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Client/Owner: Scott Rubant 404-353-7313 [scott.rubant@gmail.com](mailto:scott.rubant@gmail.com)

Address: 235 Foxley Way Roswell, Georgia 30075

Agent: Tania MacLeod 404-964-2267 [tania@itsheperfectspot.com](mailto:tania@itsheperfectspot.com)

Stucco Hard Coat Inspector: Lance Reid on 5/2/25

*Asars Inc is an Insured Company. Asars Inc. is Certified by The National Home Warranty Company that also recognizes Asars as a Top 3 Remediation Company in the Nation with our Dedication, Service & Excellent Performance record.*

1. Page 4 of the report - The top edges of the driveway, front stoop and vertical sides are suggested to be taped off and caulk sealed at the stucco with a quality sealant. \$110.00
2. Page 4 of the report - The front of the home has the following damaged wood trim areas in detailed photos outlined in yellow suggested to be replaced using treated wood or PVC then sealed and painted back if required. Page 8 - 8.1, 8.2, 8.3, 8.4, 8.5, 8.6. Page 9 - 9.1, 9.2, 9.3, 9.4. \$1595.00
3. Page 10 of the report - The identified settlement crack is suggested to be repaired by a stucco contractor due to exposed metal components and base coat. See Detail Photo - Page 11 -11.3. Apply stucco base coat cement, reinforcement mesh, finish coat texture and paint back. \$150.00  
Note: Please have the current paint colors available to best match back replacements.
4. Page 10 of the report - H6-I6 - Red Outline at large wall area -The wall section identified is delaminated (lost adhesion from the framing of the structure) and is suggested to be reattached to the framing and then repaired. See Detail Photo - Page 12 -12.1. Remove delaminating stucco and secure back substrate or add new duroc, not to exceed 12 sq. feet. Apply stucco base coat cement, reinforcement mesh, finish coat texture and paint back. \$960.00
5. Page 10 of the report - The right side of the home has the following damaged wood trim areas in detailed photos outlined in yellow suggested to be replaced using treated wood or PVC then sealed and painted back if required. Page 12, 12.2, 12.3. \$580.00
6. Page 13 of the report - Red Arrow - Install (1) Raintek kick-out diverter into the roofing termination then seal the vertical soffit termination below. \$325.00
7. Page 13 of the report - The perimeters of the utility boxes, line penetrations and the conduit fastener penetrations into the stucco are suggested to be sealed. See Detail Photo - Page 14, 14.2. \$55.00
8. Page 13 of the report - The identified settlement crack is suggested to be repaired by a stucco contractor due to exposed metal components and base coat. See Detail Photo - Page 14, 14.3. Apply stucco base coat cement, reinforcement mesh, finish coat texture and paint back. \$150.00  
Note: Please have the current paint colors available to best match back replacements.
9. Page 13 of the report - Green Line - The top edges of the patio are suggested to be taped off and caulk sealed at the stucco wall meetings and vertical ends. \$170.00
10. Page 13 of the report - The rear of the home has the following damaged wood trim areas in detailed photos outlined in yellow suggested to be replaced using treated wood or PVC then sealed and painted back if required. Page 16 - 16.1, 16.2, 16.3, 16.4, 16.5, 16.6. Page 17 - 17.1, 17.2, 17.3, 17.4, 17.5. \$1885.00

**11. Page 18 of the report - The top edges of the driveway are suggested to be taped off and caulk sealed at the stucco wall meetings and vertical ends. \$220.00**

**12. Page 18 of the report - The downspouts strap anchor penetrations into the stucco system are not sealed and suggested to be sealed where entering stucco around the home. \$384.00**

**13. Page 20 of the report - Photo 20.1 is not priced due to dish tv mount. No Service.**

**Total as outlined with pricing.....\$6584.00**

**Please sign acceptance for your responsibility for full payment & the work to be completed as outlined then email back by scan or photo copy. Asars Inc. ask for no down payment but it is required to meet at this property, walk the job & make check payment on the completion day:**

**Sign Here: \_\_\_\_\_**

**Note: There's always the chance that additional damage may be found.**

**Please have any of the existing house colors such as paint or stucco leftover cans colors or the code color formulas so repairs can be best matched back.**

**General Exterior Maintenance:**

**Have your landscaper cut back trees or shrubs, keep gutters cleaned & connect downspout drain pipes clean out along with underground drainage pipes. Caulk gutter miters from leaking and have a gutter contractor keep gutter miters sealed and gutters cleaned. Have landscaper service captured gardens/negative soil grades that could cause standing water & keep all areas around the home draining properly. Have sprinklers adjusted so they do not spray onto the home's walls. Anytime mold or pest are found or traces found call a mold expert or your pest provider.**

**Note: Asars Inc. does not offer any of the services noted in the General Exterior Maintenance notes so be sure to contact that type of contractor for those services.**

**Asars Inc. can only price items that is clearly outlined in the inspection report so if you don't see an item in the inspection report then more than likely it's not priced.**

**Other Contractors:**

**For Window replacements or rebuild call Bush Millworks 770-449-6059**

**For Home Insulation call Spray Genie Parker Webb 423-902-1053**

**If you need A+ painting service Call Carlos Gonzalez 678-463-1764**

**If the exterior of the home needs washed call Walker @ Get Sprayed 770-802-3078**

**If your chimney cap needs evaluated call Jerry Sandborn 770-318-0515**

**For Roofing needs Call Nick Francis @ RRG 678-860-1161**

**If a gutter contractor is needed call Travis @ 678-383-6938 or 404-573-1173**

**For stonework call Sheldon Ross 706-781-4604**



# Hard Coat Stucco Inspection

**For the Property Located At:**

235 Foxley Way  
Roswell, Georgia 30075

**Report Prepared For:**

Scott Rubant



**Main 678-947-5780**

**[www.stuccoinspections.com](http://www.stuccoinspections.com)**

**Cell Phone 404-547-0494**

**[inspectstucco@gmail.com](mailto:inspectstucco@gmail.com)**

## I. INTRODUCTION

**1.1 PURPOSE:** Enclosed is your visual stucco inspection report. The purpose of this visual inspection is to help assess the condition of the stucco system by looking for visible installation flaws, inadequate water diversion, sealant failures and analyze cracks/ bulges as a result of settlement/ movement of the structure. Please note that the provision of a scope of work for remedial repairs is not the purpose of this inspection. *Further investigation may be needed to determine the extent of water damage, if any, and how best to modify your home to address any moisture problems that may be indicated by this inspection.*

