

**Major Renovations/Upgrades Made to the *Tower House Studio Building* 12-1-2025
(Completed by the Owner Last 10 Years)**

Lower-Level

- ☐ Rebuilt the entire store front and replaced missing plate glass; Tuck-pointed all exterior brick;
- ☐ Replaced all structural floor joists, clad plywood decking, and installed tile;
- ☐ Rewired and provided updated AMP fuse box;
- ☐ Replumbed with all copper tubing;
- ☐ Repaired the Master Bathroom;
- ☐ Replaced and clad plywood decked the entire Lower-Level floor;
- ☐ Repaired the entire wooden ceiling;
- ☐ Reinstalled the original fire door

Basement

- ☐ Enlarged the basement by removing the posts and installing laminated beams
- ☐ With laminated beam installed a new gas furnace (\$30,000) and ducting and air compressor
(Lennox High Efficiency propane with 500-gallon tank)
- ☐ Rebuilt the stairs

Upper-Level

- ☐ Installed the kitchen
- ☐ Repaired the floors
- ☐ Repaired the ceilings
- ☐ New trim on the doors
- ☐ Baseboard and window trim crown moldings throughout

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- ❑ Built stairs to the roof
- ❑ Repaired and painted decorative stamped steel ornamental feature on top and side of roof
- ❑ Repaired the roof and installed larger gutters
- ❑ Rebuilt the East side cut stone sidewalk full length
- ❑ Rebuilt the Master Bathroom and installed walk-in shower and claw-foot bath tub

Interior and Exterior

- ❑ Ground and tuck-pointed the entire brick building inside and outside