

# LIST OF IMPROVEMENTS

-Per Seller-

3107 N Shepard Ave. Milwaukee, WI. 53211

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## FOR THE HOUSE OR YARD AS A WHOLE:

### UPON MOVE-IN

- Removed all exposed radiators and replaced the HVAC system with high efficiency forced air heating and cooling system (installed and subsequently maintained by Donovan & Jorgenson).
- Hired professionals to remove all paint from basement walls in the two large southern rooms (three different colors were evident from the layers) down to the current cream city brick
- Sanded and refinished all wood floors on first and second floor
- Removed underground oil tank that was buried just to the south of the driveway
- Replaced the collapsing front stoop with new cement steps up to the front door
- Replaced the entire electrical service entry which was not up to code

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## LATER ON

- Added UV protection for most of windows on 1<sup>st</sup> and 2<sup>nd</sup> floors
- Installed ADT security system
- Added an attic ventilation system (AC Infinity brand) monitored and controlled by a Bluetooth-linked app.
- Replaced the roof of the house (~2019)
- Updated the rubber membrane/adhesive/gravel on the roof of the garage, which itself is concrete.
- Replaced the cement driveway
- Added yard/garden automatic watering system
- Added custom iron railing to steps from driveway into the house including a second path headed directly to the garage
- Reengineered stormwater runoff. Specifically, the original combined sewer system design had all downspouts delivering rainwater into the interior

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## FIRST FLOOR – KITCHEN

- Rebuilt the kitchen upon move in including:
- Added modern custom cabinetry (painted white) complementing the original cabinets (wood colored, some with original floral motif)
- Added granite countertops
- Installed new oven/stove
- Added a second sink on a new kitchen island, for which we had a top created consisting of an edge-glued walnut plank using wood from a walnut tree that we harvested from the yard just south of the south outdoor terrace. (This was necessary as the tree had grown over the top of the house and was a threat to the building.)
- Added a high flow kitchen vent fan
- Opened upper wall between kitchen and what used to be the “maid’s day room” turning that room into a kitchen social and dining area
- Added shoe shelf and coat hooks to the driveway entrance into the kitchen
- Added modern lighting, including up lighting above the cabinets
- Added microwave, refrigerator/freezer, 2 disposals

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## **FIRST FLOOR – DINING ROOM**

- Added four alabaster sconces and a historical chandelier, with dimmer lights
- Added custom upholstery and pillows to the window seat

## **FIRST FLOOR - POWDER ROOM**

- Added corner lighting
- Added new toilet

## **FIRST FLOOR – BREAKFAST ROOM**

- Added a historical chandelier, with dimmer
- Replaced the wooden cover over the basin which contained the badly damaged original indoor water fountain, using a custom cut granite slab
- Added new leaded glass on the north-facing windows

## **FIRST FLOOR – FOYER**

- Added alabaster ceiling light

## **FIRST FLOOR – LIVING ROOM**

- Added track ceiling lighting
- Restored chimney, rebuilt from roofline to crown

## **FIRST FLOOR- SUNROOM**

- Rebuilt the original glass transom windows specified in the 1913 blueprint elevations, which had been covered over with wood panels.
- Restored the original tile surrounding the fireplace, which had been painted over

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## **SECOND FLOOR – STAIRWELL AND HALLWAY**

- Added track lighting
- Created custom-lit display case with glass shelves in the hallway
- Restored the heavy pocket door that closes off the hall into the master bedroom

## **SECOND FLOOR – MASTER BEDROOM AND BATH**

- Redid master bathroom, using decorative tiles from Lebanon, added: bathtub, separate shower, two new sinks with vanities, new heated tile floor on original concrete base, custom counter-top vanity, and custom lighting including corner uplighting
- Moved the door from the master bedroom into the bathroom to the west, allowing the creation of a shower stall, and providing an additional shallow closet in the bedroom where the original bathroom door had been.
- Repainted bedroom
- Updated both closets to “California closet” type design
- Added track ceiling lighting in bedroom

## **SECOND FLOOR – SOUTHEAST BEDROOM/ (PH OFFICE)**

- Removed 7-foot enclosed radiator between the tall built in bookcases and replaced it with custom cabinetry
- Updated closet to “California closet” type design

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## SECOND FLOOR – EAST FACING BEDROOM (Guest Bedroom)

- Removed an old powder room and replaced it with a full modern bath creating an ensuite guest room
- Restored the transom window from over the bathroom sink into the bedroom
- Painted bedroom
- Added custom cushions to window seat

## SECOND FLOOR – EAST FACING BEDROOM (Library/TV Room)

- Repainted

## SECOND FLOOR – SUNPORCH (QH Office)

## SECOND FLOOR – NORTHWEST CORNER BEDROOM

- Moved the laundry room up from basement to the second floor

## BACK STAIRWAY GOING FROM SECOND TO THIRD FLOOR:

- Refinished the floors of the back staircase and third floor hallway

## THIRD FLOOR – HALLWAY

- Added track ceiling lights for highlighting artwork

## THIRD FLOOR – NORTH BEDROOM - (the “Sewing Room” on original blueprints)

- Added a sink and mirror

## THIRD FLOOR – EAST BEDROOM

- Added ceiling light over our pool table
- NOTE: This room works well with a pool table complemented with a sofa and a couple of comfy chairs and ottoman

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**THIRD FLOOR – (PURPLE CARPETED STOREROOM WITH NO WINDOWS)**

NOTE: Our kids used this room as a nursery for the grandchildren used to blackout curtains.

**THIRD FLOOR – SOUTH BEDROOM**

**THIRD FLOOR – EAST BEDROOM**

**BASEMENT – CARPETED AREA**

- Professionally removed multiple layers of paint from all basement walls, exposing the original cream city brick
- Added wall-to-wall carpet

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## **BASEMENT AREA – MECHANICALS / FURNACE AREA**

- Removed old boiler and associated piping.
- Removed original coal bins and power washed and painted walls
- NOTE: UWM, as an owner prior to us, removed all asbestos from the property
- Replaced boiler (2018) with high-efficiency high-capacity unit
- Added multiple floor-to-ceiling shelving units
- Repaired cement floor in the furnace room where a coal conveyor had previously been
- Installed stainless steel hot water tank that generates domestic hot water via a heat exchanger powered by the high-efficiency boiler.
- Upgraded workshop: removed three 110 year-old wash tubs and associated piping, levelled and painted the floor, added a shop sink, installed 18 feet of maple tabletop, LED lighting, and shelving, and added a radiator for heating.
- NOTE: We particularly enjoyed the sunlight from the three full windows in the workshop area.

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## GRASS AND GARDEN AREAS

- Hardscaped the front entrance to the house adding raised gardens and steppingstones to the grass
- Added (all existing) perennials and trees throughout the property
- Updated gardens and rebuilt backyard garden wall. Added backyard window boxes.
- Added back yard slate patio and, for maintenance, re-laid some slate several years later
- Installed automatic outdoor lighting for house and garden
- Disconnected all downspouts from domestic sewer system and redirected to lawn
- Installed automatic watering system for lawn and gardens