**1.2 SCOPE OF INSPECTION:** This stucco inspection limited to the following:

1. A visual examination of the condition of the stucco, exterior sealants, flashing, windows, doors, roof-to-stucco transitions, parapets, gutters, deck-to-building connections, stucco terminations, analyze settlement characteristics and any penetrations through the stucco.
2. Preparing a report of our observations of potential problem areas and recording any possible moisture intrusion.
3. Providing detailed information on typical moisture-related problems in stucco homes to assist you in maintaining the value of your home.

**1.3 LIMITATIONS OF LIABILITY:** Because this is a limited visual inspection, we can make no guarantee, express or implied, that our observations offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.

**1.4 FURTHER TESTING / INVESTIGATION:** Our policy is to rely on physical details/ observations as an indicator of possible areas of moisture intrusion, not as an absolute value of water content in the substrate. It is difficult to determine if the structural wood of your home has been damaged in areas physically inspected. Removing a core sample of the stucco (performed by a stucco contractor) to allow for visual inspection may be suggested if the physical evidence supports such action. Should we feel that further investigation is needed this will be indicated in the detailed pages of the stucco report.

**1.5 REPAIR FOLLOW-UP AND ANNUAL INSPECTIONS:** Inspections should be scheduled every 3 years to ensure that your stucco system remains within industry standards. This way any sealant failures, stucco cracks, etc. can be caught and repaired promptly. Inspecting and maintaining your home on a regular basis is the best way to prevent costly repairs associated with moisture damage. Also, should you decide to sell your home, inspections and maintenance documentation will be a valuable selling tool, providing evidence to show that your home has been inspected and maintained on a regular basis by a reputable and qualified firm.



## Project Information

OWNER INFORMATION		BUYER INFORMATION	
Owners	Scott Rubant	Buyers	
Property Address	235 Foxley Way	Buyers Address	
City, State, ZIP	Roswell, Georgia 30075	City, State, ZIP	
Phone	404-353-7313	Phone	
Owner's Email	scott.rubant@gmail.com	Buyer's Email	
Owners Realtor	Tania MacLeod	Buyers Realtor	
Realty Company		Realty Company	
Phone	404-964-2267	Phone	
FAX		FAX	
Realtor's Email	tania@itsstheperfectspot.com	Realtor's Email	
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Exterior	Hard Coat Stucco	Date of Inspection	Friday, 5/2/25
Substrate (if known)	Sheathing	Inspector	Lance Reid
Age of Property	Built - 1995	Present at Inspection	Scott Rubant
Square Footage	+2900	Temperature/Humidity	63/82%
Type of Windows	Wood Windows & Composite Sashes w/ Aluminum Wrapped Wood Frames	Weather Conditions	Clear - Sunny
Type of Window Tracks	Plastic	Last Rain	Thursday, 5/1/25 - AM

Inspection Test Equipment					
Test Equipment Description		Test Range			Setting
		Low	Medium	High	
A	Tramex Interior Moisture Encounter	10-14	15-19	> 19	2
B	Tramex Exterior Wet Wall Detector	10 - 20	21-50	51-100	4.5
C	Delmorst Moisture Probe Meter	10-14	15-19	> 19	1
D	Moisture Meters are N/A on Hard Coat Stucco Systems				-

NOTE: The test equipment is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.



