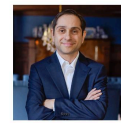


## 6 Pell Home Improvements Summary



**Maurice Owen-Michaane**  
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### Electrical & Mechanical Upgrades

- Replaced the old electrical panel with a 200-amp panel to support modern appliances, EV chargers, and HVAC systems
- Upgraded grounding and bonding system
- Installed new meter box and main breaker panel with more dedicated circuits
- Added outdoor service outlets
- Installed LG HVAC system (2023):
  - - 18k BTU wall unit on 1st floor
  - - 24k BTU cooling / 27k BTU heating air handler on 2nd floor
  - - System is expandable to 3rd floor

### Exterior Improvements

- Replaced front yard exterior sconce
- Repainted façade after chip and dirt removal
- New landscaping with fresh grass, flowers, and plants
- Installed stone/Belgian block borders in front yard, sidewalk and curbside areas, and rear of the property
- Upgraded gutters with leaf guards
- Added brass numeral sign to façade

### Lighting & Fixtures

- New back sconces in living room
- Updated light fixtures in entryway and dining room
- Updated light fixtures in secondary bedroom closets and above 2nd floor vanity
- New ceiling fans/lights in primary and secondary bedrooms
- New lighting on 2nd floor landing and in loft/attic

### Windows & Insulation

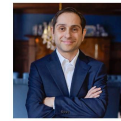
- Installed Pella Impervia windows (black interior/exterior caps, grills-between-glass, Energy Star-rated)
- Advanced low-E insulating glass with U-Factor 0.27 for sound reduction
- Installed in front-facing rooms: living room, primary bedroom, nursery
- New custom window in nursery
- Installed new window casing in living room with added 'step'
- Dense-pack cellulose insulation added to front and back house walls and garage ceiling
- Reflectix bubble foil insulation in attic
- Air sealing completed throughout

**Continued next page**

**For more information go to: [6Pell.com](http://6Pell.com) - 1**

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### **Interior Trim, Storage & Style Updates**

- Crown molding added to primary bedroom
- Bedroom closets updated with new shelving and replaced doors
- Wainscoting added to secondary bedroom
- Updated switch plates in secondary bedroom

### **Fireplace & Built-ins**

- Complete renovation of fireplace wall (2023):
  - - New mantel, crown molding, baseboards
  - - Custom built-ins (Restoration Hardware)
  - - Carrara marble fireplace and hearth
  - - New firebrick, chimney liner, and damper

### **Nursery Renovation**

- Full remodel: new trim, baseboards, hardwood floors, light fixtures, and electrical
- Added insulation to floor
- Wainscoting and custom blackout triangle window shade

### **Flooring & Bath Fixtures**

- Carpet updated (2023) on stairs and in loft
- Updated shower heads in both bathrooms
- Renovated balcony floor

**For more information go to: [6Pell.com](http://6Pell.com) - 2**

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