

421 W Bute Street, #203

RE: Home Inspection by US Inspect dated 4/20/2018

Documentation supporting the remedies/repairs to the defects found in the above referenced Home Inspection follow.

WJ Stevens LLC
9114 Richmond Road
Toano, VA 23168
(757) 879-8710
John@stevensrepair.com
http://www.stevensrepair.com



INVOICE

BILL TO

William Summs
1616 Chesapeake Ave
Hampton, VA 23661

INVOICE # 1212
DATE 05/22/2018
DUE DATE 05/22/2018
TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/21/2018	Master Technician Labor Installed customer supplied control board in BMA model air handler, continuous fan issue remained.	1.50	65.00	97.50
05/22/2018	Master Technician Labor Researched unit operation to find that an open limit switch in this application triggers the board to run the blower continuously. Pulled the limit switch, tested, and found it to be bad. Located, purchased, and returned with new switch. Installed and tested the air handler and AC, all operation normal with normal blower shut down.	3.50	65.00	227.50
05/22/2018	Materials Limit safety, spade terminals	1	21.00	21.00

Job Location: 421 Bute St, Norfolk

BALANCE DUE

\$346.00

pel
6-5-18
CK# 1522.00
\$ 346.

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INVOICE

BILL TO

William Summs
1616 Chesapeake Ave
Hampton, VA 23661

INVOICE # 1203

DATE 05/02/2018

DUE DATE 05/02/2018

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/02/2018	Repair Labor - Added R38 in attic where bare spots existed - Repaired the kitchen drawer - Adjusted door frames in bathroom, master bedroom, and heat pump closet for proper closing and latching - Installed drywall behind range, and secured the receptacle - Replaced 2 bulbs for surface light under microwave, one in upstairs hallway, and 2 in the heat pump closet - Replaced 2 bulbs in master bedroom ceiling fan light and re-installed cover - Removed the accordion style piping under half bath sink and installed new tailpiece extension and p trap, fixing the leak in the process - Advised and consulted on other issues within the home	6	50.00	300.00
05/02/2018	Materials Insulation, wood glue, fasteners, drywall, P-trap, tailpiece extension, 1 1/4 nuts, and washers, standard light bulbs, 12v bulbs for microwave, drywall compound, (2) ball 3/4" valves, candelabra base bulbs for fan light	1	150.00	150.00

BALANCE DUE

\$450.00

pd 5-3-18
ck # 2157
\$ 450.⁰⁰

SERVICE INVOICE

CLIMATEMAKERS LTD.

2805 CRUSADER CIRCLE
VIRGINIA BEACH, VIRGINIA 23453
www.climatemakers.com

Date

4 27 18

468-5800
OFFICE HOURS
MON.-FRI.
8 AM - 5 PM
SAT. 8 AM - NOON

CUSTOMER *William Summs* PHONE *286-6460*

ADDRESS *421 BUTE ST. West UNIT 203*

CHES. NORF. PORTS. VA. BCH. ZIP *23510*

WORK CODE *44-14-A* MAP CO-ORD *2708*

DISPATCH CODES - CIRCLE ONE IN EACH COLUMN

2. Gas	1. Hot Shot	1. New Start	8. Inspection	A - C.O.D.
3. Oil	2. Furnace	2. Clean and Service	9. Fuse/Bkr.	B - Charge
4. Electric	3. Air Cond.	3. No Ht/Cool	10. Repl. Comp.	C - Plan A
5. Water	4. Heat Pump	4. Works Improperly	11. Repl. Ht. Ex.	D - Warranty
	5. Humidifier	5. Thermostat	12. Noise	F - Ext. Warranty
	6. EAC	6. Pilot	13. Water Leak	G - PS
	7. Boiler	7. Odor	14. SP Promo	I - Call Back
	8. Water Heater		15. FA Promo	J - Job No.
	9. Hydro Heat			L - Plan L

SCENARIO:	STANDARD RATE	SERVICE AGREEMENT RATE
<i>Scenario SPR-002</i>	<i>\$ 144</i>	<i>\$ 144</i>
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$

CUSTOMER COMPLAINT

MAKE OF EQUIP. <i>AMANA</i>	TYPE <i>AHV</i>	MAKE OF EQUIP. <i>AMANA</i>	TYPE <i>HO</i>
MODEL <i>BMA 42 EDDA</i>		MODEL <i>N/A</i>	
SERIAL # <i>02071462901</i>		SERIAL #	
LOCATION <i>Upstairs Cbset</i>		LOCATION <i>Roof top</i>	