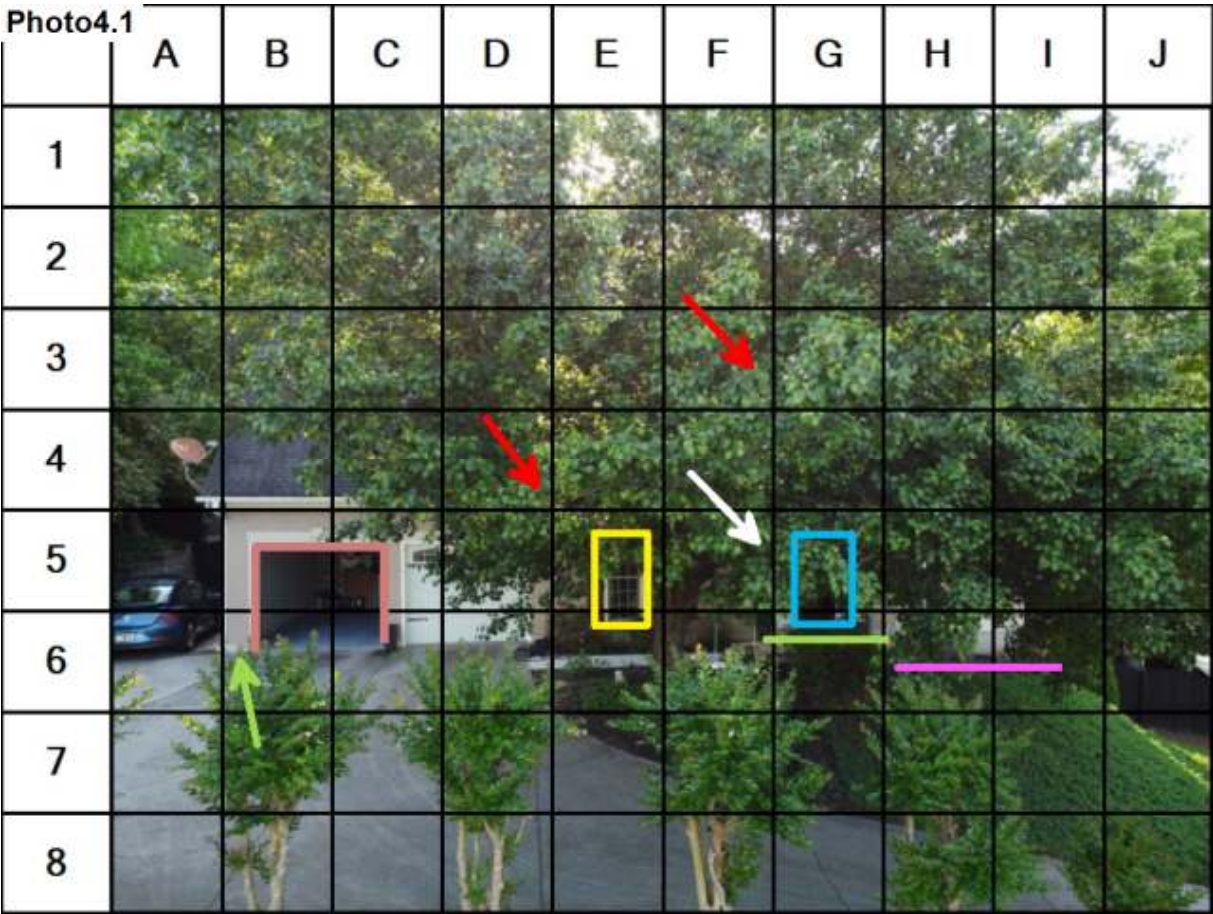
## General Observations

Item Description	Yes	No	Improper	Comments
Window Perimeters Sealed	X			The perimeters of the windows (all four sides) are sealed with a quality sealant.
Mitered Joints Sealed - Windows	X			The sill-jamb joints and the mullion joints of the windows are sealed.
Screens @ Windows	X			Installed screens tend to dam water that can result in possible moisture intrusion. If the screens are not being used, they are suggested to be removed from the windows and stored in a safe place.
Garage Doors/ Jamb Terminations Sealed	X			The perimeters of the garage doors and the jamb terminations at the concrete are sealed with a quality sealant.
Header Flashing Installed @ Heads of Windows	X			Header flashing is installed along the top edges of the majority of windows.
Entry Door Perimeters Sealed	X			The entry doors are sealed along the perimeters with a quality sealant.
Entry Door Thresholds Sealed	X			The thresholds are sealed with a quality sealant, including the bottom edges at the elevated locations.
Compromised/ Damaged Wood	X		X	All compromised wood is suggested to be replaced by a stucco contractor using wood or PVC. Once replaced, the stucco contractor is suggested to seal the area(s) using a Dow quality sealant (ASTM C920). Please note that this stucco inspection report will identify major impacted areas regarding wood deterioration but does not include all possible locations of compromised wood. Additional replacement locations are possible to be identified by a stucco contractor that were not visible at the time of inspection.
Header Flashing Installed @ Heads of Doors	X			Header flashing is installed along the top edges of the majority of the doors.
Utility Penetrations Sealed	X	X		The majority of the penetrations in the stucco cladding are sealed; the identified penetrations not sealed are suggested to be sealed with a Dow 795 or equal sealant. Refer to the elevation photos for locations suggested to be sealed.
General Appearance of Stucco	X			Excellent general appearance; the following suggestions made in the elevation sections of the report will ensure the stucco is maintained per industry standards.
Cracking Present	X			Hairline cracks are normal and considered cosmetic with hard coat stucco applications; no repairs necessary at the time of inspection unless specified in the report photos.
Control Joints	X			Control joints are used in the hard coat application where needed.
Exposed Mesh/ Metal Lath	X		X	The exposed metal lath/ metal corner bead in the hard coat application identified in the report is suggested to be repaired by a stucco contractor; refer to the photos for locations suggested to be repaired.
Impact Damage		X		No visible impact damage was recorded during the inspection.
Rusting Aggregates		X		Rust was not present in the stucco at the time of inspection.
Flat Horizontal Surfaces	X			Flat surfaces are present at the accent trim.
Delamination of Stucco	X		X	The wall section identified in the right elevation detail photos is delaminated (lost adhesion from the framing of the structure) and is suggested to be reattached to the framing and then repaired by a stucco contractor.
Bird Holes Present		X		No recorded bird holes at the time of inspection.
Transition Joints (Stucco to Brick, etc.)		X		All four elevations of the house are stucco and do not have any transitions.
Termination Below Grade (Ground Level)	X	X		The hard coat stucco system terminates on the poured foundation or slab with no insulation board, sheathing, metal lath or substrate framing exposed at grade. Extermination companies have different requirements regarding the bottom edge of the system; it is suggested to ensure the current state of the system coincides with their standards of practice.
Termination Below or at Slab Level (Concrete)	X			The top edges of the driveway, stoop, patio and concrete pads are suggested to be sealed/resealed at the stucco with a Dow quality sealant.
Deck Flashing Present				N/A
Chimney Chase/ Cap				N/A
Kick-Out Flashing/ Diverters	X	X	X	Kick-out flashing is installed in the roofing terminations identified in the detailed photos of the report; the roofing termination not flashed is suggested to have a stucco contractor install a Raintek kick-out diverter into the identified roofing termination on the rear elevation.
Vertical Soffit Terminations into Stucco Sealed	X			The vertical soffit terminations are sealed.
Landscaping/ Mature Vegetation	X			Continue to manicure the landscaping to maintain a 18-24 inch barrier from the surface of the stucco to allow for adequate ventilation.
Sprinkler System	X			All irrigation should be adjusted so that water does not spray directly onto the stucco.
Gutters/ Gutter Straps	X			The gutter down-spouts are securely fastened to the house but the strap penetrations are not sealed and suggested to be sealed with a Dow quality sealant. The gutters are suggested to be cleaned out routinely to keep them free from debris to allow the water to shed off of the structure in a controlled manner.





