Home and Stucco Inspection

for

Lisa Miller

585 Croydon Lane
Alpharetta, GA 30022

Inspected By:

John Miller

Home and Stucco Inspections, Inc.

5619 Knox Court * Peachtree Corners, GA 30092 * Phone: 770-246-9448 * Fax: 770-242-5979

HOME AND STUCCO INSPECTION REPORT

HOME AND STUCCO INSPECTIONS, INC.
Peachtree Corners, Georgia 30092
Phone:(770)246-9448 Fax:(770)242-5979

Brief Description of the Subject Structure

This two-story wood framed structure is a single-family residence, constructed in the year circa 1994. It has a two-car attached garage; an asphalt shingle and metal roof; hardcoat stucco cladding w/EIFS trim accents and a poured concrete foundation enclosing the unfiinshed basement. The front of the home faces Southwest.

Address of Subject Property:	Copy to:
585 Croydon Lane **Alpharetta, GA 30022**	**Andrea Cueny**
Inspected for:	Inspected by:
Lisa Miller	**John Miller** **Home and Stucco Inspections, Inc.**

Fee	$700.00 (home/stucco) + $175.00 (radon) = $875.00	Inspection Date	08/07/2020
Paid	**$875.00**	Time Started	9:00 AM
AMEX (xxxx1007)	Paid in full	Weather	Partly Cloudy
Dated	08/07/2020	Temperature	78 degrees
Billed Date	N/A	Recent Weather	Rain in the last week

Scope of Inspection: Per your request, the subject property; i.e., the grounds, exterior surfaces visible from ground, garage, carport, structure, attic, basement, crawl space, electrical system, heating system, air conditioning system, plumbing, fireplace, built-in appliances have been visually inspected if present, and major installed systems and components are described. This report, intended to provide you with a better understanding of the condition of the property, reflects our observations and opinions at the time of the inspection and no warranty is expressed or implied. ***If this inspection report is received and/or used by the Client, the conditions of this Scope of Inspection are agreed to by the Client.*** *This inspection and resultant report is conducted and prepared in accordance with the applicable laws of the State of Gerogia and the Inspection Standards of the American Society of Home Inspectors. The inspector is not required to: walk on roof; activate utilities; activate systems or equipment that are shut down; report on or evaluate systems or components life expectancy, adequacy, efficiency, or cause of the need to repair; observe items or areas if concealed or not readily accessible; evaluate suitability for any specialized use or conformance to any previous or present regulatory requirements or building codes; or evaluate the present or future market value or marketability of the property. Unless specifically agreed upon and reported on, no inspection or evaluation was made concerning any environmental conditions, soil or geological conditions, recreational facilities, outbuildings, alarms, communication systems, pools, spas, irrigation systems, sewage disposal systems; the presence or absence of pests, wood destroying organisms, mold, fungi, or possible hazardous materials or conditions.* ***In the event that Home and Stucco Inspections, Inc. or it's inspectors are found liable for any errors or omissions, the total value of all claims per subject property are limited to the amount of the inspection fee paid.***

Notice to Client: Those items marked in the "See Summary" column of this report may be acceptable to you when considering the intended use and / or value of the property. This report generally excludes those items which are considered purely cosmetic in nature, but in some instances may be mentioned in the "Summary" section for clarification or maintenance purposes. If references are made to building codes or other standards, these are made in an effort to clarify the issue, and are not intended to infer a building code violation, since Home and Stucco Inspections, Inc. is a private corporation, not a regulatory or policing agency. If any estimates of repair costs or methods of repair were provided, these are only to be considered as rough "ballpark" estimates or methods, not quotations, since Home and Stucco Inspections, Inc., does not perform repairs. Prices and methods of repair may vary depending upon the contractor, engineer, or architect selected.

LEGEND:

"X" IN THE "Satisfactory" COLUMN INDICATES THE ITEM APPEARS INSTALLED ACCEPTABLY AND IS FUNCTIONING.

"X" IN THE "See Summary" COLUMN INDICATES THE ITEM APPEARS INSTALLED UNACCEPTABLY, BROKEN OR NOT FUNCTIONING AND NEEDS CORRECTION, FURTHER ACTION, OR CLARIFICATION.

ALSO:
THE CONVENTION USED TO IDENTIFY LOCATIONS, BOTH INSIDE AND OUTSIDE, IS TO ASSUME YOU ARE STANDING IN THE FRONT YARD LOOKING AT THE FRONT OF THE STRUCTURE; RELATIVE LOCATIONS WILL BE FRONT, REAR, LEFT AND RIGHT.

Section A

OUTSIDE GROUNDS

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ---------->>
A01		X	Drainage & Grading (as affect building)

NOTE: Soil grading is to be installed and maintained sloping downward from the foundation such that water will flow away from the building. In addition, since soil and mulch contain moisture, it needs to be eight (8) inches minimum below the bottom sill or wood framing members or at least six (6) inches below the siding.

A02		X	Trees, Shrubs, and other Vegetation (as affect building)			
A03	X		Retaining Walls	☐ none (as affect building)	☒ concrete	☐ treated timber
A04		X	Driveway	☐ concrete	☐ asphalt	☐ gravel or dirt
				☐ brick or pavers	☒ settling cracks	
A05	X		Walks	☒ concrete	☐ brick	☐ none
				☐ typical cracks	☐ other:	
A06	X	X	Patios, Stoops & Steps	☒ front	☒ right & rear	☒ stone/concrete
				☒ void in soil	☐ none	☐ typical cracks
A07	X		Fences		☐ chain link	☒ wood ☐ none

Section B

STRUCTURE EXTERIOR

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ----------->>

NOTE: Normal observation of exterior surfaces is from the ground using binoculars, as necessary. Inspector is not required to walk on roof nor to observe surfaces of chimneys, vents, roof or walls not visible from the ground. In addition, accessories, such as antennae, solar systems, lightning arresters, etc., are not included as part of this inspection.