STANDARD RATE - VS - SERVICE AGREEMENT RATE			
QTY	PART #	WARRANTY	INCLUDED

DESCRIPTION OF WORK

SP PROMC

FOUND BOARD IN AHU - Fan relay shorted causing fan to RUN continuously

8" Flex line in AHU NEEDS Replacement

4" Flex line " " " "

Falling APART

MEDIA Filter - NEEDS to be Replaced

Insultube on suction line of outdoor unit missing

679 - Replace Duct work in AHU

103 - Replace MEDIA Filter

Board is obsolete - NO parts available

System clean AND operating

FAN RUNS CONTINUOUSLY

5-96

12-68

UNIT O/D TEMP *56* S/C _____ SUCTION/LIQ TEMP *39.71*

DATA I/D TEMP *60* S/H _____ SUCTION/LIQ PRES *65.150*

ΔT *22* GAS PRES _____

SERVICE TECH *Scott* TRUCK# *43*

ELIGIBLE FOR SERVICE AGREEMENT YES P.S. OFFERED YES NO

TYPE REFRIG. _____ QTY _____
RECOVERED? YES <input type="checkbox"/> NO <input type="checkbox"/> QTY _____
SUBTOTAL → <i>144.00</i>
CUSTOMER DISCOUNT (when eligible)
SERVICE CHARGE \$
TRAVEL \$
RETURN TRIP \$
S & H \$
WARRANTY HANDLING FEE \$
TODAY'S CHARGES → \$
NON REFUNDABLE DEPOSIT ON SPECIAL ORDERS \$
TODAY'S C.O.D. TOTAL → \$ <i>144.00</i>
DELAYED PAYMENT CHARGE DEDUCT IF PAID BY _____ \$ 15.00
TOTAL CHARGES → \$

PAID BY:

CASH CREDIT CARD WARRANTY

CHECK # _____ SERVICE AGREEMENT CHARGE

\$25 FEE FOR RETURNED CHECKS

A charge of 2% per month (24% annual) is applicable on accounts outstanding 30 days. All accounts requiring collection will be subject to a penalty fee of 33.3% of the outstanding balance.

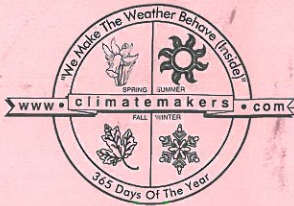
ABOVE WORK AUTHORIZED AND APPROVED

X *[Signature]* Customer's Signature

E-Mail Address: _____

PARTS WARRANTY: (EXCLUDING MAINTENANCE ITEMS) NONE 1 YEAR _____

LABOR WARRANTY: (NOT TO EXCEED ORIGINAL LABOR CHARGE) NONE 15 DAYS _____



"since 1953"

Climate Makers Ltd.

2805 Crusader Circle • Virginia Beach, VA 23453
(757) 468-5800 • Fax (757) 468-5805

HEAT PUMP/AIR CONDITIONER 40 POINT TUNE-UP/CHECK-UP SHEET

The HVAC equipment listed below has been monitored on date shown* for the most comprehensive "check-up/tune-up" that is currently available. The items monitored and the results follow:

Section A: System Information

Date: 4/27/18

Customer: William Summs Phone: _____
 Street Address: 421 BUTE ST. WEST City: VB N C P Zip: 23570
 Outdoor: Make: AMANA Model: N/A Approx. Age: 16 yrs. Serial #: _____
 Indoor: Make: AMANA Model: GMAC12F001A Approx. Age: 14 yrs. Serial #: 0203144294

Section B: Tune-Up

CONDITION

#	Good	Fair	Poor	Item Checked	#	Good	Fair	Poor	Item Checked
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Thermostat	21.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Condenser Fan Motor Amp Draw
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Start Unit	22.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Fan Blades Vibration
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Return Filter	23.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Reversing Valve
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Routine Cleaning Evaporator Coil**	24.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Crankcase Heater
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Condensate Drain**	25.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Relays and Contactors
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Condensate Pan for Leaks	26.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Capacitors
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Blower Wheel	27.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check All Safety Devices
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Blower Motor Stability	28.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Test Time Delay
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Blower Motor Amp Draw	29.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Defrost Assembly
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lube Motors and Bearings	30.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check All Controls
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check & Align Belt & Pulleys	31.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Test Refrigeration Metering Device
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Electrical Consumption	32.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Measure Pressure with Gauges
13.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Examine All Parts for Visible Wear	33.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Outside Noise & Vibration Levels
14.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check and Secure All Panels	34.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Compressor Amp Draw
15.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Examine All Electrical Connections	35.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Make Final Operations Test
16.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Unit Disconnect Switch	36.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wax Outdoor Unit**
17.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Coil Temp Difference	37.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Record System Information
18.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remove Debris Around Outside Unit	38.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Explanation of Tune Up Results
19.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Routine Cleaning Condenser Coil	39.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Advise Any Improvements Needed
20.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Condenser Fan Motor Stability	40.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conclude Transaction

