

EXTERIOR

LIMITATIONS : None

GENERAL : 1 ½ Story Rancher House. Walls appear to be plumb

EXTERIOR SIDING MATERIALS : Steel siding, stone front, stucco

Exterior

The exterior of the building includes; siding, trim, gutters & downspouts, windows, roof, garage, stoops, decks, patios, grounds and related items. Each of these items is inspected not only for its condition, but how it relates to the dwelling. Defects in exterior components such as the siding or windows can greatly affect other components of the home. The exterior of the building is designed to protect the interior components from mother nature.

Siding

The siding of a home is the “skin” or outer most visible facing on the building. The siding on your new home is one of the most important and possibly expensive components. The type of siding is selected based on desired appearance, longevity, maintenance, and cost. There are many siding types such: as vinyl, stucco, brick, aluminum, wood, stone and synthetics. Each material has advantages and disadvantages, which require different maintenance procedures and involve different cost factors. Your inspector will identify the type of siding and explain the normal maintenance requirements of each type as well as the existing defects.

OBSERVATIONS : : FUNCTIONAL : The inspected system or item was found to be functional at the time of the inspection. There were no indications of eminent failure.

Aluminum Siding

Aluminum siding first began appearing on homes in the early 1960s. This new product occasionally experienced corrosion, especially in areas of high humidity or salty ocean winds. Aluminum siding is still used today, but is not nearly as popular as vinyl. Aluminum planks can dent easily and are difficult to replace. Dark colors tend to fade in the sunlight. This type of siding does last indefinitely, but may wear cosmetically. Cosmetic repairs to aluminum siding can be costly and difficult.

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Stucco Regular

Stucco is a material made of an [aggregate](#), a binder, and water which is applied wet, and hardens when it dries. Also used in sidings, it is used as a coating for walls and ceilings and for decoration. In Europe the term [render](#) is more commonly used. Stucco may be used to cover less visually appealing construction materials such as [concrete](#) blocks, [steel](#), or [adobe](#). The difference in nomenclature between stucco, [plaster](#), and [mortar](#) is based more on use than composition. Until the later part of the nineteenth century, it was common to have plaster, which was used inside the building, and stucco, which was used outside the building, consist of the same primary materials: lime and sand (lime and sand are also used in mortar). Animal or plant

fibers were often added for additional tensile strength. In the later part of the nineteenth century, Portland cement was added with increasing frequency in an attempt to improve its durability. At the same time, traditional lime plasters were being replaced by [gypsum](#) plaster.

Traditional stucco is made of [lime](#), [sand](#), and water. Modern stucco is made of [Portland cement](#) and water. Lime is often added to increase the permeability and workability of modern stucco. Sometimes additives such as acrylics and glass fibers are added to improve the structural properties of the plaster as well as its workability. This is usually done with what is considered a "one coat" stucco system—as opposed to the traditional 3 coat method.

Lime stucco is a relatively hard material that can be broken or chipped by hand without too much difficulty. The lime itself is usually white; color comes from the aggregate or any added pigments. Lime stucco has the property of being self-healing to a limited degree due to the slight solubility of lime (lime in solution can be deposited in cracks where it later solidifies). Portland cement stucco is very hard and brittle and can easily crack if the base on which it is applied is not stable. Typically its color is gray due to the innate color of most Portland cement (white Portland cement is also used).

Traditionally stucco is directly applied to a masonry surface such as brick or stone. In wood-framed buildings, stucco was applied over a wood lath. Modern stucco is usually applied over an expanded metal lath that is fastened to the wall sheathing with staples, with a 2 layer moisture barrier in between.

Traditionally, stucco has been used as a sculptural and artistic material. [Baroque](#) and [Rococo](#) architecture makes heavy use of stucco. Examples can be found in churches and palaces, where stucco is mostly used to provide a smooth, decorative transition from walls to ceiling, decorating and giving measure to ceiling surfaces. Stucco is an integral part of the art of [belcomposto](#), the baroque concept that smoothly integrates the three [classic arts](#), [architecture](#), [sculpture](#), and [painting](#).

Since stucco can be used for decorative purposes as well as for figurative representation, it provides an ideal transitive link from architectural details to [wall paintings](#) such as the typically [baroque trompe l'oeil](#) ceilings. Here, the real architecture of the church is visually extended into a heavenly architecture with a depiction of [Christ](#), the [Virgin Mary](#) or the [Last Judgment](#) at the center. Stucco is being used to form a semi-plastic extension of the real architecture that merges into the painted architecture.

[Islamic art](#) makes use of stucco as a decorative means in [mosques](#) and [palaces](#). [Indian](#) architecture knows stucco as a material for sculpture in an architectural context.

Due to its "[aristocratic](#)" look, baroque looking stucco decoration was used frequently in upper-class apartments of the 19th and early 20th century.

It was also employed in the 1950's in pre-molded forms for decorating the joins between walls and ceilings inside houses. It was generally painted the same color as the ceiling and used in designs where a [picture rail](#) or [rat rail](#) was in use.

Modern Stucco usually consists of 1 layer of wire lath and 3 layers of lime-based plaster. Portland cement is also often used instead of Lime. However, great care must be taken if Portland cement is used because Portland cement does not breathe. It can - and does - trap moisture because its crystalline structure cannot accommodate minute movements in the building structure (as Lime does) and is thus very prone to cracking. While Portland cement plaster has high impact resistance and sheds water, its impervious nature can promote mold growth by surrounding the

building in the equivalent of zip-lock bag trapping humidity in wall structures and cooler cavities as well as rainwater leaking into the surface through the cracks in the Portland cement surface.