ALSO: Per the scope of this inspection, this is a visual inspection, which may not detect concealed moisture conditions which could cause or be causing damage to the interiors of the walls, floors or ceilings.

			Roof Style	☒ gable ☒ hip ☐ shed ☐ mansard ☒ other: conical
			Roof Pitch	☒ steep ☐ medium ☐ low ☐ flat
			Estimated Layers of Roofing Shingles	☒ one ☐ two ☐ not determined
			Method of Observation Estimated Age: 10 yrs. +/-	☒ binoculars from ground – about 80% of the roof surface is visible and observed from the ground ☒ from ladder ☐ walked on roof ☐ from interior
B01	X	x	Roofing Materials	☒ asphalt shingle ☒ metal ☐ other:
B02		x	Visible Flashings	
B03	X	x	Fireplace Chimneys/ Chimney Caps	☐ metal vent ☐ masonry ☒ framed ☐ none
B04		x	Vents & Skylights	
B05	X	x	Eaves, Soffits, Fascia & Exterior Trim	
B06		x	Moisture/Insect Damage	
B07		x	Gutters & Downspouts	☐ none
B08		x	Splashblocks, Extensions & Drains	☐ none
B09	X	x	Walls (exterior cladding)	☐ brick ☐ wood ☐ composition
				☒ stucco (hardcoat) ☒ EIFS (synthetic stucco) ☐ fiber-cement
				☐ vinyl ☐ other:
B10	X		Door & Window Frames	
B11			Decks, Balconies & Porches	☒ none ☐ bolted ☐ open deck flashed
B12	X		Stairs & Railings	☐ none
B13	X	x	Paint/Caulking/Sealants	

Section C

GARAGE & CARPORT

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ----------->>	
C01	X	x	Ceiling & Walls	☒ garage ☐ carport ☐ outside parking
C02	X		Floor	☒ typical cracks
C03	X		Door & Frame	☒ car ☐ vehicle doors
C04	X		Opener(s)	☐ none
C05	X		Safety Reverse	

Section D

FOUNDATION & BASEMENT

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ----------->>

NOTE: Under-floor crawl spaces will be entered except when access is obstructed, property could be damaged by entry, or when dangerous or adverse conditions are suspected.

D01	X		Foundation	☒ concrete ☐ concrete block ☐ slab ☒ typical cracks ☐ other:
			Basement	☐ none Approximately 0% finished, this section of items below addresses only the unfinished areas
D02	X		Walls & Sills	
D03	X		Sub-floor	☐ not visible
D04	X		Insulation	☐ under floor ☒ walls ☐ sills ☐ none noted
D05	X		Floor Structure	☒ joists & beams ☐ wood I-joists ☐ Trusses ☐ other:
D06		x	Posts & Piers Material	☒ 2x6 walls ☐ metal ☐ wood posts
D07	X		Floor	☒ concrete ☐ dirt ☒ typical cracks
D08		x	Evidence of Moisture/ Microbial Growth	Not active – water-proofing system
			Crawl Space	☒ none
D09			Entry Location:	☐ entered ☐ access limited
D10			Walls & Sills	
D11			Sub-floor	☐ not visible
D12			Insulation	☐ under floor ☐ walls ☐ sills ☐ none noted
D13			Floor Structure	☐ joists & beams ☐ wood I-joists ☐ trusses ☐ other:
D14			Posts & Piers Material	☐ concrete block ☐ concrete ☐ wood posts
D15			Ventilation	
D16			Vapor Barrier	☐ none ☐ poly ☐ concrete
D17			Floor	☐ concrete ☐ dirt
D18			Evidence of Moisture/ Microbial Growth	

Section E

ATTIC

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ----------->>

NOTE: Attic spaces will be entered except when access is obstructed, property could be damaged by entry, or when dangerous or adverse conditions are suspected.

E01	X	x	Access Locations:	Master Bedroom Closet / Upstairs Hallway
				☒ entered ☐ access limited ☐ none ☒ pull-down
				☐ ceiling scuttle ☒ wall entry ☐ walk-up ☐ walk-in
E02		x	Insulation Type	☒ loose fill ☒ batt or roll ☐ other
			Flat Ceiling Estimated Average Depth:	8-10 inches
			Estimated R-value:	19-26
E03	X		Framing	☐ trusses ☒ rafters & joists
E04	X		Ventilation	☐ fan(s) ☒ turbine ☐ gable ☒ soffit ☐ ridge
E05		x	Evidence of Rodents/Pests	☒ carcass ☐ droppings ☒ trampled insulation
E06		x	Evidence of Moisture/Leaks	

Section F

KITCHEN & APPLIANCES

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ---------->>				
F01	X		Cook	☒ top	☐ stove	☒ gas	☐ electric
F02	X		Oven(s)	☐ part of stove		☒ built-in	
F03	X		Vent	☐ recirculating		☒ vented	☐ none
F04			Microwave	☐ built-in (tested only to heat water)			☒ not installed
F05	X		Refrigerator	☐ not installed			
F06			Compactor (appears to cycle)			☒ none	
F07	X		Sink & Faucet				
F08	X		Sink Sprayer				☐ none
F09	X		Disposal (runs & drains)				☐ none
F10	X		Dishwasher (cycles)				☐ none
F11			Other:				