# Front Elevation



Item	Item Description	Observations / Comment
		All items outlined in this stucco report that are suggested to be applied or installed by a stucco contractor are in accordance with current industry standards.
D4, F3	Roof Terminations	A kick-out diverter is installed into the roofing terminations and the vertical soffit terminations below are sealed with a quality sealant.
B6, G6	Driveway & Stoop	The top edges of the driveway and front stoop are suggested to be sealed at the stucco with a Dow quality sealant.
B6-C6 (2)	Garage Doors	The perimeters of the garage doors and the jamb terminations at the concrete are sealed with a quality sealant.
E5 - All	Windows & Mitered Joints	The perimeters of the windows (all four sides) and the mitered joints are sealed with a quality sealant.
F5 - All	Light Fixture - Utility Penetrations	Light fixtures are classified as utility penetrations and all are sealed at the bases with a quality sealant.
G5	Entry Door/ Threshold	The perimeter of the entry door and the threshold, including the bottom edge, are sealed with a quality sealant.
H6-I6 - All	Ground Contact	The hard coat stucco system terminates on the poured foundation or slab with no insulation board, sheathing, metal lath or substrate framing exposed at grade.
All	Landscaping	Continue to manicure the landscaping to maintain a 18-24 inch barrier from the surface of the stucco to allow for adequate ventilation.



## Detail Photos for Front Elevation

Photo5.1



A kick-out diverter is installed into the roofing terminations and the vertical soffit terminations below are sealed with a quality sealant.

Photo5.2



Continue to manicure the landscaping to maintain a 18-24 inch barrier from the surface of the stucco to allow for adequate ventilation.

Photo5.3



Photo5.4



The hard coat stucco system terminates on the poured foundation or slab with no insulation board, sheathing, metal lath or substrate framing exposed at grade.





## Detail Photos for Front Elevation

Photo6.1



The perimeters of the garage doors and the jamb terminations at the concrete are sealed with a quality sealant.

Photo6.2



The top edges of the driveway and front stoop are suggested to be sealed at the stucco with a Dow quality sealant.

Photo6.3



The perimeter of the entry door and the threshold, including the bottom edge, are sealed with a quality sealant.

Photo6.4



## **Detail Photos for Front Elevation**



Light fixtures are classified as utility penetrations and all are sealed at the bases with a quality sealant.



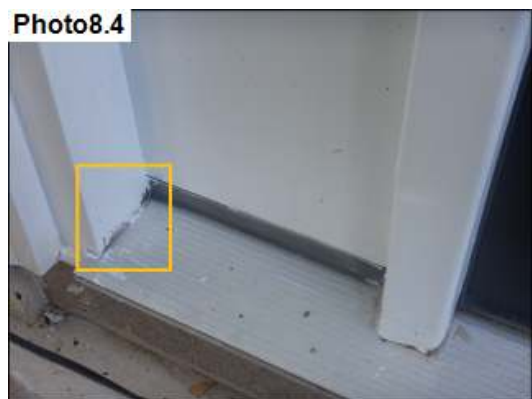
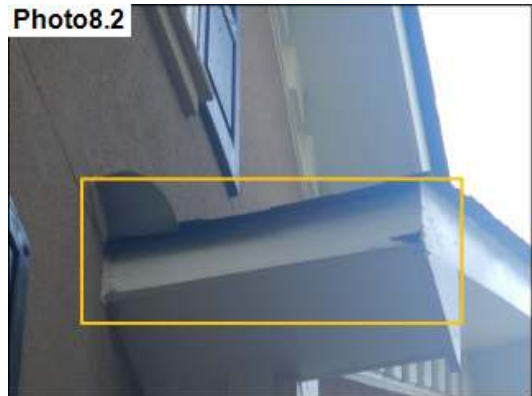
The perimeters of the windows (all four sides) and the mitered joints are sealed with a quality sealant.



## Detail Photos for Front Elevation



The identified compromised wood is suggested to be replaced by a stucco contractor using wood or PVC and then sealed with a Dow quality sealant.



## Detail Photos for Front Elevation

Photo9.1



Photo9.2



The identified compromised wood is suggested to be replaced by a stucco contractor using wood or PVC and then sealed with a Dow quality sealant.