Benefits/details of each of the above 40 points can be found on our website: www.climate makers.com

Section C: System Analysis

Yes	No	Item	Yes	No	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	System is Operating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planned Service Explained
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Service Decal Installed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tune-Up Completed & Explained
<input type="checkbox"/>	<input type="checkbox"/>	Has Programmable Thermostat	<input type="checkbox"/>	<input type="checkbox"/>	Receives Email Newsletter
<input type="checkbox"/>	<input type="checkbox"/>	Has Humidifier	(Complete #9 for FREE Subscription)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has Air Cleaner	9. _____ (email address)		

Technician's signature and email address Scott 43 @climatemakers.com

Customer Signature [Signature]

* Tune-up/check-ups are essential for safety and to maintain efficiency. They can only show the conditions of the equipment at the time of the inspection and should not be construed as a guarantee of future operations.
 ** If feasible

SERVICE INVOICE

CLIMATEMAKERS LTD.

2805 CRUSADER CIRCLE
VIRGINIA BEACH, VIRGINIA 23453

www.climatemakers.com

Date 9/27/18

468-5800
OFFICE HOURS
MON.-FRI.
8 AM - 5 PM
SAT. 8 AM - NOON

CUSTOMER: William Summs PHONE: _____
 ADDRESS: 421 BUTE ST UNIT: 203
 CHES. NORF PORTS. VA. BCH. ZIP: _____
 WORK CODE: 4-4-14-A MAP CO-ORD: 2708

DISPATCH CODES - CIRCLE ONE IN EACH COLUMN

2. Gas	1. Hot Shot	1. New Start	8. Inspection	A - C.O.D.
3. Oil	2. Furnace	2. Clean and Service	9. Fuse/Bkr.	B - Charge
4. Electric	3. Air Cond.	3. No Ht/Cool	10. Repl. Comp.	C - Plan A
5. Water	4. Heat Pump	4. Works Improperly	11. Repl. Ht. Ex.	D - Warranty
	5. Humidifier	5. Thermostat	12. Noise	F - Ext. Warranty
	6. EAC	6. Pilot	13. Water Leak	G - PS
	7. Boiler	7. Odor	14. SP Promo	I - Call Back
	8. Water Heater		15. FA Promo	J - Job No.
	9. Hydro Heat			L - Plan L

CUSTOMER COMPLAINT

MAKE OF EQUIP.	TYPE	MAKE OF EQUIP.	TYPE
MODEL		MODEL	
SERIAL #		SERIAL #	
LOCATION		LOCATION	

DESCRIPTION OF WORK

Replace 4" supply in Attic
Replace 8" supply in Attic
Replaced Media Filter
Insulated suction line on roof
Removed trash from attic

UNIT DATA: O/D TEMP _____ S/C _____ SUCTION LIQ TEMP _____
 I/D TEMP _____ S/H _____ SUCTION LIQ PRES _____
 Δ/T _____ GAS PRES _____

SERVICE TECH: Scott TRUCK# 43

ELIGIBLE FOR SERVICE AGREEMENT YES P.S. OFFERED YES NO

CHARGES			
SCENARIO:		STANDARD RATE	SERVICE AGREEMENT RATE
<u>TEM-000</u>		\$	\$ <u>679</u>
		\$	\$ <u>103</u>
		\$	\$
		\$	\$
		\$	\$
		\$	\$
STANDARD RATE -VS- SERVICE AGREEMENT RATE		\$	\$ <u>782</u>

QTY	PART #	WARRANTY	INCLUDED
<u>1</u>	<u>M-201</u>		

Handwritten notes: pd 21-27-18, pd 2154, #782

TYPE REFRIG. _____ QTY _____

RECOVERED? YES NO QTY _____

SUBTOTAL → 782.00

CUSTOMER DISCOUNT (when eligible) _____

SERVICE CHARGE \$ _____

TRAVEL \$ _____

RETURN TRIP \$ _____

S & H \$ _____

WARRANTY HANDLING FEE \$ _____

TODAY'S CHARGES → \$ _____

NON REFUNDABLE DEPOSIT ON SPECIAL ORDERS \$ _____

TODAY'S C.O.D. TOTAL → \$ 782.00

DELAYED PAYMENT CHARGE DEDUCT IF PAID BY \$ 15.00

TOTAL CHARGES → \$ _____

PAID BY:

CASH CHECK # 2154 CREDIT CARD SERVICE AGREEMENT WARRANTY CHARGE

\$25 FEE FOR RETURNED CHECKS

A charge of 2% per month (24% annual) is applicable on accounts outstanding 30 days. All accounts requiring collection will be subject to a penalty fee of 33.3% of the outstanding balance.