Section G

GENERAL INTERIOR

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ---------->>					
NOTE:	**If this is an occupied home, floors, walls, windows, closets, cabinets, etc. may not be completely visible due to furnishings and other personal items which may not be moved by the inspector. Per the scope of inspection, this inspection is performed on an "as visible" basis.**							
G01		x	Doors					
G02		x	Windows/ Screens	☐ single pane	☒ thermal pane	☐ metal	☒ wood	☐ vinyl
G03		x	Floors					
G04	X		Walls					
G05		x	Ceilings					
G06	X	x	Stairs & Railings					☐ none
G07		x	Cabinets					
G08	X		Countertops					

Section H

ELECTRICAL

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ---------->>
H01	X		Service Location ☐ overhead ☒ underground ☐ front ☐ right side ☐ rear ☒ left side
H02	X		Meter Location ☐ front ☐ right side ☐ rear ☒ left side
H03	X		Main Disconnect Location ☐ inside ☐ front ☐ right side ☐ rear ☒ left side
			Service Disconnect Amperage Rating: ☐ 100 ☐ 125 ☐ 150 ☒ 200
			Service Voltage: 120/240 Service Amperage: ☐ 100 ☐ 125 ☐ 150 ☒ 200
			Service Conductor Material: ☒ aluminum ☐ copper
H04	X		Grounding Location ☐ water line ☐ front ☐ right side ☐ rear ☒ left side
H05	X		Distribution Panel Location ☐ garage ☒ basement ☐ hall ☐ other:
H06	X		Branch Circuits ☒ 120 volt ☐ 240 volt
H07	X		Branch Wiring ☒ copper ☐ aluminum (240 volt only)
H08		X	GFCI/AFCI Protection ☐ none, see Note below ☐ none at kitchen, see Note below

Note: The GFCI reset for the exterior outlet on the left side of the front stoop is at the GFCI receptacle in the main floor bathroom. The GFCI reset for the exterior outlet above the right side of the patio on the back of the home is at the GFCI receptacle below the main electrical panel in the basement. The GFCI reset for the outlet in the rear wall of the garage is at the GFCI receptacle above the right sink in the master bathroom. The GFCI reset for the outlet in the mirror between the sinks in the master bathroom is at the GFCI receptacle in the front, center bedroom bath.

NOTE: Although they may not have been required at the time of construction or renovation and may be acceptable for age, GFCI-protected outlets or circuits are suggested for your safety at wet areas, such as: kitchen and bar counter outlets; bathrooms; hydro-massage tubs, garage, exterior, and unfinished basements and crawl spaces. New construction or renovated areas require GFCI protection at these locations.

Locations where GFCI-protected outlets are controlled ☒ kitchen ☒ baths ☐ hydro massage tub ☒ garage ☐ exterior ☒ basement ☐ crawl space ☒ breaker(s) @ panel

Locations which are GFCI protected ☒ kitchen (yes/no) ☒ baths ☒ garage ☒ exterior ☒ basement (yes/no) ☐ crawl space ☒ hydro massage tub

H09	X	X	Receptacles/ Cover-plates:	
H10	X	X	Light Switches/ Fixtures/Ceiling Fans:	
H11		X	Smoke Detector(s)/ Carbon Monoxide	☐ none ☒ not tested, may be part of alarm
H12	X		Exhaust Fan(s)	☐ none
H13			Whole House Fan	☐ speed ☐ timer ☒ none
H14	X		Doorbell	☐ none

Section I

HEATING & AIR CONDITIONING

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ----------->>

NOTE: If the exterior temperature is above 85 degrees F. or if the cooling system uses the same distribution system and is operating, the inspector is not required to activate heating, since this could cause damage to the equipment. If the exterior temperature is under 65 degrees F., or has been under 60 deg. F. during the last 24 hours, the inspector is not required to activate cooling, since this could cause damage to the equipment.

			Heating System Installed Location(s)	☒ attic	☒ basement	☐ garage
			Manufacturer or Brand:	Lennox (up) Lennox (mn)	Estimated Age:	10 yrs. 10 yrs.
			Model Number:	SL280UH070V36A-01 (up) SL280UH070V36A-01 (mn)	Serial Number:	5910L02231 5910L02220
			Fuel:	☒ gas ☐ electric	☐ other:	
			Distribution Type:	☒ forced air	☐ other:	
I01		X	Condition:	☐ operated ☒ visual inspection only, see Note above		
I02	X		Exhaust:			
I03		X	Operating Controls:	☒ operated only on cool		
I04		X	Distribution Equipment:			
I05		X	Filter(s):	☒ electronic ☐ re-usable	☐ disposable: size	
			Air Conditioning Outdoor Locations	☐ front ☐ right side	☐ rear	☒ left side
			Manufacturer or Brand:	Lennox (lft-mn) Lennox (rt-up)	Estimated Age:	10 yrs. 10 yrs.
			Tonage:	2.5 ton (mn) 2.5 ton (up)	Serial Number:	5810K09819 5810K09138
			Fuel:	☒ electric ☐ other:		
I06	X		Condition:	☒ operated ☐ visual inspection only		
I07	X		Condensate Lines & Pan:			
I08	X		Refrigerant Lines:			
I09	X		Temperature Differential	Unit 1 (mn) 16	Unit 2 (up) 17	Unit 3
I10	X		Operating Controls:	☐ operated only on heat		
I11			Distribution and Filter Equipment (if separate from heating):	SEE “I04” and “I05”		
			Fireplace Locations	☒ family/living room ☐ basement	☐ bedroom	☐ none
I12	X		Firebox:	☐ not fully visible due to debris, ashes or gas logs		
I13	X		Flue:	☐ none needed ☒ not fully visible		
I14	X		Damper:			☐ none
I15		X	Gas Starter:	☐ none ☒ gas logs installed		☐ gas fuel only
I16	X		Hearth:			