Photo9.3



Photo9.4

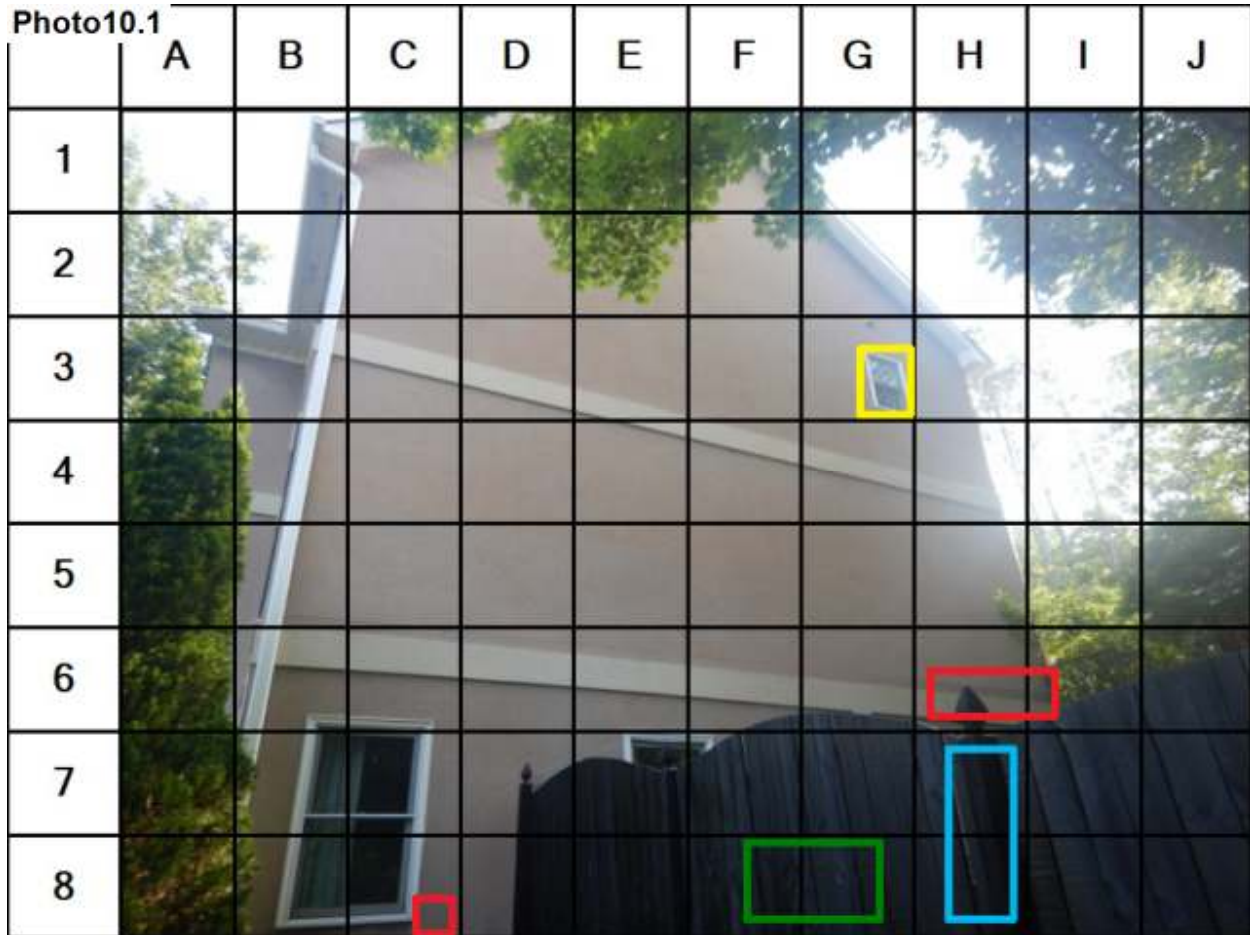






## Right Elevation

Photo10.1



Item	Item Description	Observations / Comment
C8	Cracks	The identified settlement crack is suggested to be repaired by a stucco contractor due to exposed metal components and base coat.
G3 - All	Windows & Mitered Joints	The perimeters of the windows (all four sides) and the mitered joints are sealed with a quality sealant.
F8-G8 - All	Utility Penetrations	The perimeters of the utility boxes, line penetrations and the conduit fastener penetrations into the stucco are sealed with a quality sealant.
H7-H8	Entry Door/ Threshold	The perimeter of the entry door and the threshold, including the bottom edge, are sealed with a quality sealant.
H6-I6	Delamination	The wall section identified is delaminated (lost adhesion from the framing of the structure) and is suggested to be reattached to the framing and then repaired by a stucco contractor.

## Detail Photos for Right Elevation

Photo11.1



The perimeters of the windows (all four sides) and the mitered joints are sealed with a quality sealant.

Photo11.2



The wing wall is masonry/concrete with a manufactured finish coat; not hard coat stucco. This wall does not impact the stucco on the dwelling and is not considered apart of this inspection report.

Photo11.3



The identified settlement crack is suggested to be repaired by a stucco contractor due to exposed metal components and base coat.

Photo11.4



The perimeters of the utility boxes, line penetrations and the conduit fastener penetrations into the stucco are sealed with a quality sealant.



## Detail Photos for Right Elevation

Photo12.1



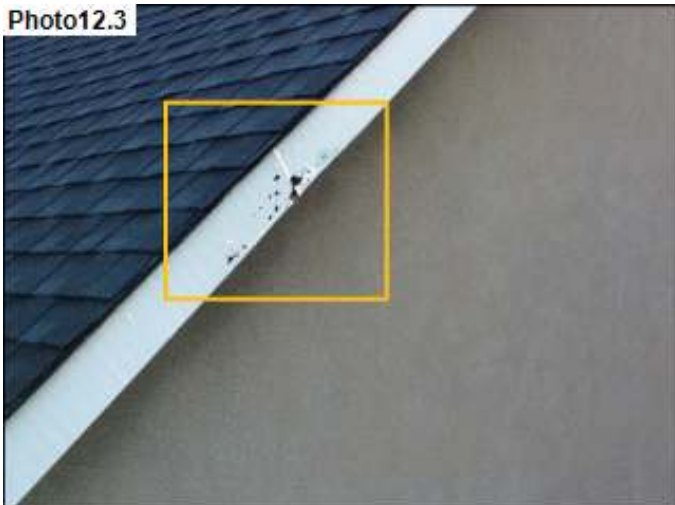
The wall section identified is delaminated (lost adhesion from the framing of the structure) and is suggested to be reattached to the framing and then repaired by a stucco contractor.

Photo12.2



The identified compromised wood is suggested to be replaced by a stucco contractor using wood or PVC and then sealed with a Dow quality sealant.

