

## 5 ½ Christopher Lane, Norwalk

### List of Features and Improvements

Floor	Room / area / item	Notes
1, 2, 3	Main, 2nd, 3rd floors	Replaced approximately 50 incandescent high hats with LED high hats that significantly reduce energy costs, last much longer, and offer 5 different Kelvin settings.
Basement, 1, 2, 3	Main, 2nd, 3rd floors	Updated entire home security system and equipment to latest technology. Worked with Standard Security Systems who also handles home security monitoring.
Basement	Wooden Shelves	Rebuilt shelves
Basement	Black and white tiles	Replaced many broken and damaged tiles
Basement	Electrical outlets	Added approx (6) quad outlets around the full basement
Basement	Water line for refrigerator	Added water line to support ice making and water dispensing for basement refrigerator.
Basement	Water Softener	Added water softener. The unit is rented, not owned.
Basement	Air handler	Full replacement in May 2022
Basement	Home humidifier	Added home humidifier for the main floor of the home
Basement	Lights	Replaced all lights with much brighter LED multi directional lights for much improved basement coverage
Basement	Front and back shut off valves	Replaced both front and back shut off valves with a style that permits line bleeding for winter shut off.
Basement	Home Security	Repaired internet connection. Added communication device as part of full house security system updates. Added CO detector
Basement	Home Security	Added sensor near door to bilco exit to monitor and alert if water ever enters into the basement via the bilco door. Have not had any water enter via Bilco door during our ownership of the home.
Basement	Stairway to basement	Added carpet
1	Dining Room	Added chandelier. Patched, spackled, primed, repainted walls and ceiling. Replaced thermostat with one that also controls the humidity level. Fully controllable via a Resideo app on a smart phone.

1	Foyer	Added chandelier. Patched, spackled, primed, repainted walls and ceiling. Repaired and replaced broken hand rail spindles. Properly secured hand rail at top of stairs. Stained scratched / scuffed up steps. Added and installed custom carpet runner. Installed Lutron dimmable LED switches that are controlled via a Lutron app via a smart phone. Installed Schlage smart door lock that may be fully controlled via a Schlage app via a smart phone. Replaced window above front door due to failed gas seal identified at inspection. Installed Ring video doorbell to have both an operational doorbell and enhanced home security.
1	Foyer coat closet	Replaced pole/plank system with customized closet organizing system
1	Living Room	Patched, spackled, primed, repainted walls and ceiling. Replaced window with failed gas seal on side of house as determined via home inspection.
1	Family Room	Patched, spackled, primed, repainted walls and ceiling. Installed high end Sonos system. Corrected incorrect light switch wiring to ensure proper operation.
1	Family Room Chimney	Hired chimney sweep / mason to fully clean and service chimney. This included a multi day repair of masonry issues on the exterior of the chimney and the addition of a chimney cap.
1	Office, back left center of house	Patched, spackled, primed, repainted walls and ceiling. Installed Lutron dimmable LED switch that is controlled via a Lutron app controllable via a smart phone.
1	Bathroom	Patched, spackled, primed, repainted walls and ceiling. Installed towel bars. Replaced shower head. Replaced ceiling vent fan / light / heater fixture.
1	Mudroom	Freshly painted and reinstalled coat hook rack. Installed new faucet. Ran two 'home run' electrical lines to enable powering a wine refrigerator and a freezer. Installed new Schlage door lock and adjusted door closure for proper latching.
1	Closet between mudroom and kitchen	Replaced pole/plank system with customized closet organizing system. Installed Lutron dimmable LED switch that are controlled via an app just outside of closet.
1	Garage	Updated controller for invisible fence system. Updated irrigation system with new controller that is wifi capable and also updated the rain monitoring sensor. Added MyQ control for garage door opener to enable opening / closing via an app. Replaced exterior touch pad for opening garage door. Had garage door fully serviced by certified technician. Installed custom shelving system at top of steps.