Section J

PLUMBING

Item #	Satisfactory	See Summary	ITEM <<---------- COMMENTS ----------->>

Water Service

Meter Location: Meter near street

NOTE: Per the scope of inspection, underground or buried systems are not included as part of this inspection. Therefore, the underground water service line from the meter to the building was not observed, and no representation is made as to the material and condition of such piping. You may wish to inquire with the owner about the material or any maintenance or repairs.

J01 X — Piping Entering House: ☐ plastic/ polybutylene ☒ copper ☐ galvanized ☐ not visible

Cutoff Location: Meter / Right, front corner of the basement ceiling

J02 X — Piping Visible in House: ☐ plastic/ polybutylene ☒ copper ☐ galvanized ☐ other:

J03 X x — Water Pressure/ Water Spigots:

Sewer Service (see Note below)

NOTE: Per the scope of inspection, underground or buried systems are not included as part of this report and, therefore, the building sewer and disposal system was not inspected. If there is a possiblity that this property has a private septic or cesspool, you may wish to inquire with the local Environmental Health Department to help determine the type of disposal system, location and description. If it is determined to have a private system, you may wish to inquire of the owner as to when the system was last pumped or serviced.

J04 X — Piping in House: ☒ plastic ☐ cast iron ☐ other:

J05 — Sump or Sewage Pump (presence only – not operated) ☒ none noted

Gas or Fuel Service Type: ☒ natural gas ☐ L/P gas ☐ oil ☐ none

☐ tank or ☒ meter location: ☐ front ☐ right side ☐ rear ☒ left side

J06 X x — Piping / Sediment Traps

Water Heater(s) ☒ gas ☐ electric

Location: ☐ attic ☒ basement ☐ garage

Manufacturer or Brand: GE Estimated Age: 7 yrs.

Size: 50 gallons Serial #: GELNA341306901 Model #: SG50T12AVG00

J07 X — Condition:

J08 X — Exhaust:

J09 X x — Relief Valve / Thermal Expansion Tank:

J10 x — Laundry Area: ☒ 240 volt (**3-prong**) ☐ gas ☒ vent available for dryer

J11 X x — Sinks, Faucets, Showerheads & Valves:

J12 x — Commodes:

J13 x — Tubs/Whirlpool:

J14 x — Caulking/Grouting

J15 X x — Stall Shower / Shower Door: ☐ none ☒ tile floor ☐ fiber-glass or plastic floor

John Miller, Inspector
Certified ASHI Member #204047
Registered & Certified by SBCCI, One and Two-Family Dwelling Inspector, #4741
ICC Residential Combination Inspector #5188792-R5
EDI Certified EIFS and Stucco Inspector, #GA-17

**SUMMARY // DEFECTS PAGES **

All references assume you are facing the home from the street.

MAJOR CONCERNS

(ITEMS THAT HAVE FAILED OR HAVE POTENTIAL OF FAILING SOON)

1. Evidence of rodent activity was visible in the attic areas of the home (trampled/damaged insulation and a rodent carcass). Please consult with the homeowner about this issue. A construction gap was present between the fascia board and the roof decking at the bottom of the roof valley located above the garage door and a rodent access hole was present above the gable return in the left, front corner of the upper attic (see photos). A squirrel carcass was also present in the insulation in the left, front corner of the upper attic (see photo). A qualified rodent exclusion contractor should evaluate these areas and seal as needed. The rodent carcass should be removed and the perimeter of the roof evaluated for construction gaps between the fascia boards and the roof decking and sealed with metal flashing to prevent future rodent entry. The rodent issue should then be monitored in the future.

2. The thermo seal appears to have failed inside the glass in the fixed window located above the exterior French doors in the rear wall of the family room (**1**), in the upper piece of glass in the right window in the front wall of the garage (**1**), in the lower piece of glass in the right window in the right wall of the master bedroom (**1**), in the center bay window in the left, front bedroom (**1**) and in the lower piece of glass in the window located in the front wall of the upper attic (**1**) - (the glass is fogged). A qualified contractor should evaluate the glass in these windows and replace as needed.

3. A large void was present in the soil below the rear portion of the front stoop (see photo). A qualified foundation repair contractor should evaluate this issue and repair as needed to prevent future settlement of the stoop.

4. There was no water pressure at the showerhead in the master bathroom and the faucet handle inside the shower stall does not adjust properly. A licensed plumber or qualified contractor should evaluate these issues and repair as needed.

5. There was a sign on the commode in the jack and jill bathroom stating “do not use”. Please consult with the homeowner about the operation. If needed, a licensed plumber or qualified contractor should evaluate and repair as needed.

6. A qualified contractor should install the missing insulation in the rear wall and replace the rodent damaged batt insulation in the left wall of the knee wall portion of the attic located off the right wall of the master bedroom closet (see photos).

7. The blown-in insulation in the floor of the upper attic has been trampled in various areas from previous rodent activity (see photo for example). A qualified contractor should evaluate and re-insulate as needed to help increase efficiency. Current standards require a minimum R-value of 30 (i.e. 11-12” of blown-in insulation).

