

# 34 Temple Street, Newton

## List of Improvements

**First renovation included comprehensive restoration and upgrade of all systems (2002)**

### **Structural Work and Restoration**

- Covered roof with 30-year black asphalt shingles (extra shingles are in the basement)
- Removed black shutters (stored in the basement)
- Removed storm windows (stored in the basement because they all have original, antique glass which can be used to replace any broken windows in the future)
- Installed exterior, attached storms with cases that allow seasonal swap of glass for screens
- Restored all windows to working condition (in many cases this involved replacing the entire case around each window)
- Installed new electrical service and wiring throughout (there are three panels)
- Installed ethernet throughout
- Installed speaker system in front of the house; in the outdoor dining area; and surround sound in the family room
- Refinished all wood floors and stairs
- Removed wall paper throughout and repainted
- Installed 6 steel 'I' beams in dining room to support load-bearing wall on second floor that has not previously been supported
- Recreated authentic 'drop ceiling' with canvas and lattice in dining room
- Eradicate termites and termite damage
- Eradicate asbestos in Basement
- Replace incoming water pipe from the city to increase water pressure
- Install second water meter for separate meter for sprinkler system and outside spigots
- Replace outbound drain from the house to the city sewer
- Installed liners in all three working chimneys above the fireplaces
- New oil-based paint on all woodwork and walls

### **Front Upstairs Bathroom**

- Renovated upstairs front bathroom including long, cast iron tub and extra deep, floor-to-ceiling storage cabinets

### **Laundry Room**

- Installed electrical service to original "Sewing Room" to transform that space into a laundry room

*Information is provided by Seller without further verification. Prospective Buyers are advised to verify this data.*