



## PROPERTY INSPECTION REPORT

Prepared For: Jim Arens  
(Name of Client)

Concerning: 1717 Church Street, Galveston, TX 77550  
(Address or Other Identification of Inspected Property)

By: Danny Marlow Lic.#: 23187 05/19/2021  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot

eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.** When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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Promulgated by the Texas Real Estate Commission (TREC)      P.O. Box 12188, Austin, TX 78711-2188      (512) 936-3000 <http://www.trec.texas.gov>

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas.
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the

sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## Home Inspection Report

Prepared exclusively for

**Jim Arens**



**PROPERTY INSPECTED:**

**1717 Church Street  
Galveston, TX 77550**

**DATE OF INSPECTION: 05/19/2021**

**Inspection No. 521350-715**

**INSPECTED BY:**

Danny Marlow  
6484 Sea Isle  
Galveston, TX 77554  
danny.marlow@pillartopost.com  
(409) 443-5694

**INSPECTOR:**

Danny Marlow  
Lic.#: 23187  
danny.marlow@pillartopost.com  
(682) 459-3732

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*Each office is independently owned and operated*

**I = Inspected**

**NI = Not Inspected**

**NP = Not Present**

**D = Deficient**

**I NI NP D\***

## REPORT SUMMARY

### I. STRUCTURAL SYSTEMS

#### **D. Roof Structures and Attics**

*Comments:*

- Attic was entered for inspection.
- Insulation was approximately 8" inches thick at time of inspection (batt type insulation).
- Pull down attic access ladder is in need of repair. It is unsafe to use the ladder in its current condition. Consult with a professional general contractor to repair or replace.

#### **H. Windows**

*Comments:*

- Windows are old and in various states of repair(damaged locking hardware, broken glass, damaged opening hardware). Recommend having qualified contractor evaluate the extent of damages and repair or replace as needed for proper operation and emergency egress.
- Sealant is deteriorated and cracked around the exterior of multiple windows. Recommend removing old sealant and re-sealing to prevent water and/or pest penetration.

#### **I. Stairways (Interior and Exterior)**

*Comments:*

- Stairways are missing the required graspable type handrails. Recommend installing graspable type handrails for safety.
- Handrails should be at least 1 1/2 inches out from the wall so that you can get your hand around it, and the part that you grab should be roughly 1 1/2 inches across the top surface.
- Side stairway was noted to be leaning/uneven and was showing wood rot/deterioration. Recommend having qualified contractor evaluate and repair as needed for safety.
- There was wood rot noted at various stairway steps. Recommend repairs or replacements as needed.

#### **K. Porches, Balconies, Decks, and Carports**

*Comments:*

- There were miscellaneous areas where deterioration/damages were noted. Recommend having qualified contractor evaluate the extent of damage and repair as needed to prevent further deterioration and damages.
- Exercise caution,railings pose potential safety hazard due to detailing(a safety hazard for small children).
- Balusters on guardrails should be vertical and spaced no more than 4inches apart for safety.
- There were miscellaneous deck boards showing age and wear. Recommend monitoring and repairs as needed.

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II. ELECTRICAL SYSTEMS

**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

- All wiring appears to be copper and in good condition.
- Smoke detectors were not found in all required areas. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in living area of each floor. Recommend installing smoke detectors in all required areas for safety.
- There were miscellaneous open junction boxes noted under the home and in the attic.
- There were open wire splices noted in attic. Wire splices should be made in a closed junction box.
- There were unterminated wires noted on back deck at washing machine.
- There were multiple receptacles that were noted to be having an open ground when tested. Recommend having licensed electrician evaluate electrical issues and repair as needed for proper operation and safety.
- There were two light switch knobs that were missing at the time of the inspection. Recommend repairs for proper operation.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock(kitchen, bathrooms & garage). Recommend installing GFCI Receptacles as required for safety.
- There was a damaged/loose receptacle noted in garage. Recommend repairs as needed for proper operation and safety.