8. The shingle is cracked at the gable peak located above the window in the front wall of the foyer (see photo). Moisture stains were present on the roof decking above the chimney chase in the back, left corner of the upper attic and on the roof decking above the bay windows in the rear wall of the master bedroom (see photos). A licensed roofer should replace the cracked shingle and evaluate the shingles above the moisture stains and the flashing around the chimney chase and address as needed.

ITEMS NOT OPERATED/OPERATING

1. Did not test the furnaces due to the outside temperature and the a/c units being in operation before and during the inspection.

2. Did not evaluate the security system in the home or the irrigation system in the yard. Please consult with the homeowner about the operation.

3. The exterior water spigot located below the windows in the right wall of the kitchen was winterized prior to the start of the inspection – did not test. The shut-off valve on the waterline attached to this spigot is located inside the cabinet below the kitchen sink. Please consult with the homeowner about the operation.

4. The bulb(s) appears to be burned-out in the under-cabinet light located above the rear countertop in the kitchen, in the exterior light fixture outside the exterior French doors in the left wall of the basement and in the light fixture on the ceiling of the mechanical room in the basement – ensure these fixtures are operable.

5. The control dial for the gas logs in the fireplace does not adjust properly and as a result the pilot light for the gas logs could not be lit. A qualified contractor should evalaute and repair as needed and ensure the gas logs are operable.

6. Install the missing drain-stop inside the tub in the front, center bedroom bathroom.

7. Adjust the left cabinet door below the front sink in the jack and jill bathroom so that it stays closed.

POTENTIAL SAFETY/HEALTH HAZARDS

1. For added safety, a GFCI receptacle(s) should be installed at the outlet in the front wall of the laundry room and at the (3) outlets located above the countertop on the right side of the range in the kitchen.

2. Approximately (50-60%) of the windows in the home appear to be painted shut which may present a safety hazard in the event of an emergency – ensure all windows are operable.

3. The glass in the left window located above the whirlpool tub in the master bathroom does not appear to be tempered-safety glass (labels are not visible on the glass).

4. Recommend installing a carbon monoxide detector on the main floor and upper level of the home.

5. Replace the batteries in the smoke detectors on a yearly basis and recommend installing a smoke detector in each bedroom.

6. Replace the cracked spindle in the railing on the right side of the stairwell located in the right, front corner of the family room and in the railing at the top of the stairwell in the foyer (see photos).

7. A chain is embedded in the lower portion of the pine tree located on the right side of the backyard and it appears that this tree was struck by lightning in the past (see photo)? Recommend having this tree evaluated by a certified arborist to ensure that's it's healthy.

8. The excessive height between the threshold and the stone step outside the exterior French doors in the rear wall of the family room presents a possible trip hazard (see photo). A qualified contractor should evaluate this issue and address as needed.

9. Secure the loose valance covering the blind above the center bay window in the formal living room.

10. Install the missing globe over the light fixture located above the stairwell to the basement.

11. Install the missing cover-plate over the light switch located at the top and bottom of the stairwell to the basement.

12. The dead-bolt lock in the front door does not latch completely. A qualified contractor should evaluate and adjust as needed.

13. Recommend having the inside of the hvac ductwork cleaned by a licensed hvac contractor.

14. Please consult with the homeowner about the maintenance schedule for the electronic filters on the hvac systems.

15. The insides of the jets/waterlines in the whirlpool tub should be cleaned prior to use and as part of routine maintenance.

16. Cockroach droppings were present on the flooring inside the knee wall portions of the attic located off the right and left walls of the master bedroom closet. Recommend having the home treated for insects by a licensed Exterminator.

17. Tighten the hardware on the pull-down stairs to the attic.

18. A thermal expansion tank is missing on the cold waterline above the water heater (required when the water heater was replaced). A licensed plumber or qualified contractor should evaluate and install as needed.

DEFERRED COST ITEMS

ITEMS THAT HAVE REACHED OR ARE REACHING THEIR NORMAL LIFE EXPECTANCY OR SHOW INDICATIONS THAT THEY MAY REQUIRE REPAIR OR REPLACEMENT ANYTIME **WITHIN THE NEXT FIVE (5) YEARS**.

None

ADDITIONAL COMMENTS

1. Trim the tree limbs away from the window in the front wall of the master bedroom closet as needed and as part of routine maintenance.

2. Negative grading was present in the soil outside the front wall of the formal dining room and a basin was present in the soil on the right side of the stone steps outside the exterior door in the laundry room, which will contribute to water accumulation in these areas during rains (see photos). Recommend having these areas evaluated by a qualified landscaping contractor.

3. Recommend sealing the settling cracks in the driveway near the sidewalk at the right, front corner of the home to help prevent future soil erosion below the concrete.

4. The insides of the gutters and downspouts should be cleaned prior to closing as part of routine maintenance (see photo for example).

5. Recommend adjusting and installing a longer elbow on the bottom of the downspout located on the left side of the garage door to help divert water away from the foundation and stucco system.

6. Recommend installing a longer extension on the bottom of the downspout located on the right side of the stone steps outside the exterior door in the right wall of the laundry room to help prevent future soil erosion below these steps.

7. The lower portion of the downspout has been taped above retaining wall at the left, front corner of the home due to this section of the downspout being rusted (see photo). A qualified contractor should evaluate and replace this section of the downspout.

8. A qualified contractor should secure the downspout to the EIFS system on the right side of the bay windows at the left, front corner of the home and ensure the downspout straps penetrating the EIFS system are sealed with caulking (see photo).