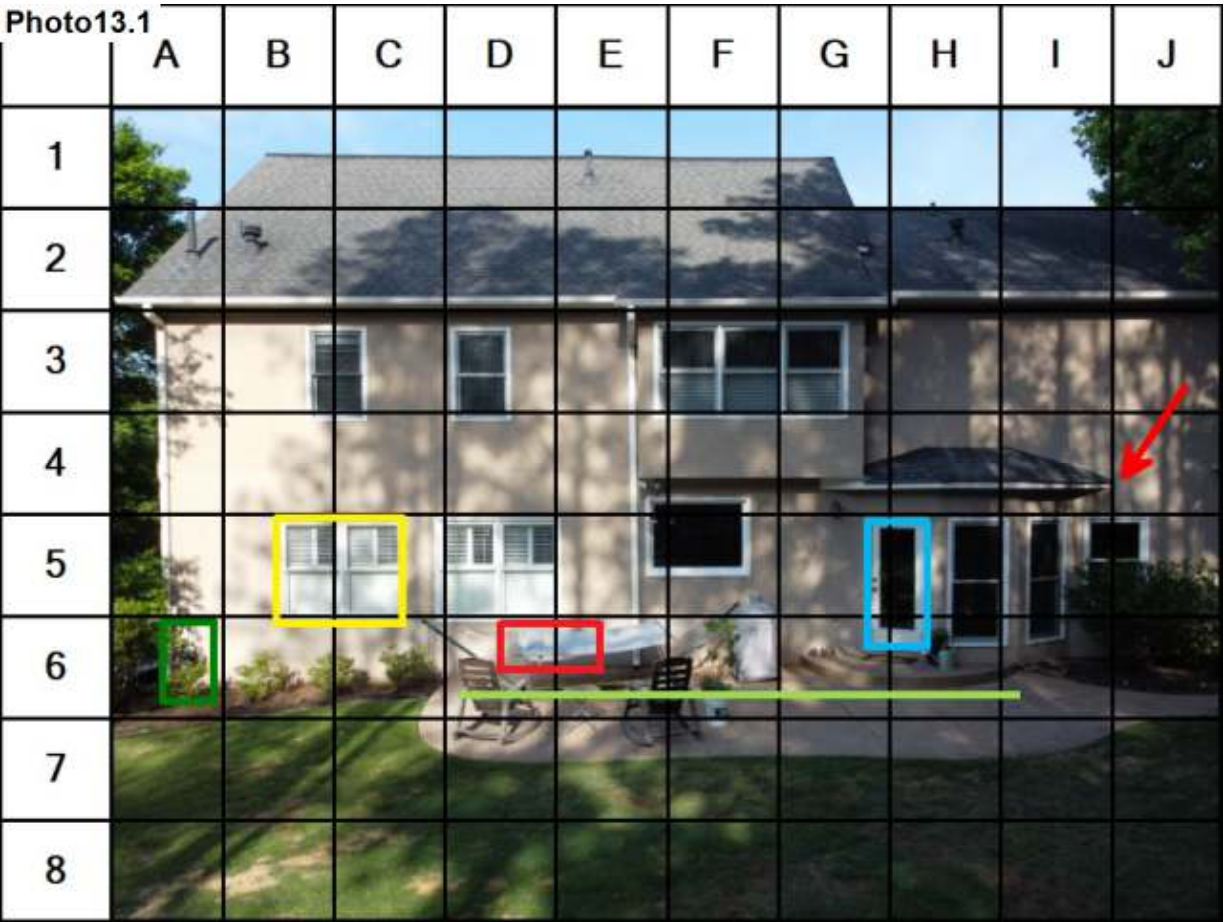
Photo12.3







Rear Elevation



Item	Item Description	Observations / Comment
J4	Roof Termination	A stucco contractor is suggested to install a Raintek kick-out diverter into the roofing termination. The vertical soffit termination below is sealed with a quality sealant.
A6	Utility Penetrations	The perimeters of the utility boxes, line penetrations and the conduit fastener penetrations into the stucco are suggested to be sealed by a stucco contractor using a Dow quality sealant.
B5-C5 - All	Windows & Mitered Joints	The perimeters of the windows (all four sides) and the mitered joints are sealed with a quality sealant.
D6-E6	Cracks	The identified settlement crack is suggested to be repaired by a stucco contractor due to exposed metal components and base coat.
D6-I6	Patio	The top edges of the patio are suggested to be sealed at the stucco with a Dow quality sealant.
H5-H6	Entry Door/ Threshold	The perimeter of the entry door and the threshold, including the bottom edge, are sealed with a quality sealant.
All	Hairline Cracks	Hairline cracks are normal and considered cosmetic with hard coat stucco applications; no repairs necessary at the time of inspection. These cracks are a natural occurrence and unavoidable due to the expansion and contraction of the wood framing behind the stucco.



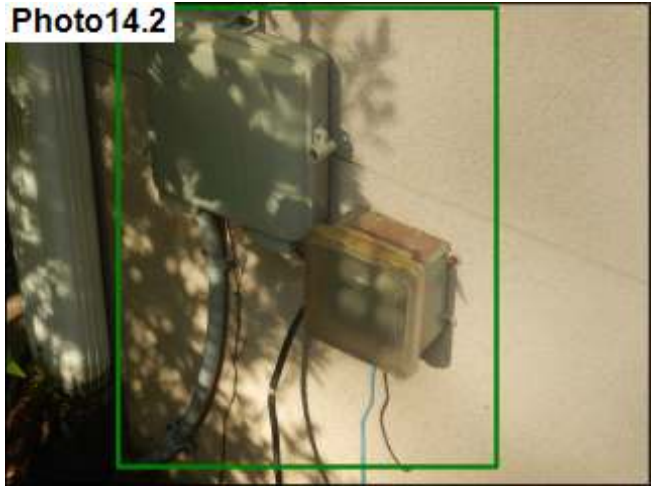
## Detail Photos for Rear Elevation

Photo14.1



A stucco contractor is suggested to install a Raintek kick-out diverter into the roofing termination. The vertical soffit termination below is sealed with a quality sealant.

Photo14.2



The perimeters of the utility boxes, line penetrations and the conduit fastener penetrations into the stucco are suggested to be sealed by a stucco contractor using a Dow quality sealant.