See  
A&H  
BID  
Attached

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## INSPECTION REPORT

### I. STRUCTURAL SYSTEMS

#### A. Foundations

*Comments:*

- Foundation is pier & beam and was performing as designed at time of inspection.

#### B. Grading and Drainage

*Comments:*

- Downspouts improperly discharging water against foundation. Redirect and extend all downspouts away from foundation for proper drainage.



#### C. Roof Covering Materials

*Comments:*

- Asphalt shingles
- Inspected from ground level with binoculars.
- No deficiencies were noted at time of inspection.



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**D. Roof Structures and Attics**

*Comments:*

- Attic was entered for inspection.
- Insulation was approximately 8" inches thick at time of inspection (batt type insulation).
- Pull down attic access ladder is in need of repair. It is unsafe to use the ladder in its current condition. Consult with a professional general contractor to repair or replace.



**E. Walls (Interior and Exterior)**

*Comments:*

- Wood siding with wood trim (exterior). Drywall with wood trim (interior).
- There were various areas where minor stress cracks were noted (typically associated with settlement).
- There was minor wood rot/deterioration noted miscellaneous areas of trim and siding. Recommend repairs as needed to prevent further deterioration and damages.
- Vines growing on exterior walls should be trimmed or maintained so as not to interfere with siding etc. Vines are intrusive by nature and will increase vulnerability of water intrusion into the structure materials.



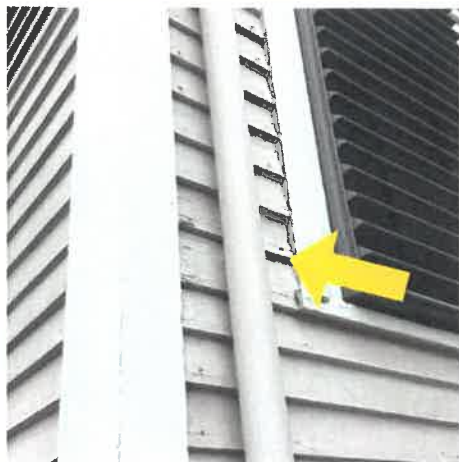
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**F. Ceilings and Floors**

*Comments:*

- There was rot/deterioration noted at one floor joist at middle left side of the home (repairs appeared to have been made). Recommend having qualified contractor evaluate.
- There was a minor stress crack noted at hallway ceiling (typically associated with settlement).



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**G. Doors (Interior and Exterior)**

*Comments:*

- All doors were functioning properly at time of inspection.
- There was a missing door knob noted at closet in dining area.
- Middle back door was noted to be dragging on the door frame when closed. Recommend repairs/adjustments for proper operation.
- Middle back door was noted as having a deadbolt that requires a key for exit. Recommend installing deadbolt with thumb latch for emergency egress.
- Front right bedroom door was not staying in the open position when opened. Recommend repairs/adjustments for proper operation.





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H. Windows

Comments:

- Windows are old and in various states of repair (damaged locking hardware, broken glass, damaged opening hardware). Recommend having qualified contractor evaluate the extent of damages and repair or replace as needed for proper operation and emergency egress.
- Sealant is deteriorated and cracked around the exterior of multiple windows. Recommend removing old sealant and re-sealing to prevent water and/or pest penetration.



*Windows repaired May 24, 2021*



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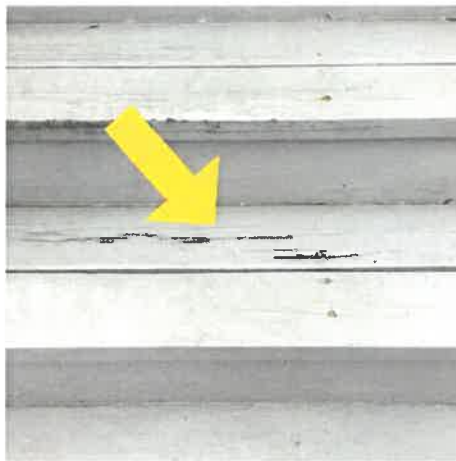
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**I. Stairways (Interior and Exterior)**

*Comments:*

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- Handrails should be at least 1 1/2 inches out from the wall so that you can get your hand around it, and the part that you grab should be roughly 1 1/2 inches across the top surface.
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**J. Fireplaces and Chimneys**

*Comments:*

- Fireplaces were noted as being abandoned/closed up and chimneys removed.



