Internet (2017):** Cat5e data lines with ubiquity wifi ceiling units
- **Downstairs HVAC System (2016):** Installation of a new Gaspack HVAC unit.
- **Upstairs HVAC System (2021):** furnace and AC unit
- **Tankless Water Heater (2021):** Installed a Rinnai Sensei RUR199e tankless system and upgraded the gas line to a 2lb service.
- **Insulation & Attic Fan (2019):** Added new insulation and an attic ventilation fan.
- **Roof (2026):** Certaineed architectural shingles & full decking replacement. ## year shingle warranty & ## install warranty transfers with house

Exterior & Landscaping

- **Driveway & Paths (2018):** Installed a new Herringbone brick driveway and matching walkways with a professional poured concrete base.
- **Fencing (2016 & 2026):** Installed a new perimeter picket fence around the front of property. Upgraded all fence gates.
- **Landscaping (2016-2026):** Multi-year landscape design and installation project

Basement

- **Foundation & Crawlspace (2022):** Comprehensive basement and crawlspace moisture/structural solutions including professional dehumidifier, upgraded sump pump, encapsulation, and French drains.
- **Foundation 3 year inspection plan (2026):** one service inspection per year with TarHeel Basements
- **Exterior Door (2022):** upgraded custom door size with keypad deadbolt lock
- **Improved Lighting & Additional Outlets (2018-2025):** more bulbs, LED lights, and outlets

Kitchen

- **Remodel (2017):** Installed new marble tile backsplash, quartz countertops, stainless steel undermount sinks, Kohler faucets, and lighting
- **Stainless steel appliances:** Samsung induction range (2017), Vissani French door refrigerator (2025), Bosch dishwasher (2025),
- **Insinkerator Garbage Disposal (2025)**

Mudroom / Laundry Room

- **Laundry (2016):** Installed stacked Samsung washer and dryer units
- **Mechanical upgrades (2022):** updated plumbing, inset dryer exhaust vent

- **Backdoor (2022):** replaced with half light paneled design to compliment exterior

Downstairs Bathroom (2022)

- Full renovation of the lower-level bath:
 - Improved floor plan for privacy
 - Marble floors, marble shower stall, and custom marble sink backspace
 - All new plumbing, floor joists, subfloor, drywall, foam insulation
 - Floating sink & Kohler exposed plumbing
 - Pottery Barn light fixture & Medicine Cabinet mirror
 - Rejuvenation bath fixtures and hooks
 - Kohler plumbing fixtures including separate wand in shower
 - Glass shower surround
 - New trim and restored original solid wood door with rejuvenation mortise lock hardware

Downstairs Bedroom

- **Updated Trim (2022):** baseboards, window and door
- **Restored solid wood doors & hardware (2023)**

Living Room

- **Fireplace (2018):** Restored the chimney and opened the fireplace to create a functional focal point
- **Wood Window (2023):** replaced west facing wood window with new wood window. Kept original leaded glass double hung window on the front facade of the house
- **Trim (2023):** window and doors
- **Restored door hardware (2026):** original brass French door & closet
- **Wall Mounted TV (2017):** electrical outlet installed above fireplace
- **Elfa Closet system** - custom fit

Dining Room

- **Elfa Closet system** - custom fit

Media Room

- **Dolby Atmos surround sound (2021)** - full configuration negotiable
- **4K Short throw Projector & Media console (2021)** - custom bookshelf to hold short throw projector
- **Color drench paint (2021)** - Zarazura painted in SW Naval

Upstairs Bathroom (2020)

- Full renovation & design for functionality by CQC
 - Floating cabinet
 - Quartz “concrete” countertop
 - Kohler plumbing fixtures with rain shower and [wand](#) in shower
 - Custom storage niches in pony wall
 - Custom sourced corner tub from Canada to facilitate functional floorplan upgrade

- Tile wainscoting
- Pottery barn medicine cabinet mirror

Kids Bedroom (2020)

- Add additional closet and install larger solid wood closet doors
- Elfa Closet systems - custom fit
- New window, door, and baseboard trim
- Chandelier fan
- Wall mount reading sconces for bunkbed
- New east facing wood window, keeping original leaded glass [window](#) on the front facade

Office (2020)

- Loft conversion to office designed and constructed by CQC
- Solid wood soft-closed, paneled French doors
- Extra insulation in side walls
- LAN plug
- High mount electrical outlets in side walls
- Wall mounted TV
- New trim: windows, door and baseboard
- Added ceiling fan

Primary Bedroom Home Addition (2022)

- CQC designed and construction of Primary bedroom, closet/dressing room, and bathroom
- 2nd floor laundry area featuring LG Washtower
- Ceiling surround sound system in bath and closet - full setup negotiable
- Inset wood cabinetry
- Custom inset linen cabinet with fluted glass doors
- Solid surface soaking tub
- Water closet
- Rejuvenation Polished Nickel door hardware
- Bloomsberg Carpet - wool "country club" carpet in Axminster Pinnacle - Royal
- Premium tile & lighting selections
- Kohler bath fixtures, including 3 piece shower setup: standard, rain head, and wand
- Pottery barn medicine cabinet mirrors
- Custom fit adjustable closet system
- Upgraded wood windows in existing bedroom & addition

Furniture is negotiable with the exception of vintage pieces: blue loveseat in primary, blue footstool in foyer, dresser in foyer, brown leather chairs in living room