Photo14.3



The identified settlement crack is suggested to be repaired by a stucco contractor due to exposed metal components and base coat.

Photo14.4

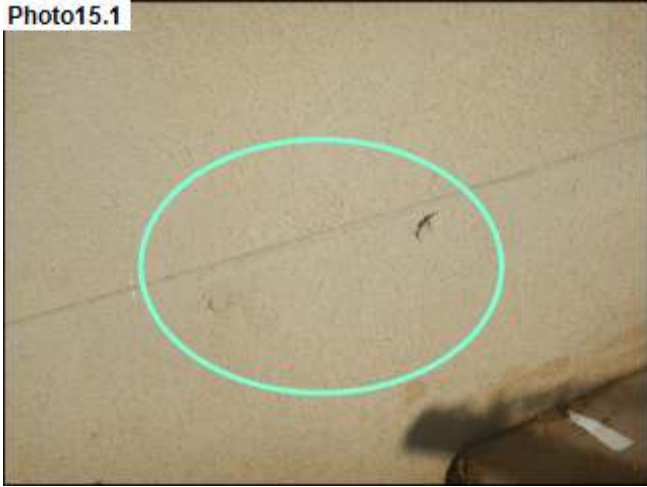


The top edges of the patio are suggested to be sealed at the stucco with a Dow quality sealant.



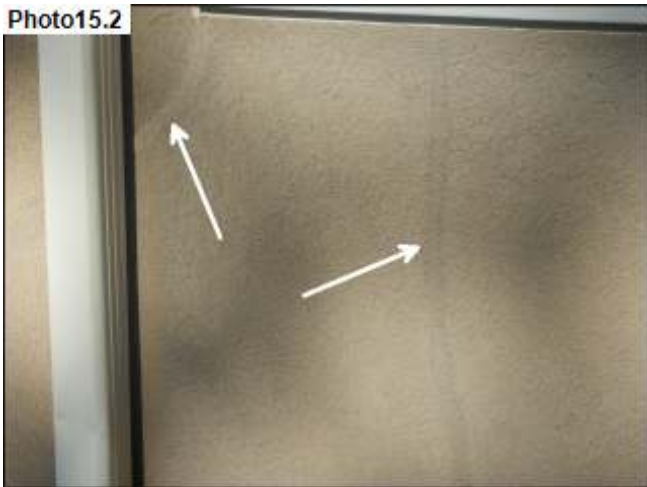
## Detail Photos for Rear Elevation

Photo15.1



Two fastener "pops" in the stucco were recorded and they are suggested to be touched-up by a stucco contractor due to exposed base coat.

Photo15.2



The identified hairline cracks have been sealed/repared and as a result have altered the texture of the surface. Inconsistencies in texture will cause color differential and is strictly cosmetic.

Photo15.3



The perimeter of the entry door and the threshold, including the bottom edge, are sealed with a quality sealant.



## Detail Photos for Rear Elevation

Photo16.1



The identified compromised wood is suggested to be replaced by a stucco contractor using wood or PVC and then sealed with a Dow quality sealant.

Photo16.2



Photo16.3



Photo16.4



Photo16.5



Photo16.6







## Detail Photos for Rear Elevation

Photo17.1



The identified compromised wood is suggested to be replaced by a stucco contractor using wood or PVC and then sealed with a Dow quality sealant.

