









ken tai <kentai3838@gmail.com>

197 Catalpa Rd2 messages

ken tai <kentai3838@gmail.com>
To: andersonsseptic@aol.com

Fri, Apr 16, 2021 at 2:41 PM

Hi there,

I use your company to pump out the septic tank at 197 Catalpa Rd, Wilton on January 12, 2021. Can you confirm that there was water flowing back from the drain field to the septic tank? I forgot the gentleman's name. He is a young man.

Let me know.
Thank you.

Yuen Tai
347-603-4968

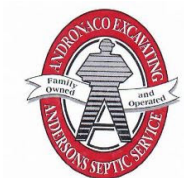
andersonsseptic@aol.com <andersonsseptic@aol.com>
Reply-To: andersonsseptic@aol.com
To: "kentai3838@gmail.com" <kentai3838@gmail.com>

Mon, Apr 19, 2021 at 3:55 PM

Hi Yuen,

Yes, confirming this is what was seen during service on 1/12/21. It was my brother out pumping that day, Brian.

Thank you,
Sam



Andersons Septic Service
140 Kellogg Drive
Wilton, CT 06897
203-846-2255

[Quoted text hidden]



ken tai <kentai3838@gmail.com>

Tree work

William Redrovan <will22redrovan@icloud.com>

Mon, Apr 5, 2021 at 11:34 AM

To: ken tai <kentai3838@gmail.com>

Yes the small tree is including too

Sent from my iPhone

On Apr 1, 2021, at 11:22 AM, ken tai <kentai3838@gmail.com> wrote:

Thanks.

We also agree there is a small tree lean to my neighbor's fence that will be cut down as well.

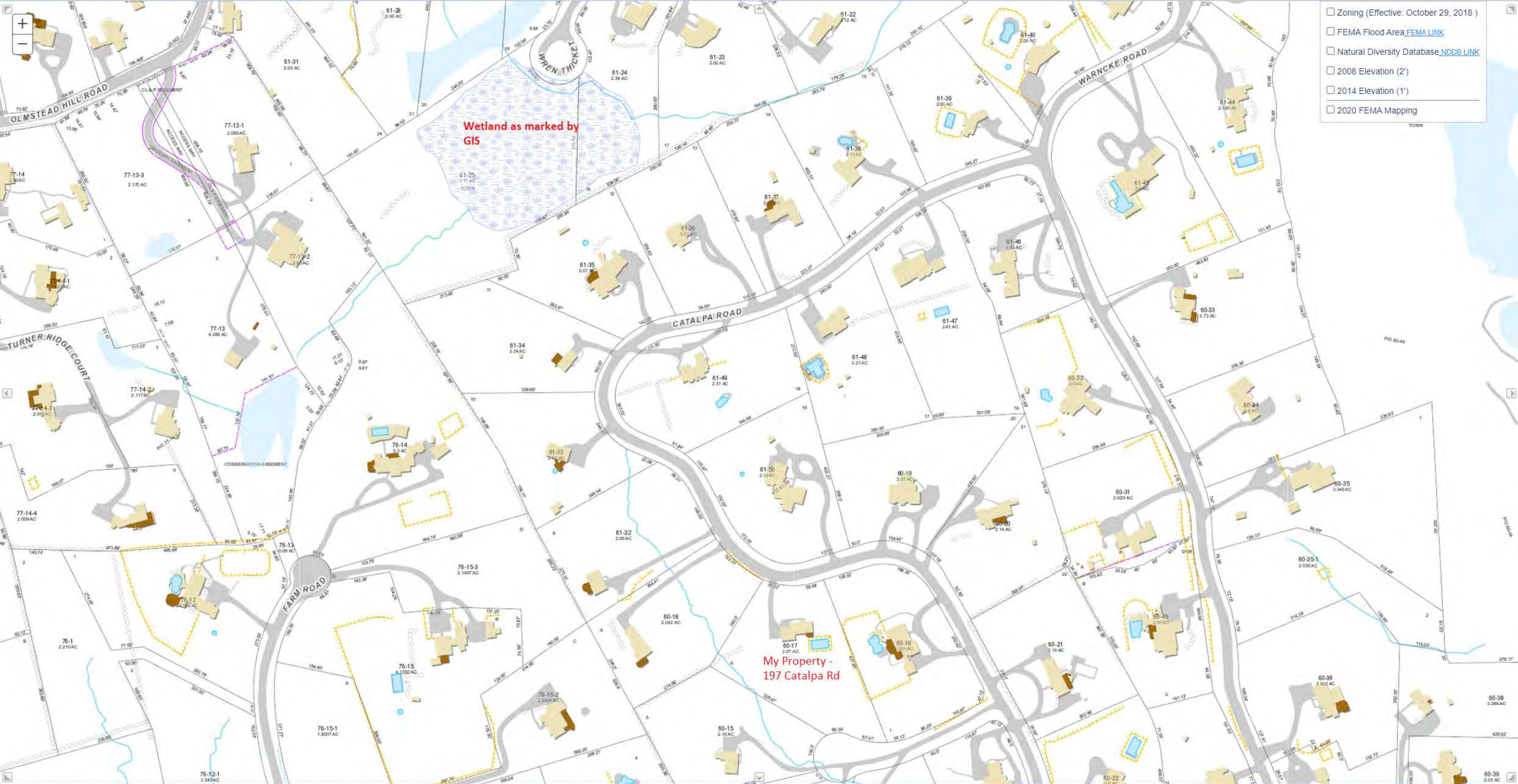
Can you show me the insurance?