ABOVE WORK AUTHORIZED AND APPROVED

X W.J.T.
Customer's Signature

E-Mail Address: _____

PARTS WARRANTY: NONE 1 YEAR _____
 LABOR WARRANTY: NONE 15 DAYS _____

WJ Stevens LLC
 9114 Richmond Road
 Toano, VA 23168
 (757) 879-8710
 John@stevensrepair.com
 http://www.stevensrepair.com



5-11-18
 ok #2101
 still 1/8
 #485.00

INVOICE

BILL TO
 William Summs
 1616 Chesapeake Ave
 Hampton, VA 23661

INVOICE # 1205
DATE 05/11/2018
DUE DATE 05/11/2018
TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/08/2018	Repair Labor 421 W Bute Upstairs tub faucet leak	3	50.00	150.00
	Disassembled Delta faucet, replaced springs, seats, actuator, handle, and cap.			
05/08/2018	Repair Labor 421 W Bute Hot water / low pressure	3	50.00	150.00
	Replaced restricted gate valve and adjacent copper piping.			
05/08/2018	Materials Springs, seats, actualtor, handle, cap, copper fittings copper pipe.	1	90.00	90.00
05/09/2018	Repair Labor 1616 Chesapeake Ave - Tub leaking from stem	1.50	50.00	75.00
05/09/2018	Materials O rings, washers	1	20.00	20.00

BALANCE DUE

\$485.00

Virginia Glass House & Mirror

Invoice

238 W 24th St
Norfolk, VA 23517
(757) 737-2867
vaglasshouse@gmail.com

Date Invoice #
5/3/2018 502514

Bill To Account # Ship To
William Summs 286-6460 421 W Bute St.
Unit 203
Norfolk, VA

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
LB 6516	Due on receipt	BH	5/9/2018	Install 5/9/18		
Quantity	Item Code	Description	Price Each	Amount		
2	ANN IG01	IG - 3/32" CLR ANN, 5/8" OD 25 X 55 3/8	134.86	269.72T		
1	LABOR 04	LABOR - INSTALLATION	210.00	210.00		

IF PAYING BY CREDIT CARD, AMOUNT DUE \$512.77 AFTER PROCESSING FEE

PAID CHECK #2164
CR
Pd 5-14-18
\$495.90

Merchandise in Good Condition and in Quantities Shown. \$35.00 Fee on all Returned Checks.

Subtotal \$479.72
Sales Tax (6.0%) \$16.18
Total \$495.90

Peninsula Hardwood Floors
 5007-C Victory Blvd. #104 *
 Yorktown, Va 23693

Estimate

Name/Address
Mr Summs 421 W Bute St unit 203 Norfolk, Va

Date	Estimate No.
04/19/18	10693

Description	Quantity	Cost	Total
Patch hardwood flooring in foyer.		425.00	425.00
Sand and stain wood floors useing dust containment with three coats of Poloplaz Primero polyurethane	855	3.50	2,992.50
Install new oak shoe mouldings.	282	1.75	493.50
Install two thresholds in foyer doorways.	2	30.00	60.00
Larry Bitterling 757-810-0922		Total	\$3,971.00

Peninsula Hardwood Floors
5007-C Victory Blvd. #104
Yorktown, Va 23693

Estimate

Name/Address
Mr Summs 421 W Bute St unit 203 Norfolk, Va

Date	Estimate No.
04/19/18	10692

Description	Quantity	Cost	Total
Patch hardwood flooring in hall.		425.00	425.00
Sand, stain front hall to match.		600.00	600.00
Larry Bitterling 757-810-0922		Total	\$1,025.00

WJ Stevens LLC
9114 Richmond Road
Toano, VA 23168
(757) 879-8710
John@stevensrepair.com
http://www.stevensrepair.com