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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

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- Exercise caution,railings pose potential safety hazard due to detailing(a safety hazard for small children).
- Balusters on guardrails should be vertical and spaced no more than 4inches apart for safety.
- There were miscellaneous deck boards showing age and wear. Recommend monitoring and repairs as needed.



**L. Other**

**M. Limitations**

- ▲ Weather conditions prevented a thorough inspection of the roof.



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

- 120/240 volt, 200 amp service.
- Grounding is through grounding rod to earth.
- Main disconnect is located in service panel on back exterior of the home.
- Ground connection was noted as being loose. Recommend securing ground connection for proper grounding and safety.



### B. Branch Circuits, Connected Devices, and Fixtures

*Comments:*

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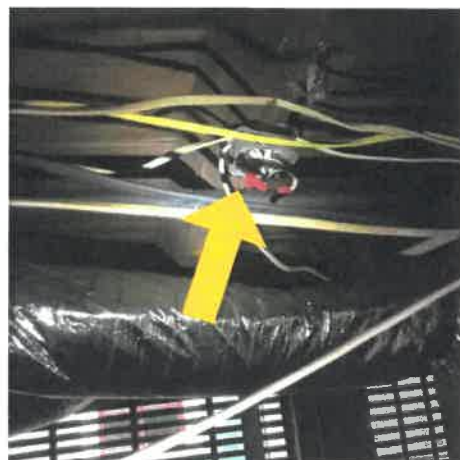
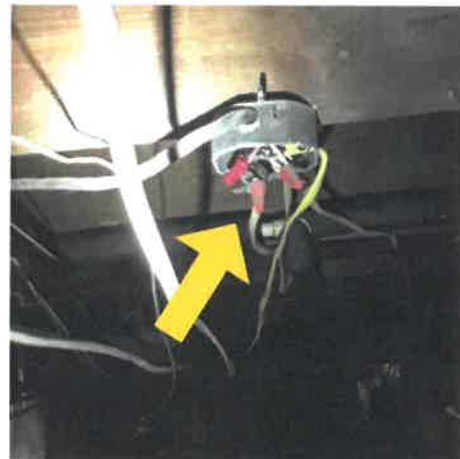
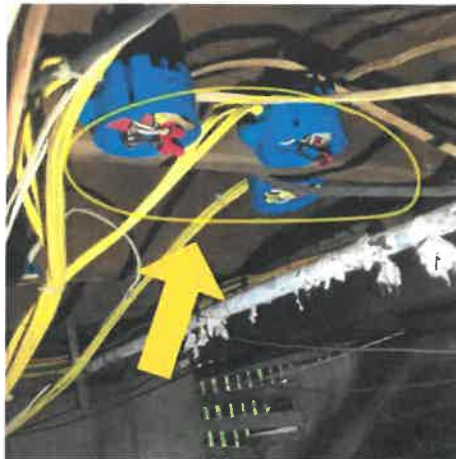
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- All wiring appears to be copper and in good condition.
- Smoke detectors were not found in all required areas. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in living area of each floor. Recommend installing smoke detectors in all required areas for safety.
- There were miscellaneous open junction boxes noted under the home and in the attic.
- There were open wire splices noted in attic. Wire splices should be made in a closed junction box.
- There were unterminated wires noted on back deck at washing machine.
- There were multiple receptacles that were noted to be having an open ground when tested. Recommend having licensed electrician evaluate electrical issues and repair as needed for proper operation and safety.
- There were two light switch knobs that were missing at the time of the inspection. Recommend repairs for proper operation.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock(kitchen, bathrooms & garage). Recommend installing GFCI Receptacles as required for safety.
- There was a damaged/loose receptacle noted in garage. Recommend repairs as needed for proper operation and safety.