Yuen Tai (Ken)

On Wed, Mar 31, 2021 at 9:26 PM William Redrovan <will22redrovan@icloud.com> wrote:

Estimate Take down 8 Trees chip the branches, cut all the wood, leave all the wood, wood chips in the woods ,
\$5,000

Sent from my iPhone



- Map Layer
- ☐ Zoning (Effective: October 29, 2018)
 - ☐ FEMA Flood Area [FEMA LINK](#)
 - ☐ Natural Diversity Database [NDDB LINK](#)
 - ☐ 2008 Elevation (2')
 - ☐ 2014 Elevation (1')
 - ☐ 2020 FEMA Mapping



Home Inspection Report

Prepared exclusively for
Yuen Tai



PROPERTY INSPECTED:

197 Catalpa Road
Wilton, CT 06897

Date of Inspection: 10/13/2020

Inspection No. 27233-4300

INSPECTED BY:

David Leopold

10 Morehouse Lane

Norwalk, CT 06850

fairfieldcounty@pillartopost.com

(203) 831-8100

INSPECTOR:

Chad Spalthoff

chad.spalthoff@pillartopost.com

Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.1 The subject is an attractive 1966 raised ranch style home with a built-in two car garage.



1.1.2 When reviewing this inspection report and summary, please be mindful that we encounter deferred maintenance and repairs in nearly every home we inspect, and all homes require some amount of repairs and maintenance. A sense of time and perspective is an essential element in evaluating and balancing the items contained in this report.

2.0 PROPERTY AND SITE

2.3 Landscape / Grading

2.3.3 Several large trees lean toward, or have branches that overhang the home. Encroaching branches should be pruned to prevent broken limb or wind damage. Trees leaning toward or otherwise in close proximity to the home should be further evaluated by an arborist in advance of purchase to assess health and to determine scope / urgency / cost of any tree work or removals that may be needed in the short term. **(Exterior Rear)**



2.5 Driveway(s)

2.5.2 The gravel driveway is due for grooming and replenishment. (Exterior Front)



3.0 EXTERIOR

3.4 Eaves / Fascia / Soffit

3.4.2 Recommend re-securing the loose / hanging soffit to prevent water, vermin, and insect intrusion and to prevent possible damage to the exterior lighting fixture and wires resulting in a safety hazard. Consult with a carpenter for scope of work. (Exterior Front)



3.9 Deck(s)

3.9.2 Deck, rail and stair requirements have improved continually due to inadequate building practices and materials. Unless new and properly constructed, few decks meet current safety and construction standards. For enhanced safety, you are advised to consult with a carpenter to repair the following deficiencies and all other best practices outlined in DCA-6: The Residential Wood Deck Construction Guide:

- open stair risers that pose a potential slip-and-fall hazard;
- lack of secure attachment between deck stair and deck assembly that may result in detachment from deck;
- main beam members are attached to the sides of the support posts, in lieu of bearing on top, which may result in deck detachment from the posts. **(Exterior Rear)**



4.0 ROOFING SYSTEM

4.5 Roof Drainage

4.5.4 Consider installation of a gutter system at the garage roof or installation of a drain at the garage apron to properly direct water away from the structure and prevent water intrusion into the home. Water was observed to be pooling in front of the garage at the time of inspection.

- Exterior Front
- Garage



4.6 Chimney(s)

4.6.2 Noted spalling damage and open mortar joints on the chimney bricks attributable to water penetration and freeze / thaw damage. Recommend mortar re-pointing repairs and coating the chimney brick with a vapor permeable water repellent to prevent further deterioration. Consult a chimney expert for application of Chim-Saver or similar.



