



March 28, 2009

Mr. John Q. Public  
8565 Colony Square Drive  
Jackson, GA 30301

## Inspection Report Estimate in Red:

### **\*\*SUMMARY // DEFECTS PAGE \*\***

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

#### **MAJOR CONCERNS**

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

1. The roof flashing currently terminates behind the siding at the roof termination on the right and left sides of the chimney chase and at the roof termination above the left, front corner of the living room (see photos). The flashing should be repaired at each of these terminations so that it terminates on the exterior of the siding to prevent future moisture entry into the wall cavity below each termination. All work should be done by a qualified contractor.

**1000 Roofing Contractor Trip Charge (First hour) \$75**

**Additional time needed to extend flashing and material 100**

2. Moisture damage was noted along the outer edge of the upper pieces of siding below the roof termination on the right side of the chimney chase, along the outer edge of various pieces of siding and at the center portion of the corner trim below the roof termination on the left side of the chimney chase and at the lower pieces of siding above the roof termination at the left, front corner of the living room (see photos). The siding in these areas should be replaced as needed. Note: When replacing the siding on the chimney chase, the framing inside the chimney chase should also be evaluated for possible substrate damage.

**1000 Residential Basic Contractor Trip Charge (1 hour) \$75**

**Additional time and material needed to replace all siding areas pictured and paint 675**

3. A vertical, settling crack was present in the foundation wall below the window in the rear wall of the living room (visible on the exterior and interior of the home) - (see photos). This crack has been sealed from the exterior and has cracked again. Note: A water-proofing system is currently in place along the lower portion of the rear foundation wall in the garage (see photo). Recommend consulting with the homeowners to see if this system was also installed along the lower portion of the rear foundation wall in the finished basement and about any warranty information on this system. Consideration should be given to having this settling crack evaluated by a qualified contractor and sealed with an epoxy injection to help prevent future leaking.

**6000 Foundation Repair/Waterproofing Contractor (Trip charge) 95**

**Best way to treat this is from inside to avoid digging but the crack may go all the way to bottom of foundation...the inside appears to be finished so there will be sheetrock replacement and repainting.**

**1000 Residential Basic Contractor to make wall repairs and inject**

**caulk and materials** **500**

## **ITEMS NOT OPERATED/OPERATING**

1. The doorbell chime is intermittent – repair as needed.

**2001 Electrician** **\$45**

2. The dimmer on the remote control for the light kit on the ceiling fan in the living room is not operating properly – address as needed.

**2001 Electrician** **\$25**

**New remote** **40**

3. The switch for the light kit and ceiling fan in the living room appears to be failing (located at the front wall of the living room) – replace as needed.

**2001 Electrician Trip charge & first hour** **\$25**

**New switch** **25**

4. The drain-stop is inoperable inside the tub in the hall bathroom (upper level) – repair/replace as needed.

**4001 Plumbing trip charge & first hour** **\$90**

5. The ceiling fan in the right, front bedroom makes a noise during operation and should be properly balanced.

**2001 Electrician additional time to adjust fan** **\$25**

6. The lower sash is displaced at the window in the left, front bedroom – adjust as needed.

**1001 Residential Basic Contractor** **\$25**

7. Install the missing faucet handle inside the shower stall in the basement bathroom.

**4001 Plumbing additional time** **\$30**

8. Note: There is no exhaust fan or operable window in the basement bathroom.

**2001 Electrician to install basic fan and vent to outside** **\$350**

9. The accordion doors to the closet in the front wall of the finished room in the basement rub on the carpet – adjust as needed.

**1001 Residential Basic Contractor** **\$20**

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## **POTENTIAL SAFETY HAZARDS**

1. Re-secure the electric meter box to the left side of the home (see photo).

**2001 Electrician** **\$25**

2. Recommend installing joist hangers on the ends of all floor joists below the backside of the deck (see photo).

**1001 Residential Basic Contractor plus joist hangers** **\$150**

3. The excessive spacing between the pickets and the low height of the railings along the front steps may present a safety hazard for children – address as needed.

**1001 Residential Basic Contractor –Typically pickets are 4” on**

center and railing is 36” above ground, but this house may be “grandfathered” depending on when it was built...If the railing height is ok, then the job is simpler by carefully removing existing pickets and attaching them closer together and adding say 10 pickets. \$150

4. Re-secure the 2x4 on top of the upper railing on the right side of the front steps.  
**1001 Residential Basic Contractor \$10**

5. The stringer is cracked below the right side of the center step on the front of the home (see photo) –re-support as needed.  
**1001 Residential Basic Contractor \$35**

6. Creosote build-up was present on the inside of the fireplace flue. The inside of the fireplace flue should be evaluated and cleaned by a licensed chimney sweep prior to use.  
**A2000 Chimney Sweep Contractor Trip Charge \$125**

