

534 Marian Avenue

Professional Buyer's Reconstruction & Improvement Summary

Prepared for Prospective Buyers

Property Information

Property Address

534 Marian Avenue
Lima, Ohio 45801

Home Features

- 3 Bedrooms
 - 2 Bathrooms
 - Oversized Detached Garage with Workshop
 - Heated Garage
 - 120V & 220V Electrical Service
 - Move-In Ready
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Executive Summary

Unlike many remodeled homes that receive primarily cosmetic improvements, 534 Marian Avenue underwent a documented reconstruction following a fire.

The home was taken down to its structural framework and rebuilt under City of Lima building permits. Construction progressed through required inspections and concluded with the issuance of a **Certificate of Occupancy on June 18, 2026**, indicating that the permitted work had been completed in accordance with applicable building requirements.

Reconstruction Overview

According to the project scope and City documentation, the reconstruction included a total interior gut with replacement of major building systems and drywall. The Certificate of Occupancy references:

"Total gut and replacement of trades and house. Drywall."

Major Systems Replaced

During reconstruction, the following major components were replaced:

- Electrical system
 - Plumbing system
 - HVAC system
 - Drywall
 - Insulation
 - Interior doors
 - Exterior doors
 - Interior trim
 - Baseboards
 - Flooring throughout
 - Kitchen
 - Bathrooms
 - Second-floor windows
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Energy Efficiency Improvements

During reconstruction the home received updated insulation including approximately:

- R-26 Exterior Wall Insulation
- R-46 Ceiling Insulation

The home was also treated with shellac prior to insulation and drywall installation to address smoke odor concerns before reconstruction was completed.

Kitchen Improvements

Features include:

- Custom cabinetry
 - Self-closing drawers
 - Butcher block countertops
 - Tile backsplash
 - Built-in microwave
 - Exterior vented range hood
 - Side-by-side refrigerator
 - Water and ice dispenser
 - Ample upper and lower cabinet storage
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Bathroom Improvements

The remodeled bathroom includes:

- New vanity
 - New sink
 - New faucet
 - New commode
 - Tub/Shower combination
 - Bluetooth-capable exhaust fan
 - Integrated lighting feature
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Garage Features

The detached garage offers features that are uncommon in this price range:

- Oversized workspace
- Heated interior
- Ability to cool the space
- 120-volt electrical service
- 220-volt electrical service
- Workshop potential
- Multiple vehicle capacity

Permit & Occupancy Information

Construction was completed under City of Lima permits.

Building Permit Numbers

- 25-0136-RB
- 25-0150-RE

The City of Lima Building Department issued a **Certificate of Occupancy dated June 18, 2026**, confirming completion of the permitted work in accordance with applicable residential code requirements.

Why This Home Is Different

Many homes built in the early 1900s still contain older electrical systems, plumbing, insulation, or HVAC components.

At 534 Marian Avenue, the reconstruction addressed many of those major systems as part of a documented rebuilding process rather than simply updating visible finishes.

The result is a home where significant work was completed both behind the walls and throughout the finished living spaces.

Documentation Available

Available for buyer review may include:

- Certificate of Occupancy
 - Building permit documentation
 - Reconstruction summary
 - Improvement list
 - Additional documentation maintained by the seller, if applicable
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Buyer Reminder

As with any real estate purchase, buyers are encouraged to conduct their own inspections and due diligence. This summary is intended to provide an overview of documented improvements and should be reviewed together with the property's disclosures and any supporting documentation made available by the seller.