4.6.3 Vintage chimneys are subject to concealed defects from decades of daily wear and exposure to acids produced by combustion gases. While a section of the flue liner may or may not be visible at the roof top, the middle sections of the flue are concealed and often deteriorated.

The National Fire Protection Association recommends a Level II (video) chimney inspection at all fuel changes and property transfers. You should consider further evaluation by a chimney expert to assess conditions and potential repair costs. Contact The Chimney Safety Institute of America (www.csia.org) or The National Fireplace Institute (nficertified.org) for local experts.

7.0 STRUCTURE

7.10 Radon Mitigation System

7.10.1 A Sun Nuclear computerized continuous radon monitor was placed for a minimum 48 hour exposure and measurement period. The device will be retrieved and read on-site at the conclusion of the test period. The radon-in-air test results read onsite were 2.4 pCi/L. A written report will be e-mailed to you and your Realtor the same day.

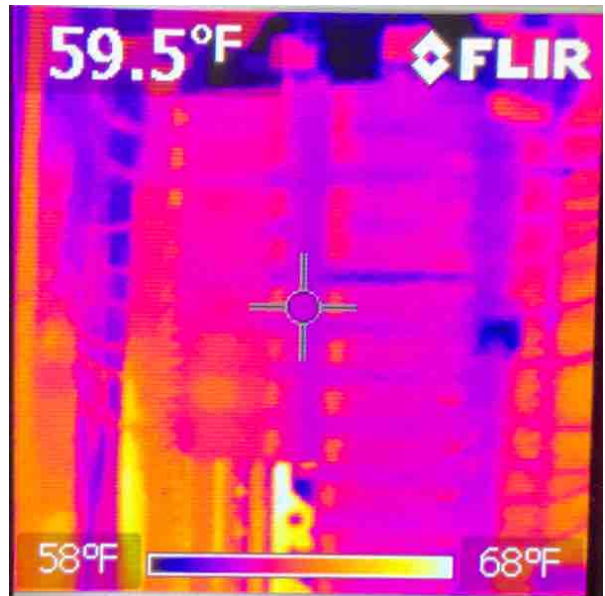
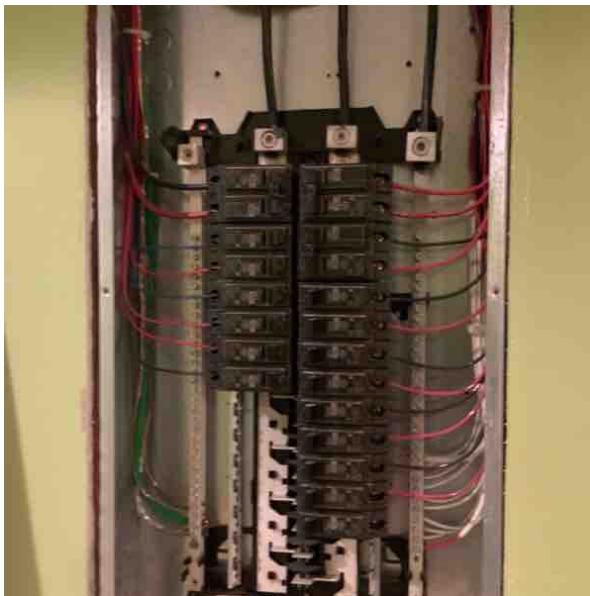
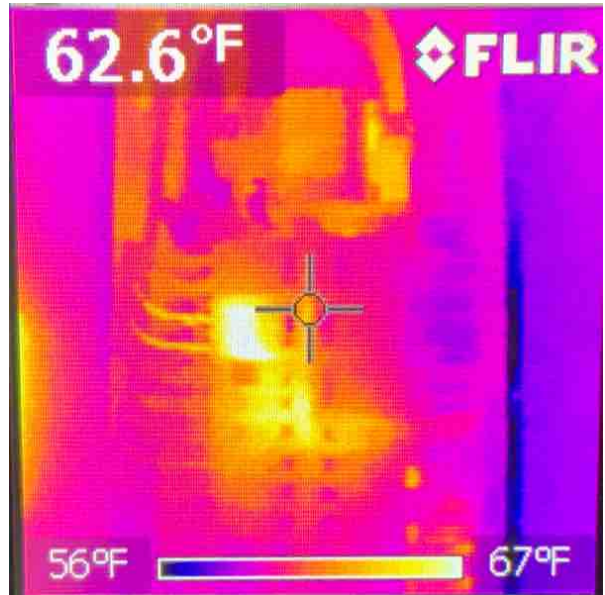
Your report will include an hourly radon gas picoCurie per liter of air concentration graph. The abbreviation pCi/L means picoCurie per liter of air, the most common method expressing radon-in-air concentrations. The United States Environmental Protection Agency and the Centers for Disease Control have used a continuous exposure of 4.0 pCi/L for the cut-off level at which remedial actions are indicated. If your reading is above that level, we recommend further consultation with a radon contractor for installation of a radon reduction system. **(Basement)**