INVOICE

BILL TO
William Summs
1616 Chesapeake Ave
Hampton, VA 23661

INVOICE # 1203
DATE 05/02/2018
DUE DATE 05/02/2018
TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/02/2018	Repair Labor <ul style="list-style-type: none">- Added R38 in attic where bare spots existed- Repaired the kitchen drawer- Adjusted door frames in bathroom, master bedroom, and heat pump closet for proper closing and latching- Installed drywall behind range, and secured the receptacle- Replaced 2 bulbs for surface light under microwave, one in upstairs hallway, and 2 in the heat pump closet- Replaced 2 bulbs in master bedroom ceiling fan light and re-installed cover- Removed the accordion style piping under half bath sink and installed new tailpiece extension and p trap, fixing the leak in the process-Advised and consulted on other issues within the home	6	50.00	300.00
05/02/2018	Materials Insulation, wood glue, fasteners, drywall, P-trap, tailpiece extension, 1 1/4 nuts, and washers, standard light bulbs, 12v bulbs for microwave, drywall compound, (2) ball 3/4" valves, candelabra base bulbs for fan light	1	150.00	150.00

BALANCE DUE

\$450.00

pd 5-3-18
@K# 2157
\$ 450.⁰⁰

William J. Summs

From: William "John" Stevens <john@stevensrepair.com>
Sent: Monday, April 30, 2018 9:30 PM
To: William J. Summs; Lin Miller
Subject: 421 _203

Billy,

First, the gate remote is on the kitchen counter and the door key is back in the lock box. Here is a rundown.

Completed today:

- Added a few pieces of R38 in the attic. I didnt see much wrong with the insulation, can't crowd those light fixtures. I'm not sure if they are suggesting the skylight walls need done but that isn't something I do.
- Repaired the kitchen drawer
- Adjusted door frames in bathroom, master bedroom, and heat pump closet for proper closing and latching
- Installed drywall behind range, and secured the receptacle
- Replaced 2 bulbs for surface light under microwave, one in upstairs hallway, and 2 in the heat pump closet.
- Replaced 2 bulbs in master bedroom ceiling fan light and re-installed cover.
- Removed the accordion style piping under half bath sink and installed new tailpiece extension and p trap, fixing the leak in the process.

Remaining;

- I was prepared to replace the two water heater gate valves with ball valves today but as I was prepping to start I noticed that there is a WAGS (water and gas shut off) device installed in the piping. This is more likely to be the pressure issue than the gate valves. I would not have had time to do this today so I will suggest Henry follow in on this (I will be tied up after today for a week minimum). I left the two new ball valves in the attic, I would recommend they be installed at the same time.

- Electrical issues 1-4

- I have spoken to Henry about this and he has an electrician to bring in on these issues. He agrees that item number 1 (neutral wires not isolated from ground) was common practice for the period and "repairing" it as suggested by the inspector would entail replacing the entire panel. Henry's guy should be able to give good commentary on this and put it to rest hopefully.

- Electrical items 2 & 3 are minor but do need to be repaired and the electrician should be able to do this.

- Electrical item 4 Non GFCI device for kitchen counter. I believe these receptacles are likely protected by one or both of the GFCI breakers in the panel upstairs, just need Henry's guy to verify. I brought standalone GFCI receptacles to install in the kitchen but opened a box and found no ground wire (at all), so they would not have worked. We need to defer this to someone holding a Master License for a final word on how it stands.

- I believe the dryer vent installation would have passed muster when it was built and I would like to get Henry's opinion also. Current code would mandate the termination be made directly to the outside, not indirectly through a vent, it would also mandate a back-draft damper, and the flex type hose they used would also not be allowed. It would have to be hard pipe with no screws. With that said, I have no way of finding codes that are that old, so I can't verify it, and localities differ also. Henry may know for sure though.

- Tub valve leaking - This is a special Delta rebuild that I could not obtain parts for today. I can still rebuild it for you if it can wait a week or so but the reality is that it will cost you less to have a new tub / shower valve installed. (that model delta is near impossible to take apart after a while and you wind up having to destroy \ replace the chrome in the process) Get a Norfolk plumber referral from Henry on this.

- Ordering the anti-tip I will leave to you. Standard Kenmore.

- Henry can advise on the Motherboard. Henry and I agree that a board should be available. Just because the OEM is obsolete doesn't mean that replacing it is not doable. It's an Amana / Goodman board but Honeywell or others may have what is needed.

Give Henry a call at 757-419-0622 to schedule. I will give him any info he needs from me.

Thanks,

--

John Stevens

WJ STEVENS LLC

Residential & Commercial Repairs

(757) 879-8710

www.stevensrepair.com

@WJStevensRepair