1	Kitchen	Installed high hat LEDs with adjustable temperature. Added a garbage disposal. Replaced the kitchen faucet. Installed a 'home run' electrical line for the dishwasher. New GE Cafe microwave, convection, airfryer. New GE Cafe induction cooktop. Replaced home security pad with latest available technology pad. Replaced sensors throughout the 1st floor with latest technology home security sensors including smoke / CO sensors. Home security is fully controllable via an app. 3 of 4 new home thermostats are synced via Z wave technology to the home security enabling remote changes via the home security app to thermostat settings. Repainted the entire kitchen including spackling, priming and painting the ceiling and walls.
1	Kitchenette	Added chandelier and medallion over kitchen table as there hadn't been a light there and also removed an abandoned electrical plate on the ceiling, repaired the drywall, spackled, primed, and painted the ceiling.
1	Door to basement	Replaced door to eliminate a pet door and painted.
2	Guest Bedroom 1 (front left as viewed from street, pink)	Installed Lutron LED switch that is controlled via an app. Replace broken blind. Replaced two windows with failed gas seal per inspection report on the front side of the house. Repainted entire room. Also, added Ring video spotlight and installed on house electrical. Controllable via an app and Ring subscription for enhanced home security. Replaced smoke detector with smoke / CO2 detector for enhance home security.
2	Bedroom 2 (rear left as viewed from street, blue)	Installed Lutron LED switch that is controlled via an app. Replace broken blind. Replaced window with failed gas seal per inspection report on left side of house. Repainted entire room. Added new thermostat that controls 3 guestrooms and jack/jill bath on 2nd floor. Enables energy savings when bedrooms are unoccupied. Added Lutron switch and completed proper electrical installation for control of backyard overhead light string...that prior owners had simply pulled through window sash and plugged in for use. This included proper securing of the light string on the back of the house with an outdoor rated electrical outlet. Also, added Ring video spotlight and installed on house electrical. Controllable via an app and Ring subscription for enhanced home security. Added chandelier and medallion. Replaced smoke detector with smoke / CO detector for enhanced home security.

2	Jack and Jill bathroom	Replaced ceiling vent fan / light / heater fixture. Installed new shower head. Performed plumbing repairs on toilet float, sink stopper, tub stopper. Installed multiple towel bars (there were none).
2	Office, back center of house	Replaced one central light fixture with 5 highhat LED lights with temp adjustment. Replaced both defective window blinds. Secured loose outlets. Painted entire room including ceiling. Added glass breakage sensor as part of home security upgrade. Replaced smoke detector with smoke / CO detector as part of home security upgrade.
2	Bedroom 3 (en-suite; center front as viewed from street, en suite)	Replaced 2 windows with failed gas seals. Replaced chandelier. Added Ring video spotlight on front of house on house electrical.
2	Ensuite bathroom	Replaced toilet float. Had plumber perform adjustments on tub plumbing for proper faucet and drain operation. Replaced the shower head. Added towel bars. Replaced ceiling vent fan / light / heater fixture.
2	Laundry room in hallway	Rebuilt drain pan and drain under washer and dryer. Installed new heavy duty water supply lines to minimize chance of leakage. Installed custom made laundry folding board above washer and dryer. Washer and dryer were purchased new in 2022. Repaired bi-fold doors and light functioning. Cleaned dryer vent. Obtained a replacement key for the control of the mechanism that raises/lowers the foyer chandelier. This is on the left side of the laundry room. Installed security sensor that communicates with home security in the event that there is a water leak on the laundry room floor (there hasn't been a leak during our ownership).
2	Master Bedroom	Installed Sonos system. Replaced lighting with Lutron controlled LED system. Added smoke/CO sensor that is wifi connected to home security. Installed adapter to enable security pad to run off home electrical rather than battery operated. Repainted entire room. Replaced 2 windows on right side of house with failed gas seals. Added Lutron switch and completed proper electrical installation for control of backyard overhead light string...that prior owners had simply pulled through window sash and plugged in for use. This included proper securing of the light string on the back of the house with an outdoor rated electrical outlet. Replaced incandescent bulbs with LED high hats with 5 temperature settings.