9. Secure the buried extension to the bottom of the downspout located below the right, front corner of the formal living room and at the back, right corner of the home to help divert water away from the foundation walls.

10. Replace the damaged downspout extension at the back, left corner of the home to help prevent water accumulation along the foundation wall (see photo).

11. Ponding water was present inside the rear portion of the gutter located above the garage door due to an inadequate pitch of this gutter towards the downspout. A qualified contractor should adjust this gutter and apply caulking along the top of this gutter to help prevent overflow and mositure damage to the fascia board (see photo).

12. Caulking should be applied along the top of the gutters located below the gable returns on the front of the home to help prevent future moisture damage to the fascia boards (see photo for example).

13. Seal the open joint in the sill below the left window in the front, center bedroom to prevent future moisture entry (see photo).

14. Secure the upper portion of the shutter on the right side of the window in the front wall of the master bedroom closet.

15. The upper sash is displaced in the window located in the front wall of the attic (see photo). A qualified contractor should evaluate and repair as needed to help prevent future moisture/insect entry.

16. The metal furnace flues and the metal chimney cap located on top of the chimney chase should be painted with a rust-inhibiting paint.

17. A qualified contractor should install the missing venthood over the vent for the downdraft exhaust fan located below the rear wall of the kitchen and over the dryer vent located outside the rear wall of the laundry room (see photos).

18. Moisture damage was present at the brick mould above the left side of the left window in the guest bedroom (main floor) and at the bottom of the brick mould on the left side of the left window in the back, left bedroom (see photo). A qualified contractor should evaluate and replace the damaged wood as needed.

19. Minor moisture damage was present on the interior frame below the upper piece of glass in the right window in the formal dining room (see photo). A qualified contractor should evaluate and repair the damaged wood as needed.

20. Screens were not installed on the windows in the home at the time of the inspection.

21. There appears to be inactive moisture stains on the rear portion of the garage ceiling (see photos). Please consult with the homeowner about previous plumbing leaks in these areas.

22. Install the missing strike-plate for the lock located above the left side of the right exterior French door in the rear wall of the family room.

23. Moisture damage was present on the cabinet shelving below the kitchen sink and below the right sink in the master bathroom, which is cosmetic in nature (see photos). Please consult with the homeowner about previous plumbing leak(s) in these aeras – replace the damaged shelving as desired.

24. Note: The light fixture was installed at the angle above the sink in the main floor bathroom, above the front sink in the jack and jill bathroom and above each sink in the master bathroom – adjust as needed.

25. The weather-stripping is damaged below the front door and between the exterior French doors in the left wall of the basement. A qualified contractor should evaluate and replace the weather-stripping as needed to help increase efficiency.

26. Inactive moisture stains were present on the ceiling of the rear closet in the back, left bedroom, which may be related to gutter overflow (see photo)? Please consult with the homeowner about these stains – re-paint and monitor in the future during rains.

27. Daylight is visible below the right and left sides of the right window in the back, left bedroom when this window is in the closed position. A qualified contractor should evaluate and seal as needed to help increase efficiency.

28. Re-apply the caulking along the corners of the tile above the tub in the main floor bathroom.

29. The right door to the master bathroom opens by itself and the left door does not stay open – adjust as needed.

30. Install the missing strike-plate on the side of the hallway door to the front, center bedroom.

31. A ridge was present in the center portion of the tiled floor in the master bathroom which has caused a hairline crack in the floor tiles (see photo). This does not appear to be related to a structural issue – monitor in the future.

32. Hairline cracks were present in the tiles around the drain in the floor of the master shower stall, which is mainly cosmetic in nature (see photo).

33. The grouting should be re-glazed between the tiles inside the master shower stall.

34. The cultured marble panel is cracked below the left side of the whirlpool tub in the master bathroom, which is cosmetic in nature.

35. Scratches and grouting was present on the enamel inside the tub in the jack and jill bathroom, which is cosmetic in nature.

36. Secure the raised escutcheon plate around the waterline located below the left side of the commode in the front, center bedroom bathoom.

37. Recommend having the hvac systems serviced by a licensed hvac contractor prior to closing.

38. A sediment trap is missing on the gas line entering the main floor furnace (see photo). A licensed hvac contractor should install the missing trap.

39. A vibration was present from the metal grate attached to the hvac supply vent located above the whirlpool tub in the master bathroom when air was passing through this vent. A licensed hvac contractor should evaluate and repair as needed.

40. Recommend installing an insulated foam panel behind each of the access doors to the knee wall portions of the attic in the master bedroom closet and an insulated boot or cover above the pull-down stairs to the attic to help increase efficiency in the home.

41. A water-proofing system has been installed along some of the foundation walls in the basement. Please consult with the homeowner about previous moisture entry and possible warranty information from the contractor who installed the system (Basement Systems).

42. There appears to be past termite trails on the rigid foam wall sheathing located above the lower step-down in the foundation in the back, left corner of the basement (see photo). Please consult with the homeowner about this issue and previous termite activity.

43. A qualified contractor should re-install the wall studs and sill plate along the lower step-down in the foundation in the back, left corner of the basement and the wall stud and sill plate along the foundation behind the main floor furnace in the basement (see photos). The lower portion of these studs were removed to install the water-proofing system.

44. The light fixture in the front, center room in the basement was turned-on prior to the start of the inspection. However, a switch could not be located for this fixture. Please consult with the homeowner about how you turn-off this light? If needed, a licensed electrician or qualified contractor should evaluate and replace this fixture with a fixture that has a pull-string.

