

14 October 2024

Subject: 2703 Brush Creek Home and Termite Inspections

Dear Doug,

Below is a summary of work completed

Termite Inspection (Stellar Termite Inspection, 9/19/24)

From Report Summary (All Section 1 findings, pages 4-8)

- ✔ 1G: Affected wood was removed and replaced with new wood and painted
- ✔ 1N: Damaged weather stripping replaced. Damaged wood on bottom of door removed and patched with wood filler. Door and trim painted.
- ✔ 1O: damaged wood on railings was removed, patched with wood filler and painted.
- ✔ 1P: damaged wood on railings was removed, patched with wood filler and painted.
- ✔ 4B: Wood under house leftover from foundation forms was removed throughout crawl space. The areas where wood was found was treated with Carpenter Ant and Termite Killer (Bio Advanced)
- ✔ 4F: Fungus in surface removed and wood member sprayed with Copper Green.

In addition, the following Section 2 findings were addressed

- ✔ 1I: Fungus in surface removed and wood member sprayed with Copper Green
- ✔ 1M: Wire meshing was cut to size and installed to close access to rodents
- ✔ 2A: Lower Bathroom tub shower grout caulking repaired
- ✔ 2B: The areas between counter and backsplash were resealed with grout caulk in bathrooms. Also not noted in report, the kitchen counter was also resealed.
- ✔ 4D: Disconnected HVAC duct was reinstalled.

Home Inspection (Gage Inspection, 9/6/24)

From Report Summary (pages 3-13)

- ✔ Carbon Monoxide: Report mistakenly states these are missing. They exist on ceilings.
 - ✔ Fascia Boards/Trim: (See Termite Report Item 1G)
 - ✔ Vent Screens: (See Termite Report Item 1M)
 - ✔ Railings: Front railings had affected trim and base wood removed. Replaced with wood and wood filler and new quarter round trim installed and painted. Height of railings not addressed
 - ✔ Garage Rear Door: (See Termite Report Item 1N) Pet door was not addressed.
 - ✔ Floors: Cracks noted were not addressed. However a loose tile in entry was removed, secured to floor with tile adhesive and re grouted.
 - ✔ Ceiling/Walls/Doors: Upper bath floor trim that was damaged by moisture was removed and replaced and painted. The leak in valve was repaired.
- Water Resistant/Wall Cover: (See Termite Report Item 2A & 2B)
- ✔ Toilet: The leak in valve was repaired.
 - ✔ Counters: (See Termite Report Item 2B) Cracks not addressed.
 - ✔ GFCI Protection: The front yard outlet does not have power to it. The outlet was removed and cover plate installed. The rear outlet was replaced.
 - ✔ Outlets, Switches, Junction Boxes, Lighting: Broken cover plate under downstairs sink replaced.
 - ✔ Ducts/returns: (See Termite Report Item 4D)
- Gutters/downspouts: Not addressed.
- ✔ Rodent Activity: Access via vent screen opening repaired.