2	Master closet, front of house	Replace ineffective wire racking with customized closet system...ensuring that access panels on both left and right side of closet remain fully accessible if needed. Includes 3 valet rods and a place to sit while changing. Replace incandescent light with brighter LED light. Maintained access to two attic access doors via design on closet system. Added tie rack and belt holder. Also, added Ring video spotlight and installed on house electrical. Controllable via an app and Ring subscription for enhanced home security. Replaced window due to failed gas seal.
2	Master Bathroom	Replaced master control valve for master shower. Reworked caulk throughout the ceramic tile in shower. Installed new shower head. Replaced ceiling vent fan / light / heater fixture. Replaced light fixtures above sink. Installed code compliant electrical box. Painted all cabinets and installed new cabinet knobs. Replaced both faucets. Installed various towel bars (there were none). Repainted entire room.
2	Master closet, rear of house adjacent to master bathroom	Replaced two poorly operating light fluorescent light fixtures with new LED light fixtures to improve visibility. Added valet rods. Repainted entire room.
2	Stairway to 3rd floor	Resecured loose handrail. Added stair carpet runner (there was none) due to slippery steps. Secured loose handrail at top of stairs.
3	TV / lounge area	Replaced two wall sconces. Installed Lutron LED switch that is controlled via an app. Replaced thermostat with new Z wave thermostat and interfaced it with the home security system. Replaced incandescent lights with LED highhats. Repainted room.
3	Bathroom	Repainted room. Replaced toilet seat with bidet that included electrical and plumbing connections. Replaced shower head. Added towel bar (there wasn't any). Replace toilet tank float
3	Workout area	Replaced damaged carpet with high end vinyl flooring. Replace pool hall style chandelier with LED high hats. Repainted entire room including ceilings. Installed Lutron switch controllable via app.
3	Small closet near front of house	No changes other than extending vinyl flooring into closet floor.
3	Large closet	Serviced the system that raises / lowers the foyer chandelier to ensure proper operation. Replaced incandescent lights with LED highhats.
3	Airhandler accessible from bedroom	Replaced airhandler in crawlspace. Serviced annually since installation in May 2022.
3	Attic (3rd floor) bedroom	Reworked ducts to enable guest rooms and jack/jill to be on separate zone for energy savings. Replaced incandescent bulbs with LED highhats. Repainted room.

3	Attic, unfinished	Replaced air handler. Serviced annually since installation in May 2022. Added bi-pass damper. Reworked all duct work for 2nd and 3rd floors to better optimize flow and balancing. Also to enable guest bedrooms and jack/jill bath (on 2nd floor) to be on a separate zone for energy savings when not occupied. Addressed inspection finding of mice and bat droppings by hiring a pest control specialist company to fully remediate and close up openings identified by inspector. Added damper control system to enable new airhandler and AC to service both the entire 3rd floor, as well as the master bedroom, bathroom, and 2nd floor office, and both master bedroom closets. Added LED light for improved lighting.
Exterior	Irrigation System	Repaired / replaced about 20 heads. Relocated heads that were underneath trees that grew over years. Added several additional heads to get significantly enhanced full yard and planting bed coverage. Replaced controller with new, wifi enabled controller that monitors local weather to avoid watering during rainy times. Fully controllable via an app. Performed backflow testing that resulted in replacing the backflow device.
Exterior	Mailbox	Scraped and repainted entire mailbox that was in poor condition. Replaced mounting hardware. Mailbox post was very loose in the ground...dug hole and poured cement to properly secure the mailbox.
Exterior	Rain gutters	Replaced all horizontal rain gutters around the house. Removed failed leaf guard system and implemented a 3 times per year gutter cleaning service.
Exterior	Downspouts	Properly connected all downspouts to the storm sewers. Added extension to downspout in backyard to get water away from foundation.
Exterior	Patio	Expanded patio size by over 100% for better back yard utilization. Repurposed lawn removed into back right side of property to expand patio to the right side of the back yard.
Exterior	Planting beds	Added several planting beds. Added numerous plants around the yard in both front and back yards enhancing landscape beauty. This landscaper has done a great job and been an excellent source of other service providers. Would wholeheartedly recommend him. Also handles snow removal.
Exterior	Lawn	Hired professional landscaper who handles weed control, fertilization, grass overseeding, filling in of holes, etc. This has been a multi year effort to get the lawn and landscaping improved to its current status. Irrigation system had additional heads and zones added in several areas that were not getting watered effectively...or at all.

Exterior	Front porch	Replaced roof over front porch including new railings (vinyl) as the prior railings were wood and had rotted. Added hook to left of front door for dry cleaning services.
Exterior	Radon fan motor	Replace failed radon fan motor identified at inspection.
Exterior	Condensate line from air handler at side of chimney	Due to standing water observed in backyard window well, determined that the source was that the condensate line was not properly installed to route the water away from the house. Installed extension to route water away from window well into the back yard.
Exterior	Siding and trim	Repainted siding and trim in May / June 2025.
Exterior	A/C units (3 total)	Replaced all 3 AC units and pads in May 2022. Have been annually serviced since installation. Includes \$\$ for 3 airhandlers, updated ducting, new thermostats