

A HOW-TO HANDBOOK FOR HENRICO'S NEIGHBORHOODS

The Homeowner's Enhancement Guide is intended for homeowners and prospective purchasers of older homes that may be in need of modernization and enhancement to the appearance of the house and property. Elements of the Guide are of value for newer homes as well.

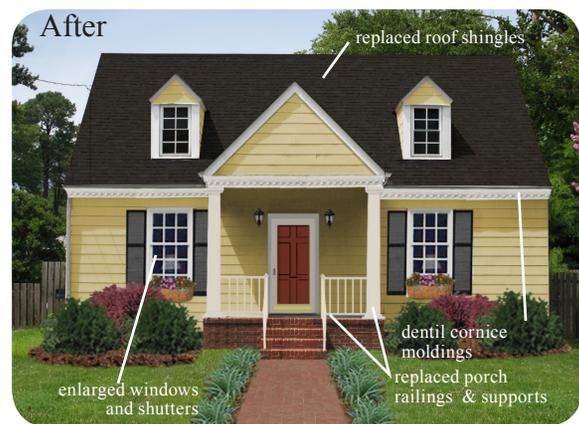
By enhancing the appearance of your property you can increase your property value and contribute to the desirability of your neighborhood, making it easier to sell your house when the time comes.

This brochure is intended to provide a glimpse of what is in the Guide and where it can be found.

CREATING CURB APPEAL



Enhanced photographs throughout the Guide show houses both before and after a series of exterior improvements that are illustrated according to cost.



WHAT'S IN THE GUIDE?

The Guide is organized in two ways. For improvements that are specific to the style of the house, there are individual chapters for the most popular styles found in the County:

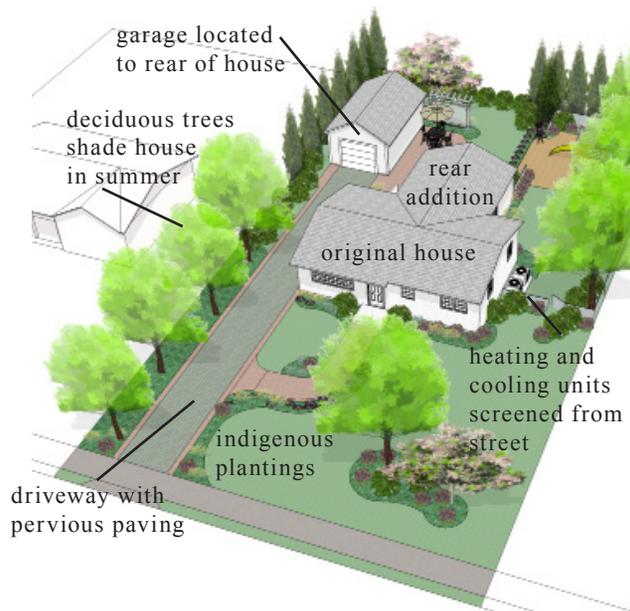
- Ranch
- Cape Cod
- Split Level
- Colonial Revival
- Bungalow

For enhancements that are applicable to any style of house, the chapters are arranged by subject and include:

- Making the Most of Your Yard
- New Houses in the Neighborhoods
- Going Green
- Aging in Place
- Organizing Your Project: Planning, Financing, and Working with Contractors

The Appendices also contain a wealth of valuable resources and reference material including a series of checklists for seasonal maintenance.

MAKING THE MOST OF YOUR YARD



This illustration shows improvements to the house and yard.

ENHANCEMENTS



Three-dimensional illustrations show the scale and placement of additions and site enhancements.



Think of the Henrico Homeowner's Enhancement Guide as an owner's manual for your home.

It can help you accomplish:

- Improving your home and site maintenance
- Increasing the curb appeal of your house and yard
- Making your property more energy and water efficient
- Incorporating universal design (handicap accessibility) ideas that may help you stay in your house as you age
- Planning for new landscaping
- Planning an addition
- Building an appropriate new house in a mature neighborhood
- Picking a contractor and guidance to help the project run as smoothly as possible
- Financing your project

DON'T MOVE - IMPROVE!

Your children love their school and you have great neighbors. So, don't move – improve.

Like most homeowners, there are probably things you like and dislike about your home:

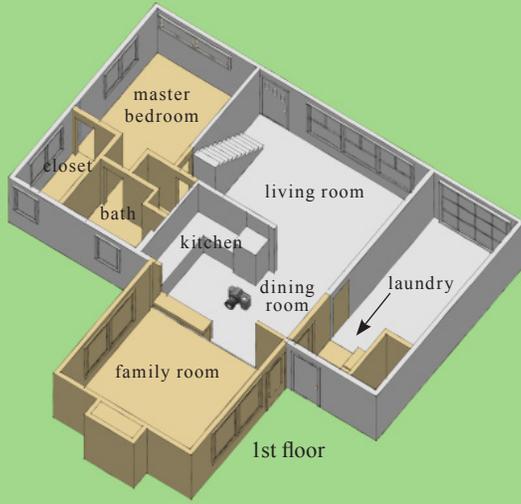
ON THE POSITIVE SIDE, YOUR HOME PROBABLY HAS:

- Good location, convenient to shopping
- Established neighborhood
- Decent lot size
- Mature landscaping
- Quality construction

THE SHORTCOMINGS OFTEN INCLUDE:

- Wear and tear due to the age of the house
- Drafts and leaks leading to energy inefficiency
- Lack of an open floor plan
- Small kitchen
- Too few bathrooms and/or bedrooms
- No garage

PUT ON AN ADDITION!



3-D PLAN rear view

Interior floor plans provide recommendations for reorganizing existing spaces and maximizing new space gained through additions.

MORE IDEAS FOR ADDITIONS

The Ideas for Additions sections provide renderings that show the placement of additions along with suggestions for site enhancements.

REAR VIEW with addition



REAR VIEW with addition & site enhancements



WHERE TO FIND THE GUIDE:

1. View and print for free at: www.henrico.us/revit/
2. Checkout a copy at any Henrico Public Library
3. Purchase a copy for \$10 at:
The Department of Community Revitalization
4062 Crockett Street
Henrico, VA 23228



Improvements you make to your home may be eligible for the Residential Investment Tax abatement program. Visit www.henrico.us/finance/ and click on *Reinvest: Residential Rehabilitation Tax Credit* for more information.

County of Henrico's *Award-Winning* HOMEOWNER'S ENHANCEMENT GUIDE

Updates for Today's Lifestyles



Awards

*American Planning Association, and
the National Association of County
Planners Award of Merit.*

*National Association of Counties
Achievement Award.*

*Urban Land Institute, Richmond,
Leadership In Public Policy Award.*



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