First a Wire Mesh is attached to vapor permeable, water-resistant "tar" paper if stucco is being applied to a timber or light-gauge steel frame structure. The paper protects the sheathing and interior of the wall from outside moisture intrusion without trapping moisture vapor in the wall. Wire lath is used to give the plaster something to attach to and may be expanded-metal lath, woven-wire lath, or welded-wire lath. In Europe, wire lathing with fired clay an integral "brick-mesh" is used in many applications instead of expanded metal lathing.

The first layer of plaster is called a scratch coat. A "comb" is used to scratch the surface horizontally or in a criss cross pattern to provide a key for the second layer.

The next layer is called the Brown coat. It also consists of Lime and sand. It is trowelled on to provide the surface with texture.

The final layer is called the finish coat and is smoothed and leveled with a steel float. Expert plasterers can give the finish coat an almost glossy finish ready for paint or wallpaper.

OBSERVATIONS : : FUNCTIONAL : The inspected system or item was found to be functional at the time of the inspection. There were no indications of eminent failure. **One area of the stucco that has been repaired at right garage door frame [See Picture]**



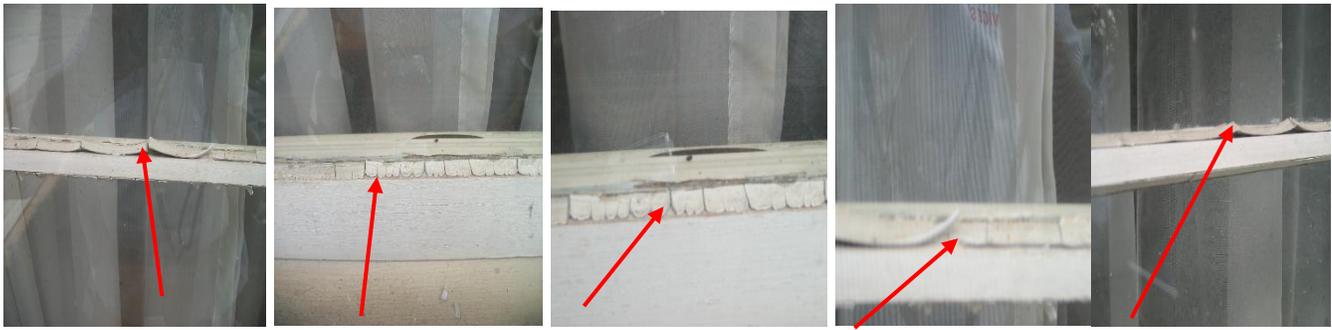
Stucco has been repaired

EXTERIOR TRIM : Aluminum covering fascias and rakes, soffits capped or closed,

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PRIMARY WINDOWS : Wood double hung windows with storm windows, there are two aluminum windows in the front living room. Metal tilt in windows in the basement.

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GLAZING NEEDS REPLACED

EXTERIOR DOORS: Exterior doors are wood doors. Both have newer storm door with plungers attached. The passage door to the garage has some wet rot at the bottom of the door frame. [See Picture] Also the door itself is in bad shape needs replaced. [See Pictures]



Wet rot in door frame

Rotted door

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PORCHES AND OR DECKS : Slab porch on the front made of flag stone, concrete slab on the back.

OBSERVATIONS : FUNCTIONAL : The inspected system or item was found to be functional at the time of the inspection. There were no indications of eminent failure. Concrete slab on the back has some small cracks in it. [See Pictures]

Flag stone porch has need some repairs to loose mortar [See Picture]



Loose mortar

Back slab has a small crack

MAINTENANCE TIPS: Porches and patios can be treated with a water sealer to help prevent excessive wear on the concrete. This can be done every other year.

PORCH ROOFS: On the front of house is made of aluminum.

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STEPS AND OR RAILS : None

OBSERVATIONS : N/A

GARAGES AND OR CARPORTS : Single door two [2] car garage. Craftsman ½ HP door opener with reverse door safety feature.

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DRIVEWAY: Black top

OBSERVATIONS: FUNCTIONAL : The inspected system or item was found to be functional at the time of the inspection. There were no indications of eminent failure.



Holes in blacktop against foundation

Cracks in blacktop



CRACKS IN BLACKTOP VARIOUS AREAS



CRACKS IN BLACKTOP VARIOUS AREAS

MAINTENANCE TIP: Small cracks in driveway black tops can be sealed with a liquid black top sealer available at Home Depot for around \$10.00. Use a large putty knife to smooth out the liquid tar you have applied. The larger cracks you need to clean out the larger pieces of black top and to prepare to seal, using the sealed that comes in caulking tubes, which is thick, do the same procedure as above. The tubes are around \$4.00 per tube.

SIDE WALKS: None

OBSERVATIONS : N/A

LANDSCAPING : Average shrubbery.

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RETAINING WALLS: Small retaining wall/planter on front porch. [See Pictures]



Mortar needs repaired

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WINDOW WELL AND COVERS: Four window well covers [See Pictures]



THESE WINDOW WELLCOVER ARE NOT SERVICING THE PURPOSE VEGATAION IS GROWING IN THEM, RPLACE WITH PROPER COVERS

OBSERVATIONS :: **ACTION REQUIRED** : Items marked action required appear to be in need of immediate attention. Delay in maintenance or repair of these items may result in a dramatic shortening of the life expectancy of the item, have immediate negative effect on other related systems, or be a potential safety hazard. Often action is advisable on these items prior to or shortly after moving into the home. *Need to put new proper window well covers on them.*

AWNINGS : METAL : Front window OTHER : None

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COMMENTS : None