*See  
A+B  
B-d  
attached  
with to become  
pursuant to  
the bid.*



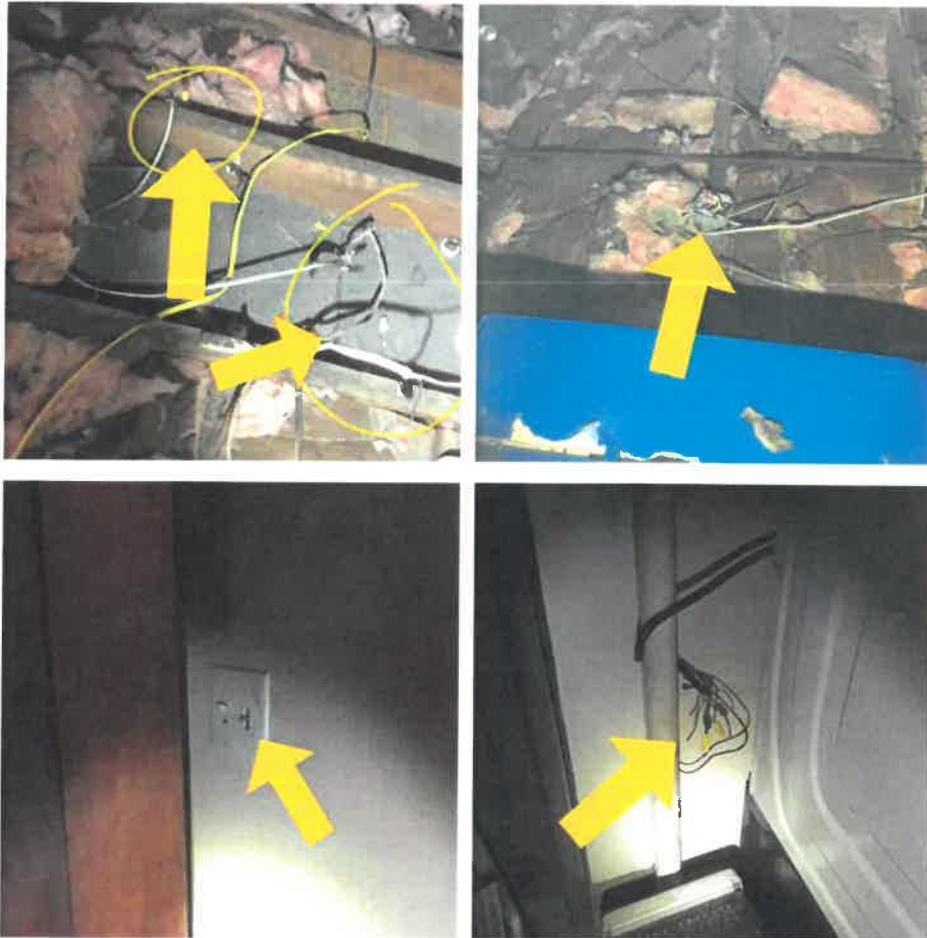
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**III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Comments:*

- Forced air furnace(manufactured in (manufactured in 2008).
- Natural gas energy source and was working as designed at time of inspection
- There was rusting noted at burners. Recommend having licensed HVAC technician evaluate and repair as needed for proper operation.



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**B. Cooling Equipment**

*Comments:*

- Split system (manufactured in 2008).
- System was operating as designed at time of inspection.

**C. Duct Systems, Chases, and Vents**

*Comments:*

- No deficiencies were noted at time of inspection.

