6130 SPRUCE AVE.

HOME SYSTEMS & MAINTENANCE GUIDE

Important information for the property's mechanical, electrical, plumbing, weather, exterior and safety systems.

This guide summarizes information supplied by the prior owner. Locations, operation, condition, service requirements and regulatory requirements should be independently verified by the appropriate licensed or qualified professional.

1. Generac Whole-House Generator

• Generac whole-house power system. The system was installed and serviced by local technician Mark Model, phone 909-214-9755.

• The generator was shut off while the house was unoccupied because Edison frequently shuts power off and it was not considered necessary for the generator to operate while the home was vacant.

• The system is designed to run the whole house and originally cost approximately $5,000.

2. Davis Weather Station

• Davis Industries is the manufacturer. The system is fully operational except for the anemometer. The wind turbine spins but does not register wind speed, possibly because of a bad connection or system error. Manufacturer information is located in the house.

• The rain collector has a heater to help melt snow. Its switch is in the dining room on the wall facing the street. It is the same switch that turns on the street-side lamp-post lights. There is a secondary switch underground behind the right-hand lamp post.

• A battery is located on the underside of the rain collector and occasionally requires replacement. The system should indicate when replacement is necessary.

3. Back Patio Fountain / Water Wall

• **IMPORTANT - DO NOT TURN ON THE PUMP until the system has been professionally cleaned.**

• The back patio wall contains a water system that creates a dribbling-water effect when operating. The system is currently dirty and needs professional cleaning before use.

• The pump switch is outside near the back door. Operating the pump before cleaning could plug the tiny tubes embedded in the concrete and make the system unusable.

4. Heat Tape / Freeze Protection

• There are four heat-tape systems: two for water pipes to prevent freezing and two for melting ice on gutters.

• Pipe warmer #1 runs along the outside garage wall. Its switch is directly below the gray electrical transfer switch in the garage and has a label indicating when it is ON.

• Pipe warmer #2 is on the back wall of the house just inside the garage door. Its switch has an indicator light. The heat activates only when the temperature falls below approximately 32°F.

• The two gutter-heater switches are in the third-floor room previously used as the office. They are mounted high on the walls on each side of the room near the windows.

5. Septic System

• The septic tank is under the front patio. A corner of the concrete tank can be seen approximately midway down the steps toward the driveway.

• Two steel plates cover the inlet and outlet cells of the tank; a corner of one plate is also visible.

• The leach field runs easterly from the tank and is believed to be very deep, possibly approximately 17 feet.

6. Yard Lights

• There are two sets of yard lights mounted high on the front and back of the house.

• One switch is located in the backsplash of the kitchen counter in the far corner. The other is on the front wall near the street.

7. Gutter Drains

• All gutters are connected to underground drain pipes that flow toward the street. The outlet is on the downhill side of the street.

8. Water Shutoff

• There are two locations where the home's water supply can be shut off.

• One shutoff is at the street in the water box on the property line shared with the downhill neighbor. The second is at the front corner of the garage in a water box.

9. Fire Sprinkler System

• Fire sprinklers were mandatory when the house was built. A backflow-prevention device is located in the garage. It occasionally releases a small amount of water to relieve excess pressure, which is why a bucket is positioned beneath it. The bucket seldom needs emptying.

• The backflow device requires annual testing per county regulation. Glen Martin Mutual Water Co. normally notifies homeowners around October of the testing requirement; notification was not received last year, so the current testing status should be verified.

• The prior owner used Basic Backflow for testing. Their phone number has historically been provided by the water company. Combining the test with other customers may reduce the cost.

• There is currently no antifreeze in the sprinkler system, and the prior owner does not recommend it because antifreeze is heavier than water and may settle in vertical pipes.

• Plumbing was prepared for a possible nitrogen supply to the sprinkler system. It is located in the crawl space on the back wall of the downstairs bathroom. A small access door in that bathroom wall provides access to the shutoff valve should such a system ever be installed.

10. Electrical System

• The house is wired for 220-volt service and has a transfer switch that automatically activates when utility power goes out.

• A subpanel in the upstairs bathroom serves the bulk of the house.

IMPORTANT BUYER NOTE: This document is informational and is not a substitute for inspections, disclosures, service records, manufacturer instructions, or advice from licensed contractors or public agencies.