8.0 ELECTRICAL SYSTEM

8.2 Electrical General Comments

8.2.1 An infrared scan of the electrical distribution panel, wall switches and receptacles was performed under load. Unless otherwise noted, the thermography scan did not reveal any instances of overheating of conductors, circuit breakers, switches or outlets at the time of the inspection.



9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

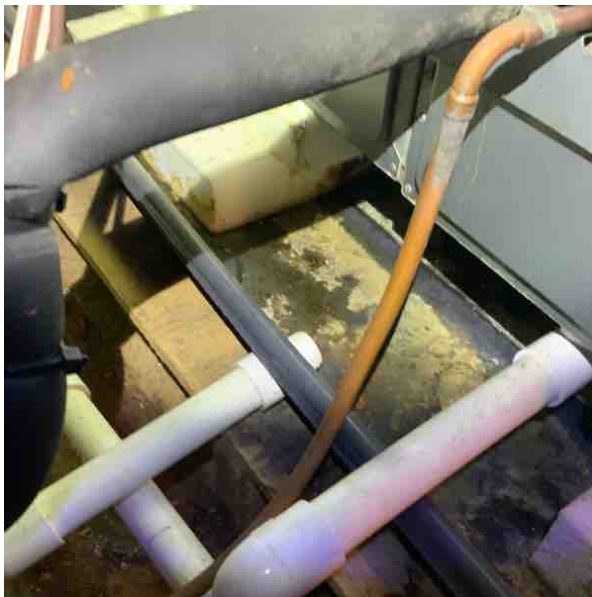
9.5 Air Handler

9.5.1 Recommend installation of an emergency overflow drain pan under the finished basement condensation pump to avoid flood damage in the event of leak situations. **(Basement)**



9.5.2 There is corrosion in the attic air handler overflow drain pan indicating a past or current leak. Recommend HVAC evaluation for proper operation prior to air conditioning season to prevent overflow, secondary damage or loss of function.

Recommend installation of the missing condensation drain pan shut-off float switch to avoid potential for floods in the event of condensation drain line clogs. **(Attic)**



9.6 Boiler

9.6.4 Boiler System Repairs: recommend the following repairs to the boiler and component parts for enhanced reliability and safety:

- replace the leaking backflow preventer valve;
- install the missing discharge tube on the backflow preventer valve to within six inches of the floor;
- replace the leaking / clogged air vents. **(Basement)**



9.9 Fuel Tank / Lines

9.9.1 There is a replacement oil storage tank at the exterior of the home. Inquire as to what this tank replaced. If a buried tank, obtain the certificate of legal removal (closed permit) from the homeowner or fire marshall's office. If no paperwork proving legal removal is available, we recommend metal detector testing be performed and/or soil samples taken in the likely area of a former tank to determine if a tank is still buried, or if there is soil contamination. **(Exterior Left)**

10.0 PLUMBING SYSTEM

10.6 Water Heating Equipment

10.6.3 Recommend adjusting domestic hot water temperature down from 166 degrees to the standard setting of 120 degrees for safety and fuel economy.

FYI - Hot water scalds account for 20% of all burn treatments at American hospitals annually affecting 2,000+ children, and for each ten degrees you turn down the water temperature, you can save up to \$10 per month.

10.10 Tub(s) / Shower(s)

10.10.5 Repair the leaking shower head to avoid waste water loss and for enhanced shower pressure.
(Master Bedroom / En Suite)



10.10.6 Recommend re-caulking around the jetted tub where it meets the tile to eliminate the potential for water seepage resulting in damage to the surrounding areas. Additionally there is no motor access for the jetted tub. Recommend installation. (Master Bedroom / En Suite)



10.13 Storage Tank

10.13.1 The typical service life for a galvanized well water storage tank is approximately 25 years. Galvanized storage tanks require annual maintenance to re-pressurize the tank. This tank appears to have achieved its reliable service life. Anticipate near term replacement with a modern bladder-style tank for reduced maintenance. **(Basement)**



10.14 Water Quality

10.14.2 A water well functional flow test was performed without incident and at the conclusion of 30 minutes, water quality samples were taken for bacteria, chemical and physical analysis, as well as for the presence of the following potentially harmful metals, elements, minerals and gases: lead-in-water, arsenic, uranium and radon-in-water by Aquatek Labs, Inc.