Photo17.2



Photo17.3



Photo17.4



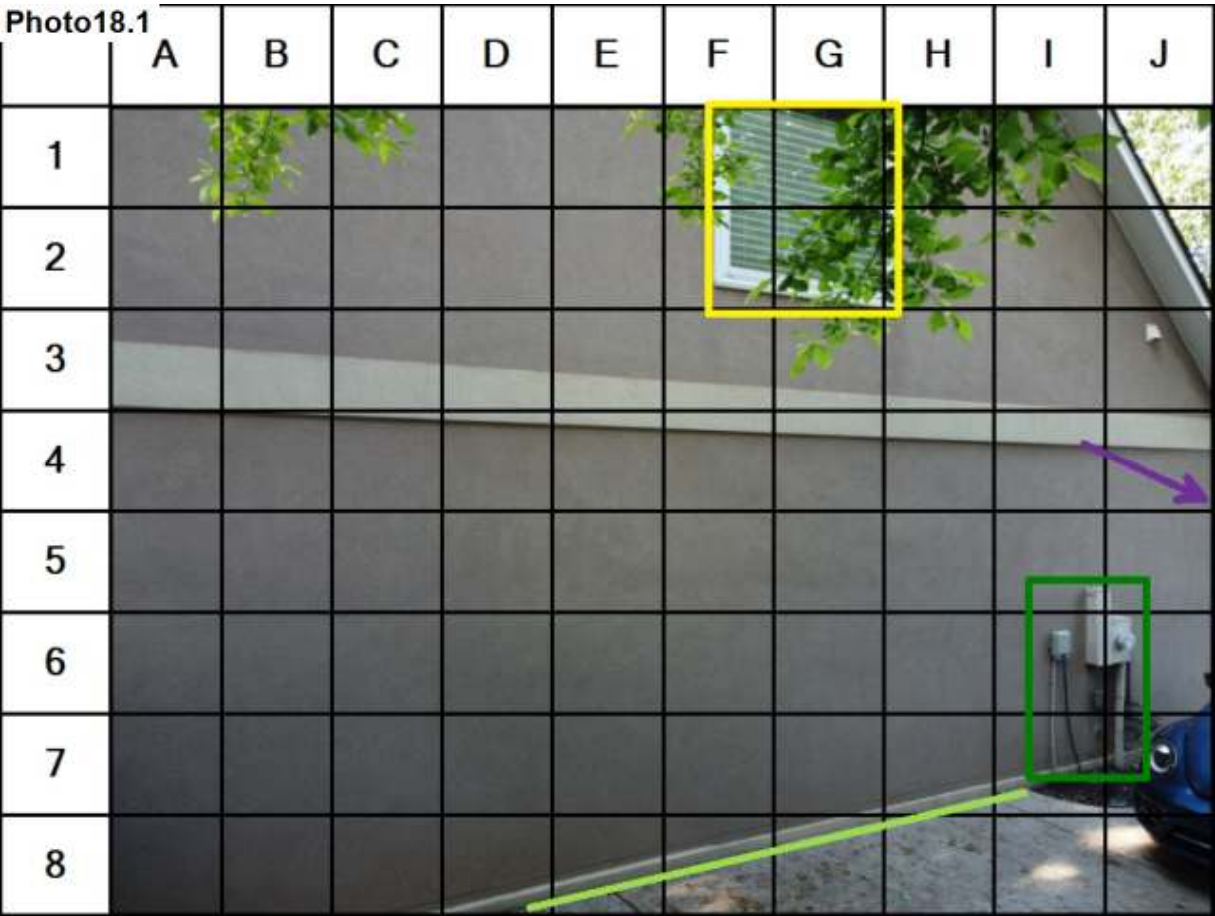
Photo17.5







Left Elevation



Item	Item Description	Observations / Comment
F1-H3	Window & Mitered Joints	The perimeter of the window (all four sides) and the mitered joints are sealed with a quality sealant.
D8-I7	Driveway	The top edges of the driveway are suggested to be sealed at the stucco with a Dow quality sealant.
I5-J7	Utility Penetrations	The perimeters of the utility boxes, line penetrations and the conduit fastener penetrations into the stucco are sealed with a quality sealant.
J4 - All	Gutter Downspouts	The gutter down-spouts are securely fastened to the house but the strap penetrations are not sealed and suggested to be sealed with a Dow quality sealant.

## Detail Photos for Left Elevation

Photo19.1



The perimeter of the window (all four sides) and the mitered joints are sealed with a quality sealant.

Photo19.2



The perimeters of the utility boxes, line penetrations and the conduit fastener penetrations into the stucco are sealed with a quality sealant.

Photo19.3



The top edges of the driveway are suggested to be sealed at the stucco with a Dow quality sealant.

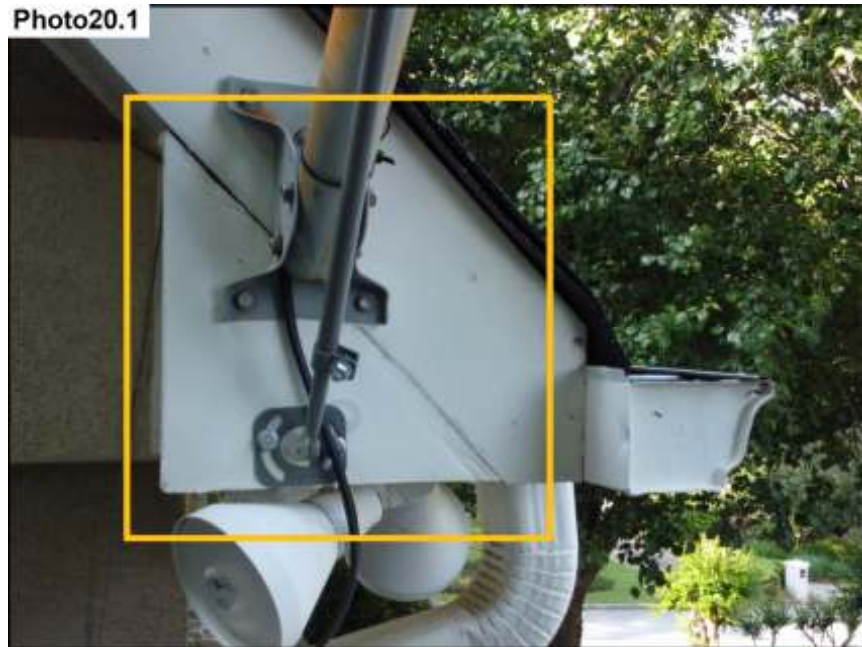
Photo19.4



The gutter down-spouts are securely fastened to the house but the strap penetrations are not sealed and suggested to be sealed with a Dow quality sealant.



## Detail Photos for Left Elevation



The identified compromised wood is suggested to be replaced by a stucco contractor using wood or PVC and then sealed with a Dow quality sealant.



## **Scott Rubant**

### **Hard Coat Stucco Inspection Summary**

A visual inspection of the hard coat stucco on the exterior of this home was conducted on May 2, 2025. Overall the system is in excellent condition; applying the suggestions in the report will ensure the hard coat maintains an excellent status per industry standards.

Hard coat stucco consists of Portland cement, lime, and sand. These components are field-mixed with water and the cementitious mixture is then applied onto metal lath. The application process is generally completed in three steps, scratch, brown and finish coats. The trim accents on the hard coat stucco are an EIFS type product; however, they are not a moisture concern as the accents are glued to the surface hard coat wall and the foam is less dense than water. Minor hairline cracks are common and natural with Portland-based systems. Hairline cracks are generally cosmetic cracks occurring on the surface of the system. The hard coat stucco system terminates on the poured foundation or slab with no substrate framing, sheathing or metal components exposed. Extermination companies have different requirements regarding the bottom edge of the system; it is suggested to ensure the current state of the system coincides with their standards of practice.

All items outlined in this stucco report that are suggested to be applied or installed are in accordance with current industry standards.

If the suggestions in the body of the detailed stucco report are addressed, with continued normal homeowner maintenance, the hard coat stucco will continue to be an attractive barrier cladding system.

***Lance A. Reid***

**Inspected by: Lance Reid**

**Blair Anderton**

**Stucco Inspections, Inc.**

**May 2, 2025**

**EDI Certified GA 90**

**EDI Certified GA 03**