7. The lock is missing and the sash springs appear to be broken along the sides of the window in the right, front bedroom (this window does not stay open) – repair as needed.  
**A4000 Window repair contractor trip charge and parts) \$100**

8. Adjust the built-in pressure reverse on the automatic opener for the left garage door.  
**A3000 Garage Door Repair Contractor Trip Charge (1 hour) \$100**

9. The spring above the left track on the left garage door is somewhat sprung – recommend having this spring replaced.  
**A3000 Garage Door Repair Contractor \$50**

10. Safety cables should be installed inside the springs above the tracks on each garage door for proper safety.  
**A3000 Garage Door Repair Contractor \$50**

11. The circuit breaker for the a/c compressor is currently over-amped. The maximum size breaker that should be used is 30 amps and the compressor currently has a 40 amp breaker inside the main electrical panel – replace as needed.  
**2001 Electrician (after initial trip charge) \$50**

12. Protective grommets are missing around a few of the electrical wires passing through the upper, left portion of the main electrical panel (see photo).  
**2001 Electrician Trip charge & first hour \$10**

13. Note: Some of the circuits breakers inside the main electrical panel are not labeled.  
**2001 Electrician \$50**

14. Recommend installing carbon monoxide detectors in the home.

**2001 Electrician (minimum 1) \$35**

**Total Repairs not Deferred items \$3,160**

## 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. Keep the tree limbs trimmed off the shingles on the back of the home as part of routine maintenance.

**5001(2) Landscape Contractor Trip Charge \$65**

2. Recommend sealing all settling cracks in the driveway to help prevent future soil erosion below the concrete.

**1001 Residential Basic Contractor (no pictures)**

3. The thermo seal appears to have failed inside the glass in the right, rectangular window located in the upper portion of the ceiling in the living room and in the lower, left window in the rear wall of the master bedroom (the glass is fogged) – replace the affected glass as needed.

**A4000 Window repair contractor \$100**

4. Recommend installing an extension on the condensate drain tube located behind the a/c compressor on the back of the home (see photo).

**4001 Plumb (after trip charge) \$25**

5. The metal chimney cap should be painted to help prevent future rusting (see photo).

**1001 Residential Basic Contractor \$50**

6. Note: Flashing was not installed at the front steps and deck attachments to the home (typical at the time of construction). Recommend applying sealant along the top edge of the front steps and deck attachments to the home to help prevent future moisture entry.

**1001 Residential Basic Contractor \$75**

7. Previous moisture damage was noted at the siding on the left side of the left, basement window on the front of the home (see photo).

**1001 Residential Basic Contractor (included in other siding repair) \$75**

8. Recommend applying caulking at all open joints in the siding and around the perimeter of all windows to help prevent future moisture entry.

**1001 Residential Basic Contractor Trip Charge (1 hour) \$200**

9. Repair the leak at the plumbing drainpipe connection to the bottom of the sink in the master bathroom (see photo).

**4001 Plumber (beyond trip charge) \$35**

10. The sub-floor appears to be loose in various areas in the upper level of the home – secure when replacing the carpet in the future.

**Cannot Estimate at this time**

11. Past moisture stains/repairs were noted on the right portion of the garage ceiling, directly below the hall bathroom in the upper level of the home (see photo). Recommend consulting with the homeowners about a past plumbing leak in this area.

**1001 Residential Basic Contractor (repair sheetrock and paint) \$100**

12. A settling crack was present in the sheetrock above the right side of the front door (see photo). This crack has been repaired in the past and has cracked again. Recommend repairing this crack and monitoring this area in the future.

**1001 Residential Basic Contractor \$30**

13. Secure the loose shower arm above the shower stall in the basement bathroom.

**4001 Plumb (beyond trip charge) \$25**

14. Repair the leak at the faucet handle inside the shower stall in the basement bathroom.

**4001 Plumbing (beyond trip charge) \$25**

15. Repair the leak at the union in the plumbing drainpipe below the sink in the basement bathroom (see photo).

**4001 Plumbing (beyond trip charge) \$30**

16. Note: A rat trap was present above the foundation wall at the back, right corner of the finished basement (see photo). Recommend consulting with the homeowners about a past rodent issue in the home.

17. Consideration should be given to having the home treated for insects prior to closing (several roach egg sacs were present above the ceiling tiles in the basement).

**A1000 Pest Control Service Call and treatment \$75**

**Total Deferred items \$910**

Repair Contractor Category Series Key:

1000 Residential Basic Contractor, Handyman, Carpenter  
2000 Electrical  
3000 HVAC  
4000 Plumbing  
5000 Landscaping  
6000 Foundation Repair/Waterproofing  
7000 Roofing/Gutters  
8000 Radon testing/Abatement  
9000 Mold Abatement  
A1000 Critter Removal/Pest Control

A2000 Chimney Sweep  
A3000 Garage Door Repair Contractor  
A4000 Window Repair Contractor

**Thank you for the opportunity to estimate your inspection repairs!**

**Please call if you have any questions.**



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