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems, Fixtures**

*Comments:*

- Water meter is located in back yard at alley
- Main water cut off is located under home in crawlspace
- Static water pressure was 60 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- There was damaged trim noted at faucet in bathtub





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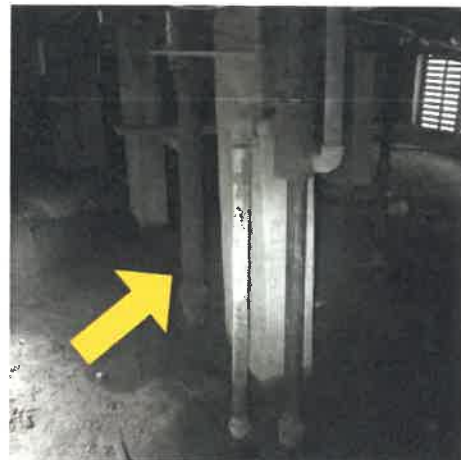
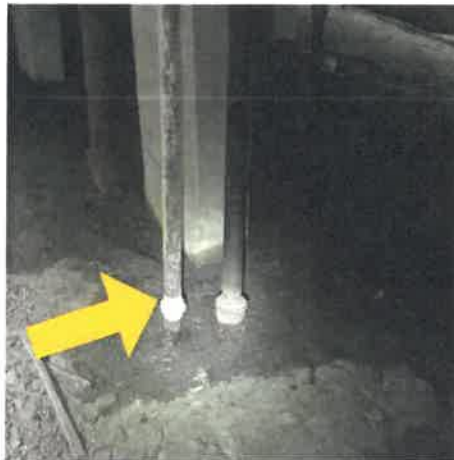
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**B. Drains, Wastes and Vents**

*Comments:*

- There were old cast iron drain lines noted under home, some were noted to be showing moderate to heavy deterioration. Recommend having licensed plumber evaluate and repair or replace as needed for proper drainage



**C. Water Heating Equipment**

*Comments:*

- 40 gallon water heater (manufactured in 2008).
- Natural gas energy source
- System was operating as designed at time of inspection.

**D. Hydro-Massage Therapy Equipment**

**E. Other**

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

- Dishwasher was ran thru a full cycle and was functioning properly at the time of inspection.

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**B. Food Waste Disposers**

*Comments:*

- Food waste disposer was operating as designed at the time of inspection.
- Splash guard for disposal was missing at time of inspection. Recommend replacing with a new splash guard to prevent food being thrown out of top of disposal.



**C. Range Hood and Exhaust Systems**

*Comments:*

- Light switch on range hood was damaged/not functioning. Recommend repairs as needed for proper operation.

**D. Ranges, Cooktops, and Ovens**

*Comments:*

- Cook top and oven were noted as being older and were not functioning properly at time of inspection. Recommend qualified contractor evaluate and repair or replace as needed for proper operation.

**E. Microwave Ovens**

*Comments:*

- Microwave was functioning properly at time of inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- Exhaust fan was not present and there was no operable window. Recommend installing exhaust fan for proper ventilation.

**G. Garage Door Operators**

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**H. Dryer Exhaust Systems**

*Comments:*

- Dryer vent pipe terminates onto back deck. Recommend having exhaust ran to exterior of home.



**I. Other**

*Comments:*

- Door chimes/bell inoperative at time of inspection.



**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

**B. Swimming Pools, Spas, Hot Tubs and Equipment**

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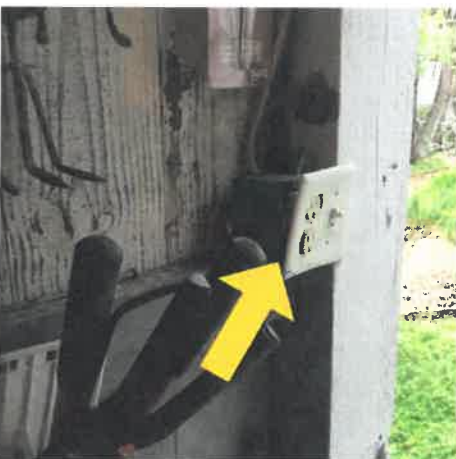
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**C. Outbuildings**

*Comments:*

- Asbestos siding.
- There was damaged siding noted at front of garage. Recommend repairs as needed to prevent further deterioration and damages.
- There was wood rot noted at entry doors. Recommend repairs as needed to prevent further deterioration and damages.
- There were moisture related damages noted at sheathing in garage( there was moisture present at time of inspection).