Stucco: A visual inspection was conducted on the stucco system that was applied to the exterior of this home. The system on the home is hardcoat stucco which consists of Portland cement, lime and sand. These ingredients are typically field mixed with water and trowelled onto metal lath. The grey trim accents are made from EIFS (Exerior Insulation Finish System) or more commonly referred to as “synthetic stucco” and have been applied over the hardcoat stucco system. Foam wall sheathing was installed behind the hardcoat stucco system where visible, which should not be confused with EIFS. Header flashing was installed above the windows and doors, Raintek kick-out flashing has been installed in the stucco system at the primary roof termination located above the right side of the bay window cavity in the left, front bedroom (see photo), expansion joints were installed along the floorlines in the stucco system and the windows, doors, utility boxes/penetrations, venthoods, etc… have been sealed with Dow Corning caulking or an equivalent. Hairline cracks are common with hardcoat stucco systems and were present in some areas. These cracks have been sealed and are cosmetic in nature. Overall, the hardcoat stucco system is in good condition. **However, the following items were identified and should be addressed:**

1. Caulking is needed along the bottom of the stucco system on the left side of the garage door, around the exterior light fixtures on the right and left sides of the front door, around the exterior light fixtures located above the patio on the back of the home, around the exterior light fixture on the right side of the exterior door on the right side of the home and along the right side of the stone patio on the back of the home. Caulking such as Dow Corning’s 790/795 series or NP-1 is recommended when sealing stucco systems. The caulking will need to be maintained in the future as part of normal homeowner maintenance.

2. Ground contact of the hardcoat stucco system may present an issue with the Pest Control Industry? Please consult with the current Exterminator about this issue. If needed, the stucco system can be raised and sealed above the grade of the soil by a certified stucco contractor.

Items listed in this report may have inadvertently been left off the Summary/Defects Page(s). Client should read the **entire** report.

PICTURES

A construction gap was present between the fascia board and the roof decking at the bottom of the roof valley located above the garage door.

A rodent access hole was present above the gable return in the left, front corner of the upper attic.

A rodent access hole was present above the gable return in the left, front corner of the upper attic.

A squirrel carcass was also present in the insulation in the left, front corner of the upper attic.

A large void was present in the soil below the rear portion of the front stoop.

A qualified contractor should install the missing insulation in the rear wall of the knee wall portion of the attic located off the right wall of the master bedroom closet.

A qualified contractor should replace the rodent damaged batt insulation in the left wall of the knee wall portion of the attic located off the right wall of the master bedroom closet.

The blown-in insulation in the floor of the upper attic has been trampled in various areas from previous rodent activity.

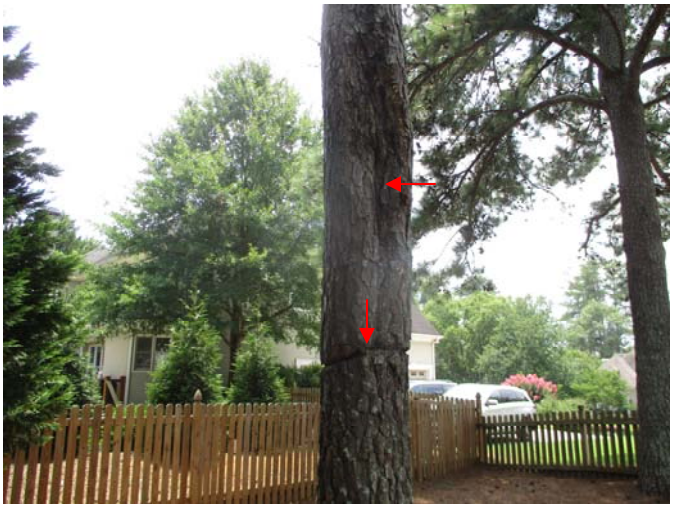
The shingle is cracked at the gable peak located above the window in the front wall of the foyer.

Moisture stains were present on the roof decking above the chimney chase in the back, left corner of the upper attic.

Moisture stains were present on the roof decking above the bay windows in the rear wall of the master bedroom.

Replace the cracked spindle in the railing on the right side of the stairwell located in the right, front corner of the family room.

Replace the cracked spindle in the railing at the top of the stairwell in the foyer.



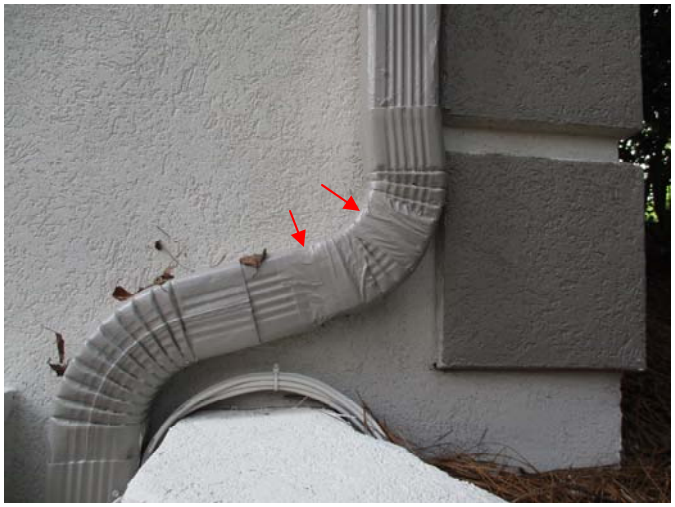
A chain is embedded in the lower portion of the pine tree located on the right side of the backyard and it appears that this tree was struck by lightning in the past.

