

Updates & Improvements

1393 Washington Road

- Repairs were made to areas of damaged, misplaced, or deteriorated slates on the roof.
- Chimney was repointed, chimney crown was repaired, and missing chimney cap was added.
- Repairs made and spot pointing done to areas of brick in need.
- Hot water tank was replaced.
- Termite treatment was completed.
- Electrical repairs:
 - Repaired/replaced any non-functioning outlets and switches.
 - Corrected any reversed polarity outlets.
 - Installed/replaced GFCI protection where required (kitchen, bathrooms, laundry, garage, exterior).
 - Addressed open-ground receptacles in a code-compliant manner (such as GFCI protection with proper labeling where grounding conductors were not present).
 - Ensured all outlets are secure, properly wired, and operational.
 - Licensed electrician evaluated the main panel and confirmed it is serviceable and safe.

Roof



Invoice

*McCauley Construction
Services LLC
Painting Roofing Remodeling
3830 Edgecliff Road
South Park, PA 15129
Office: 412-308-0113
Fax: 412-308-0137
Cell: 412-726-6607*

www.mccauleyconstruction@comcast.net

Graham Fandrei
1393 Washington Rd.
Mt. Lebanon, Pa. 15228
786-425-7526
gfandrei@gmail.com

05-12-2026

Project Description:

Missing slates were replaced, broken slates in pictures provided were replaced, loose and out of place slates were refastened as needed. Some old repairs were gone over and bibs that were missing were replaced (not seen in photos). Chimney on main roof and wall flashing on lower roof were inspected and resealed with Solar Seal caulking.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of: _____

Three thousand one hundred sixty _____ Dollars.

Down payment of \$1,000.00 Paid

With remainder due upon completion. \$2,160.00 Dollars. Paid in full.

All material is guaranteed to be as specified. All work to be completed in a work-like manner according to standard practices. Any alteration and deviation and deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent's contingent upon strikes, accidents, or delays beyond our control.

Chimney



INVOICE

Shamrock Chimney
(888) 737-0903
cs@shamrockchimney.com




Invoice # 5960
Date Fri Mar 27, 2026
Balance **\$0.00**
Due On Wed Mar 18, 2026

Bill To:

Graham Fandrei
1393 Washington Rd
Pittsburgh, Pennsylvania 15228
(786) 425-7526
gfandrei@gmail.com

Service Location:

Graham Fandrei
1393 Washington Rd
Pittsburgh, Pennsylvania 15228
(786) 425-7526
gfandrei@gmail.com

Description	QTY	Price	Amount
 <p>Build New Concrete Crown(s) Often moisture first enters through the chimney crown or through small holes in mortar joints. Water is absorbed then freezes, cracking mortar & bricks leading to major repairs and rebuilds. Build new cement crown using a high strength structural concrete/cement crown mix to prevent water infiltration into the chimney with a 30 degree pitch for water run off.</p>	1.00	\$0.00	\$0.00
 <p>Tuckpoint Where Necessary -Using Type S Mortar mix for structural Integrity</p>	1.00	\$0.00	\$0.00
 <p>Apply Creaway Catalyst Creosote is a combustion byproduct of wood fires. If you have an efficient fire using only seasoned or low-moisture firewood, the amount of creosote created is minimal. However, smoldering fires lead to less complete combustion, which increases the amount of creosote produced. Failing to clean the creosote from your chimney can result in unwanted fires, it requires less than an 1/8 of an inch of buildup to cause a home fire.</p>	1.00	\$0.00	\$0.00

	<p>Total job cost</p> <p>Good afternoon, my name is Jennifer . I am from Shamrock chimney. I would like to let you know we offer 6-12 month interest free financing through Synchrony bank. We can do the application over the phone with you. We have a price match/beat policy please ask about details. If you have any thoughts, questions, concerns or would like to move forward with your project please contact Jennifer in the office. I am always happy to help. Thank you for your time, we appreciate your business. Have a wonderful day.</p>	1.00	\$3,800.00	\$3,800.00
--	---	------	------------	------------

Sub total	\$3,800.00
Total	\$3,800.00
Balance Due	\$0.00

Payment history

Fri Mar 27 2026 3:05PM	Consumer financing	\$3,800.00
---------------------------	--------------------	------------

Terms:

By paying the due balance on invoices provided, the Client hereby acknowledges that all requested service items for this date and/or any other dates listed above in the description section of the table, have been performed and have been tested showing successful satisfactory install/repair, unless otherwise stated on the invoice, in which labor service charges still apply if any repairs have been made. By accepting this invoice, the Client agrees to pay in full the amount listed in the Total section of the invoice.

WARRANTY INFORMATION

ALL PARTS AND MATERIAL WARRANTED BY MANUFACTURER FOR THE PERIOD STATED. SHAMROCK C & C INC. WARRANTIES THE INSTALLATION /APPLICATION OF THESE PARTS AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SERVICE. THIS WARRANTY DOES NOT COVER DAMAGE CAUSED BY STORMS, WILDLIFE, ACTS OF GOD OR LACK OF MAINTENANCE AND IS LIMITED TO THE ORIGINAL PURCHASER ONLY. *THE WARRANTY IS NULL AND VOID IF MAINTENANCE OR FUTURE REPAIRS ARE PERFORMED BY ANY OTHER PROVIDER.*

Limited Warranty Coverage

The type 316Ti or 304 chimney liner as distributed by Shamrock C & C, Inc. is guaranteed to be free from defect in material and workmanship. This is limited LIFETIME WARRANTY subjected to the manufacturer's maintenance and installation requirements. The warranty is transferable to future homeowners so long as they adhere to the conditions within the scope of this warranty.