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**D. Private Water Wells**

**E. Private Sewage (Septic) Systems**

**F. Other**





3401 Beall Lane  
Galveston, TX 77554  
4097657976  
AandHelectric.net

# Estimate 9577

**ESTIMATES ARE VALID FOR  
30 DAYS ONLY!**

**Bill To:**

Jim Arnes

**Office Hours are Monday-Friday 9am-5pm  
(409) 765-7976 ph (409) 765-9514 fax  
kittykelso-ah@comcast.net TECL 20883**

Date	Service Address	Payment Terms	Requested By
5/28/2021	1717 Church	Due on receipt	Jim 918-810-8094
Description			Total
Labor and material to make the following repairs to inspection report list dated 5/19/21: Branch Circuits, Connected Devices & Fixtures <del>*1. Smoke Detectors-Install new electric/battery back-up smoke detectors in needed locations. =\$1,164.19</del> *2. Open Junction Boxes-Install covers where needed. =\$331.45 *3. Open Wire Splices-Install boxes with covers where needed. =\$460.36 4. Unterminated wires on back of washing machine-Trace wires, disconnect and remove. =\$130.00 5. Receptacles/Plugs-Repair open ground, trace out and make necessary repairs. =\$303.30 <del>6. Light Switches-Replace dimmers. =\$292.38</del> *7. GFI's-Install GFI'S where needed. =\$600.99 *8. Damaged/Loose Plug in Garage-Replace with new plug. =\$92.32 *9. Loose Ground at Ground Rod at Main Service-Replace grounding clamp. =\$156.19 Note: Items marked with an asterisk are safety issues that need to be addressed. Material Costs: Labor Costs: Service Fee:			<del>90.00</del>
TECL #20883 Regulated by The Texas Department of Licensing and Regulation P.O. Box 12157, Austin, TX 78711 (800) 803-9202 (512) 463-6599 Website: www.license.state.tx.us/complaints			Sales Tax (8.25%) <del>90.00</del>
			<b>Total</b> <del>90.00</del>

All work will be completed in accordance with current NEC and city ordinance(s). A&H will remove our job related debris off of job site unless a dump site is provided. Customer is responsible for taking/procuring any photographic documentation prior to debris removal. A&H reserves all salvage rights.

**BALANCE DUE UPON RECEIPT.** A service charge of 1.5% per month, (18% APR), but not to exceed the highest amount lawfully allowed, shall be added to all sums due but not paid within 30 days from invoice date. Customer agrees to promptly pay all charge(s). Customer agrees that any suit on or by reason of customers obligation may be brought against him/her in Galveston County, Texas where work occurred. Customer agrees to pay all responsible collection, attorneys' and court fees and other expenses involved in the collection of payment for this invoice.

Labor and material charges as recorded here relative to work completed as state is guaranteed for a period of (365) days unless performance failure is due to acts of God, weather, terrorism, war, vandalism, customer initiated interference or MANUFACTURES defect. CUSTOMER IS RESPONSIBLE for any A&H labor costs required to perform manufacturer warranty work. WE DO NOT guaranty lamps/light bulbs or any material supplied by customer.

A&H requires clear and unobstructed access to the work space and/or wall(s). A&H is not responsible for moving/relocating furniture and/or items or returning furniture and/or items to original locations. Material can not be returned for exchange, credit or refund. A&H is not responsible for manufacture or shipping delays. The CUSTOMER IS RESPONSIBLE for submitting warranty paperwork as required by manufacturer. It is the CUSTOMER'S RESPONSIBILITY TO schedule and pay for any required labor or material to maintain, troubleshoot and/or make repairs.

Any alteration to the above described work, additional work or additional material requested by customer or work place condition will be an additional cost to the customer.

**Signature** \_\_\_\_\_