



# MAJOR IMPROVEMENTS DONE BY CURRENT OWNERS TO REPAIR, REMODEL, UPGRADE AND IMPROVE THE SCHUSTER MANSION

## 2015

March – Replaced the pump on the boiler.

May – East side removal of all cedar shingles and trim and subsequently rebuilt (two year project).

July - Tuckpointing the front of the mansion, NW up to the 3rd floor, painting the green, red and black shingles on the east side.

September-Painting trims on turret NW corner.

## 2016

January – Remodeled the Butler’s Pantry.

March – Removed Buckeye tree from the front yard.

## 2017

March – Sanded and refinished the kitchen floor. Finished the woodwork and painted the bathroom in Richard’s Den.

May – Replaced the large window in the library. Replaced the ceiling on the front porch. Received the fountain for the garden. Started collecting lannon stone for the garden. Sanded and refinished the front entrance double door.

June – Replaced the four windows in Pia’s Suite with new sashes and original glass. Replaced the cedar shake siding outside of Pia’s suite. Rebuilt the exterior window frames of Pia’s Suite. Rebuilt most of the 14 basement windows and insulated them.

July – Began the construction of the carriage house, found termites, professionally treated subterranean termites using Terminix. Rebuilt posts, doors, and windows in the carriage house.

August – Rebuilt the three windows of the Prairie Sky bedroom on 3rd floor

September – Began construction of Richard’s Den cove windows. Found original porch railing in the carriage house. Construction of the carriage house continues.

October – Began replacing the entire driveway and parking area. Dug the 14’ deep trench in the yard to attach the drain to the city sewer system. Over 4000 sq. ft. of 5- inch-thick driveway was poured.

November – Installed a drain at the end of the driveway. Bought the fence for the garden, picked it up, and stored it.

December – Repaired the ceiling in the Serenity Room.

## 2018

May – Began work on the bathroom window in the ballroom, finished installation of the bathroom window. Removed the scaffolding from the side yard. Began work on the fence and wall on the south side of the driveway. Mulched the buckeye tree stump.

June – Began work on Pass-through front doors. Rebuilt the sink and fixture in Serenity Suite. Legacy Landscape begins clearing the garden of debris. Receive the first shipment of ferns and plants for the garden. Replace the flat roof on Laura Sue’s Suite, west side. Hired Advanced Exteriors to finish the cedar shake siding on the carriage house. All new sod was placed in front of the mansion.



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## 2018

July – Garden work continues.

August – Garden and yard work continues. Replaced the fence on the west side of the property.

September – Replace, rebuild and install the window in the 3rd-floor stairwell.

October – Ted and I bought and stacked 20,000 pounds of lannon stone for the garden.

November - Installed 9 new Pella windows in Laura Sue's Suite Sunroom.

Brick pavers were delivered for the garden and workers began laying the pavers in the garden.

December - Work began on the Pergola in the garden. Pavers and lannon stone are cut to the walkways in the garden.

## 2019

January - Began the demolition of the ballroom and bathroom for remodeling. Hired a plumber who defrauds us (5-month project).

March - Hire tile guys to finish the ballroom and bathroom.

May - Hire Frenti to build a porch in the garden, arbor, and picket fence.

Replace the window and door on the third floor out to the balcony. Purchase ballasts for porch and pergola.

June - New sashes and glass in all dining room windows. Install new windows in the second-floor stairwell. Install sprinkler system in garden and front yard.

July - Rhino Shield to coat the entire Mansion, Carriage house, and garden. Rebuilt pass through

doors in the back cove. Install 6 new windows in the carriage house.

September - New wide stairs in the carriage house to the second floor.

## 2021

January – Continued work in the basement, repairing old plaster wall, sealing the stone, and building a workbench. Upgraded the lighting and the basement exit door.

February – Began redoing the wallpaper in Laura Sue's Suite.

April – Install new Pella windows in Lone Star room and Laura Sue's Suite. Remodeled and repaired the main room of Laura Sue's Suite, including all-new shades.

October – Redid the floor of the side deck, bought new coating, but not yet applied.

## 2022-2026

Replaced some of the trim and window sill on the east side porch

Rebuilt the column bases on the conservatory windows

Repaired pipes coming out of the laundry room, and repaired damaged ceiling on the second floor.

Replaced slate tiles on the back and front turrets missing after storm damage

In progress replacing a portion of the picket fence at the south end of the garden

All information provided by the seller