Warranty Conditions

In order for the warranty to be honored, the following conditions must be adhered to 1) Installation of the pipe and components must be in accordance with the manufacturer's written instructions; 2) the product must be used only for lining or relining of chimneys used to vent residential appliances; 3) use of this pipe for venting gas appliances is limited to category 1 appliances; 4) the lining system must be cleaned and inspected on an annual basis by an experienced chimney professional, who must fill out and date the appropriate section of this warranty card upon completion of such maintenance (receipts verifying the maintenance must be retained); 5) corrosive chemical chimney cleaners must not be used; 6) driftwood, wood, or wood pellets containing salt preservatives treated lumber, plastic, experimental fuels, and household trash must not be burned in the appliance; 7) plastic bristle flue cleaning brushes are recommended; 8) in the case of a chimney fire, the chimney must be inspected and serviced by a professional before reused; 9) the chimney must have a cap or state covering installed.

Limitations of Liability

Shamrock C & C, Inc. does not assume any responsibility for any damage incurred due to faulty or improper installation of a chimney liner and/or its components that is covered by this warranty.

Claim Process

In order to receive a replacement chimney liner and/or component, a claim must be filed with Shamrock C&C, Inc. Upon approval of your claim, Shamrock C & C, Inc. Will supply a replacement chimney liner at no charge as the exclusive remedy.

NOTICE OF CANCELLATION

DATE _____

Hot Water Tank



Hanus Plumbing and Heating

165 E Schwab Ave
Munhall PA 15120
4125128973
hanuspete@gmail.com

INVOICE
INV1558

DATE
03/24/2026

DUE
On Receipt

BALANCE DUE
USD \$2,710.00

BILL TO

Dina Castillo

c/o 1393 Washington Rd
Pgh PA 15228
dinacastillo@howardhanna.com

DESCRIPTION	RATE	QTY	AMOUNT
Service Call - Replace water heater Existing (Bradford White) powervent water heater failed, leaking - replace with 40 gallon A.O. Smith 40,000 BTU powervent water heater, new 2 gal. thermal expansion tank (inflated to match incoming water pressure) and re-pipe 3/4" copper water supply. Re-connect existing 2" PVC exhaust, 1/2" gas supply. Check all connections for leaks - OK	\$2,710.00	1	\$2,710.00

TOTAL \$2,710.00

Payment Info

OTHER

1.5% finance charge after 30 days

BALANCE DUE
USD \$2,710.00

Termite Treatment



554 Washington St Ste #5
 Carnegie, PA, 15106
 412-385-4399

APPOINTMENT RECORD & INVOICE

Invoice # : 120546
 Service Date : May 4, 2026
 Account # : 38283
 PO Number :
 Service Name : Graham Fandrei
 Poison Control # : (800) 222-1222
 Tech & License # : Geoff Thompson
 Company License # : 97643
 Time In/Out : 11:22AM-11:56AM
 Service Address : 1393 Washington Rd
 Pittsburgh, PA 15228

Invoice to:
Graham Fandrei
 1393 Washington Rd
 Pittsburgh, PA 15228
 (786) 425-7526

Today's Total Charge Due On May 4, 2026:
\$58.85

SERVICE	PRICE	QTY	TOTAL
Termite Inspection - Initial Service Charge	\$55.00	1	\$55.00
NOTES Found evidence of previous termite activity but nothing currently alive. Upon conversation with customer, an in ground injection termite service was done 3 years ago and if quality chemicals were used by injection company, the chemical should still be active. Found spiders, spider mites, house centipedes and stink bugs. Performing a surface treatment for pests today, 5/4/26.	Sub Total		\$55.00
	Tax		\$3.85
	Today's Total		\$58.85
	Previous Acct. Balance		\$0.00
	Total Acct. Balance		\$58.85

Authorization: *GT*

PRODUCTS USED

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Inspection EPA N/A	1, 2	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17		1 N/A		Other

TARGETED PESTS 1-Other - See Notes, 2-Termites

AREAS TREATED 1-Around Windows, 2-Attic, 3-Basement, 4-Basement sill plate, 5-Bathroom, 6-Bedroom, 7-Crawlspace, 8-Exterior, 9-Garage, 10-General, 11-Interior, 12-Kitchen, 13-Living Areas, 14-Main Office, 15-Patios/Decks, 16-Perimeter Barrier, 17-Under Eaves

Electrical

INVOICE

BEST ELECTRICAL SERVICES
11761 McKee Rd
Inwin, PA 15642

coreymiller83@yahoo.com
+1 (412) 667-2921

Bill to
Graham Fandrei

Ship to
Graham Fandrei

Invoice details

Invoice no.: 1350
Terms: Due on receipt
Invoice date: 04/10/2026
Due date: 04/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/07/2026	02 Site Work	1393 Washington Road Mt Lebanon , PA 15228	1	\$0.00	\$0.00
2.		Electrical and Lighting	Remove bedroom fan and install flush mount fixture Install switch and weather proof cover for patio sconce light repair reverse polarity receptacle on top floor secure receptacle box on top floor replace non-working GFCI in laundry	1	\$0.00	\$0.00
3.		Receptacle circuit	Install 6 GFCI breakers to protect non- grounded 3 prong receptacles. Identify GFCI protected receptacles with labeled stickers replace exterior GFCI Install GFI / Switch in common bath 2nd floor Install 2 GFCI in kitchen	1	\$2,520.00	\$2,520.00
4.		outlets circuit	Trouble shoot hallway receptacle with no power	1	\$150.00	\$150.00
5.						

Ways to pay



Make Payable to:
Best Electrical Services LLC

Mail to :
11761 Mckee Rd
North Huntingdon , PA 15642

[View and pay](#)

Total

\$2,870.00

Overdue

04/24/2026