The excessive height between the threshold and the stone step outside the exterior French doors in the rear wall of the family room presents a possible trip hazard.

Negative grading was present in the soil outside the front wall of the formal dining room.

A basin was present in the soil on the right side of the stone steps outside the exterior door in the laundry room.

The insides of the gutters and downspouts should be cleaned prior to closing as part of routine maintenance.



The lower portion of the downspout has been taped above retaining wall at the left, front corner of the home due to this section of the downspout being rusted.

A qualified contractor should secure the downspout to the EIFS system on the right side of the bay windows at the left, front corner of the home and ensure the downspout straps penetrating the EIFS system are sealed with caulking.

Replace the damaged downspout extension at the back, left corner of the home to help prevent water accumulation along the foundation wall.

Ponding water was present inside the rear portion of the gutter located above the garage door due to an inadequate pitch of this gutter towards the downspout. A qualified contractor should adjust this gutter and apply caulking along the top of this gutter to help prevent overflow and mositure damage to the fascia board.

Caulking should be applied along the top of the gutters located below the gable returns on the front of the home to help prevent future moisture damage to the fascia boards.

Seal the open joint in the sill below the left window in the front, center bedroom to prevent future moisture entry.

The upper sash is displaced in the window located in the front wall of the attic.

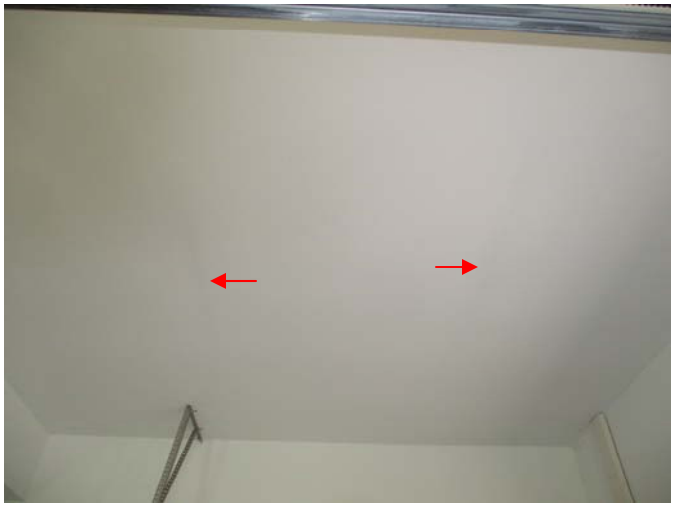
A qualified contractor should install the missing venthood over the vent for the downdraft exhaust fan located below the rear wall of the kitchen.

A qualified contractor should install the missing venthood over the dryer vent located outside the rear wall of the laundry room.

Moisture damage was present at the brick mould above the left side of the left window in the guest bedroom (main floor) and at the bottom of the brick mould on the left side of the left window in the back, left bedroom.

Minor moisture damage was present on the interior frame below the upper piece of glass in the right window in the formal dining room.

There appears to be inactive moisture stains on the rear portion of the garage ceiling.

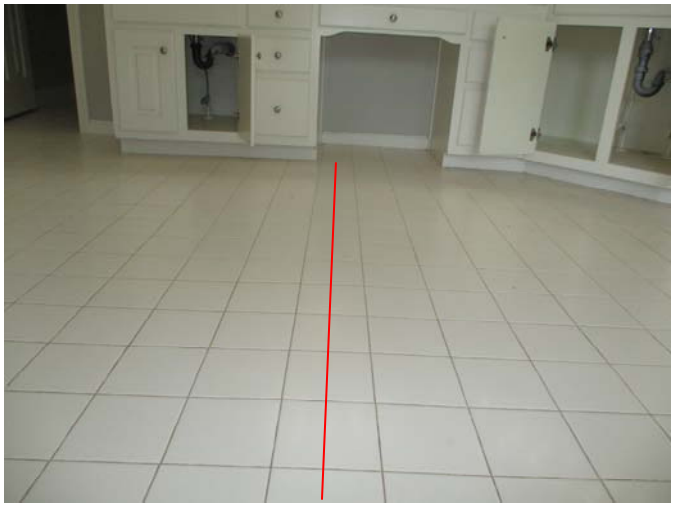


There appears to be inactive moisture stains on the rear portion of the garage ceiling.

Moisture damage was present on the cabinet shelving below the kitchen sink.

Moisture damage was present on the cabinet shelving below the right sink in the master bathroom.

Inactive moisture stains were present on the ceiling of the rear closet in the back, left bedroom, which may be related to gutter overflow.



A ridge was present in the center portion of the tiled floor in the master bathroom which has caused a hairline crack in the floor tiles.

Hairline cracks were present in the tiles around the drain in the floor of the master shower stall, which is mainly cosmetic in nature.

A sediment trap is missing on the gas line entering the main floor furnace.

There appears to be past termite trails on the rigid foam wall sheathing located above the lower step-down in the foundation in the back, left corner of the basement.

A qualified contractor should re-install the wall studs and sill plate along the lower step-down in the foundation in the back, left corner of the basement.

A qualified contractor should re-install the wall stud and sill plate along the foundation behind the main floor furnace in the basement.

Raintek kick-out flashing has been installed in the stucco system at the primary roof termination located above the right side of the bay window cavity in the left, front bedroom.

The shut-off valve on the main waterline is located at the right, front corner of the basement ceiling (below the formal dining room).