



122 MADISON ST,  
PORT CLINTON, OH

# BUILDING IMPROVEMENTS & RENOVATIONS

Disclaimer: The following information was compiled from a conversation with an individual involved in the renovation of the property and is provided solely as a courtesy. It is believed to be generally accurate but has not been independently verified by the seller or the listing brokerage. This summary is not intended to serve as a representation, warranty, or guarantee of the property's condition, systems, improvements, or specifications. Prospective buyers are encouraged to conduct their own inspections, investigations, and due diligence and to verify all information to their own satisfaction.

## STRUCTURAL & MASONRY

- Extensive masonry restoration completed by a specialized masonry restoration company (not standard masonry work).
- Madison Street façade was tuckpointed and structurally reinforced to strengthen the historic brickwork.
- Significant roof repairs included new roof sheathing where needed.
- New EPDM membrane roof installed over the upper residential section, tying into the adjoining building.

## RESIDENTIAL RENOVATION

- Second-floor residential space was completely gutted and reconfigured.
- Original apartment layout eliminated (historically two apartments sharing one common hallway restroom).
- New framing and floor structure installed to create one cohesive living space.
- New flooring throughout.
- New fireplace installed.
- Luxury primary bathroom designed with:
  - Walk-in tiled shower
  - Accessibility considerations
- Laundry area completely rebuilt.
- Residential rooftop patio constructed with a European pedestal paver system.

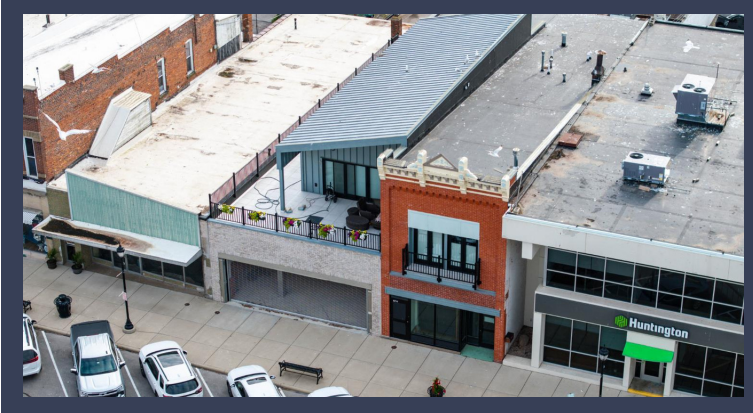
## ELEVATOR & ACCESSIBILITY

- Residential elevator installed to provide accessibility between levels.
- Elevator selected with aging-in-place and wheelchair accessibility in mind.
- New rear staircase constructed with new handrails.
- Architect-designed renovation.
- Seller is obtaining elevator specifications and architect information.

## MECHANICAL SYSTEMS

- Significant HVAC upgrades throughout the building.
- Four HVAC systems currently serve the property:
  - Residential Side A
  - Residential Side B
  - Commercial space
  - Garage
- Existing rooftop units modified with redesigned ductwork to better serve each individual area.
- New condenser installed.
- Mechanical systems reconfigured during renovation.

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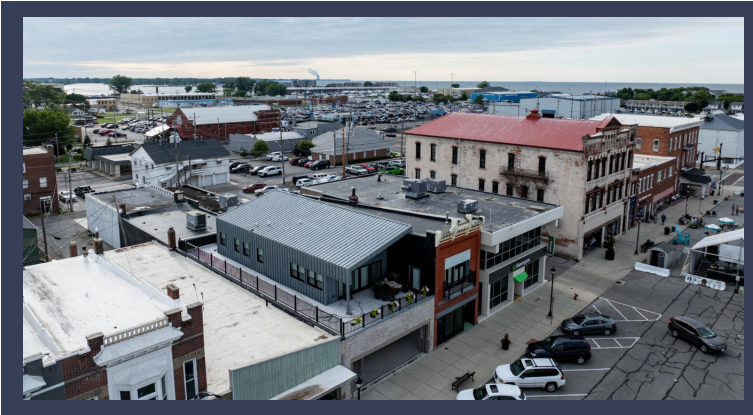


## PLUMBING

- Bathrooms completely rebuilt.
- Laundry plumbing updated.
- Building already accommodates future accessibility needs.
- City required consolidation from two water services to one.
- One water line was officially abandoned.
- Single municipal water service now serves the property.

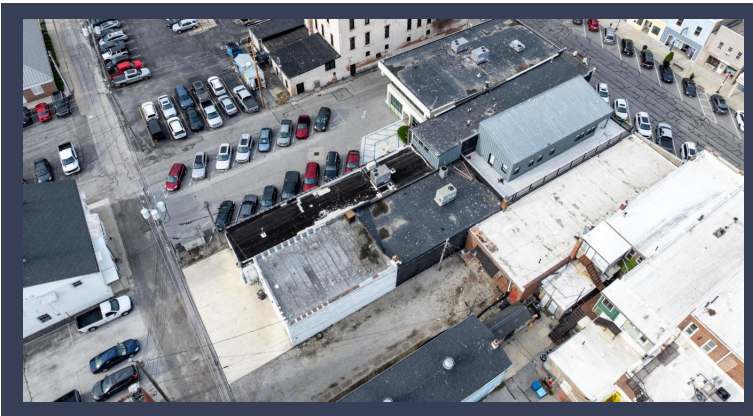
## BASEMENT / UTILITY

- Utility services consolidated.
- Roof drainage improvements added on utility side of building.



## COMMERCIAL IMPROVEMENTS

- Commercial storefront includes:
  - New storefront glazing
  - New glass system
  - New rolling security grille
- Overhead garage door replaced.
- New exterior concrete installed at alley entrance.



## FUTURE COMMERCIAL LAYOUT

- The renovation contemplated:
  - Two commercial suites
  - Shared restroom area
- Interior hallway connecting:
  - Elevator
  - Rear alley
  - Garage
  - Commercial suites
- This design allows secure rear access for deliveries and materials.

## GARAGE

- New overhead door.
- Concrete approach replaced.