

58 Firefall Ct Recent Updates/Repairs Completed

New roof put on the home in June 2021 – 30yr manufacturer (CertainTeed) warranty and 3yr labor warrantee. Approx cost \$34k

All three air conditioning units checked 8/20/21 by Kris Hill AC & Heating. All units operating fine. No need to replenish any lost refrigerant.

Pool equipment upgrade and repair. Approx cost \$7k

- New cartridge pool filter replaced old DE unit

- New spa blower

- Brand new 400,000Btu pool/spa heater

- New antisiphon valve on fill line

- Pool light replaced

- Small leak on pool pump outlet repaired

- Waterfall regrout repaired – repair is scheduled

Items in Schultz Inspection Report

Page 9 Roof Items

Roofing company returned and repaired all roof items listed. First, item pertaining to flashing on front of home is designed to be this way.

Page 10 Pull Down Attic Stairs

There is a large box in the garage that is designed to be the first step of the pull-down ladder. Access to this attic is also available through a full-size door from the interior of the home on the second floor.

Page 11 Upper Attic Site Build Ladder

The ladder has been fully secured and each step reinforced with three-inch construction screws.

Page 13

Small leak spots on ceiling fixed with new roof installed.

Page 17 – Fireplaces

Chimney flu damper clamps have been installed.

Page 19 - Porches & Balcony

Loose guard rails on upper deck have all been secured.

Ceiling leak spot on porch roof sealed and repainted to match. The leak was dealt with earlier by resealing part of the upper deck. The upper deck was replaced a few years ago with all marine plywood.

The two ceiling fans on the porch were replaced with outdoor rated units.

Page 21 - Electrical Systems

The complete electrical panel was replaced, including all new breakers. Also, added to the panel was a whole house surge protector. Approx \$3.7k

Page 22 & 23 – Branch Circuit GFCI

Brand new GFCIs were added to all of branch circuits in the house according to current code.

Page 24

Exterior rated ceiling fans (2) were installed on the back porch.

Page 26 – Heating Ventilation & AC

A new natural gas heating unit for the second floor was installed in Aug 2021. Approx \$3k

Page 27 & 37 - Vent Caps

All the furnace and water heater vent caps have been repaired and proper vent caps added per recommendation.

Page 30 – Duct filters

All three duct filters were replaced 9/21

Page 32 -37 – Plumbing System

All three hot water heaters in the home were replaced in Aug 2021. Approx \$3.6k

Roof vents were improved to properly dispel exhaust to outside through roof

Antisiphon faucet adapters added on all exterior faucets.

Page 40 – Appliances

Dishwasher drain line has been raised above the disposal connection.

Master BR exhaust fan fixed to prevent fan rubbing noise.