Test results are produced and distributed by the lab typically within 3-5 business days depending on test array and lab workload. Your well water analysis reports and interpretive guides will be e-mailed to you along with a copy to your Realtor. For information about pending results and/or to request report copies, please call Aquatek Labs directly at 203.389.1824. Pillar To Post does not produce nor distribute the lab test results and therefore we are not able to provide information about the expected delivery date of test results.

10.15 Septic System

10.15.1 Your septic inspection and pumping was performed by Bill Jr. & Son Septic, 2 Homestead Lane, Newtown, CT 06482. Their telephone number is 203-270-2299. The inspection report will be e-mailed to you within 48 hours.

Requested service specifications include locating and opening the main septic tank to examine the standing water and waste levels to determine if there are tank leaks; to see if the system has been maintained and to identify a need for missing risers. Water is run into the tank to check for any obstructions in the waste line to the tank. The tank is pumped to determine if the inlet and outlet tees are in operable condition; to reveal structural deficiencies in the tank; to identify leaks coming from the home into the tank, and to verify that downstream water is not leaking back into the tank. If a blockage is encountered, the distribution box is located (if possible) and excavated for physical inspection and proper operation. The leach fields are probed with an iron bar to determine if waste water appears to be draining.

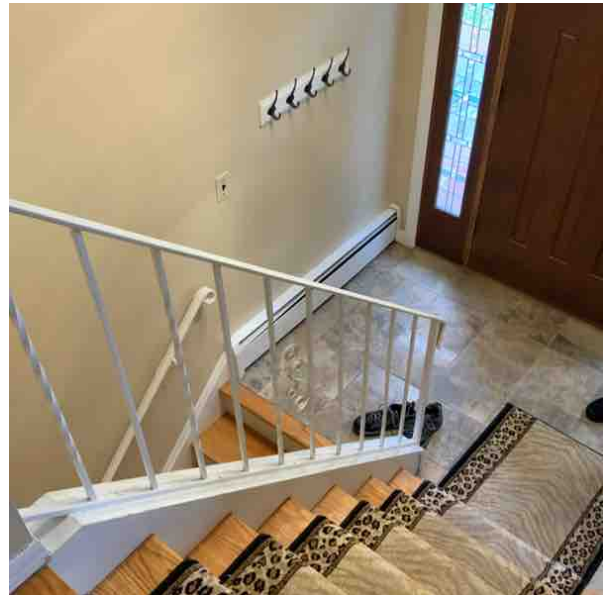
Important Note: Service specifications are not exact and may vary from job to job at the discretion of the contractor and site conditions. All requests for additional inspection or excavation services, and all requests for report copies, or other follow-up customer service / information should be directed to the contractor. All septic inspection services provided today were performed by the independent contractor named above and were arranged per your request and on your behalf as a courtesy and convenience service only. Pillar To Post makes no warranty against their services; is not responsible for their completed operations, system analysis, lack of discovery, or follow-up customer service. Additional site visits required to complete an inspection caused by weather conditions or other factors out of the contractor's control may result in additional charges. Fee is based on a one-time visit and for a single septic system.



11.0 INTERIOR

11.7 Stairs / Railings / Guardrails

11.7.1 Secure the loose guardrail and railing to reduce potential for safety / trip hazards and damage to the railing. The low guard rail (31") at the second floor hallway is considered a fall hazard for taller individuals. Consider replacement guardrail for enhanced safety to standard height of 36 inches.
(Entrance Foyer)



13.0 APPLIANCES

13.1 Appliance General Comments

13.1.1 The model numbers of your major appliances were recorded and will be forwarded to ReCallChek for a report to follow. Model numbers for other appliances or equipment not noted in your report, and for items that you purchase later, can be entered by you in future. You will receive customized dashboard information from ReCallChek for additional, continuing updates via e-mail.

13.3 Clothes Dryer

13.3.2 For enhanced protection against lint build-up and possible dryer fire, we recommend you replace the corrugated dryer exhaust with a rigid, smooth wall metal duct no longer than 25 feet with no more than two elbows. According to industry and municipal sources, thousands of fires per year are caused by clogged and improper, corrugated vents resulting in loss of life and millions of dollars of property damage. (UL, CPSC, Assn. of Appliance Manufacturers, IRC) **(Laundry)**

