

2832 LOCKETT REPAIRS FROM INSPECTION REPORT:

structural systems:

All wood and joists under crawl space replaced and repaired. Beams and piers realigned. Crawl space air extraction system installed. Vapor barrier installed

B. *Grading and drainage.*

All drainage is visible and it meets code. An inspector should have no problem inspecting.

C. *Roof covering materials.*

All areas have been realigned. Scuffed shingles replaced Roof is from 2017.

Potential roof water penetration areas have been addressed following the report instructions.

Vapor barrier in attic has been replaced and additional insulation added.

Attic fans added in 2 separate areas for proper cooling of attic spaces

Since house was remodeled to the studs in 2017, all walls and materials of construction are per code. No lead paint, etc.

Stucco is from 2017. Additionally, all possible areas of water ingress have been caulked and sealed appropriately

Main bathroom was updated and remodeled in 2022. Includes flooring, etc.

Chimney crown has been repaired. In addition, Chimney door has been added

Electrical systems

Outside panels replaced and added capacity with more breakers. Wiring to sub panels fixed.

Heating and ventilation

Furnace electrical wiring fixed and secured

Furnace vent pipe has been fixed per report requirements

Drain lines have been upgraded

Drain pans have been replaced

Water supply system

Whole house water filtration and hard water treatment added