

Recommended Corrections

520 Anywhere Court Great Falls VA 22066

This document has been prepared at the request of the client named below. It lists specific conditions and/or deficiencies observed during the home evaluation of this property, conducted anytime, 2003; that are in need of attention. This document is not a part of the inspection report nor a substitute for it, and may not list all of the conditions noted during the evaluation. The client is directed to *read the inspection report in its entirety*.

Items listed below have been categorized for your convenience, using the following codes:

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

THE FOLLOWING CONDITIONS WERE DETERMINED TO BE TIME CRITICAL. WE RECOMMEND THAT THEY ARE CORRECTED WITHOUT DELAY.

GROUPS & EXTERIOR

TOPOGRAPHY

ROOF DRAINAGE

[CR] Poor. The gutters were blocked. Rain is flowing over the top of the gutters and down the siding. It appears that the drainage has been poor for a considerable length of time causing extensive water damage to the structure's siding, windows and basement.

FOUNDATION DRAINAGE

[FE] The foundation drainage system is failing to keep the foundation/basement/crawl space areas dry. The depression shown in the photo is allowing rain and surface water to drain directly into the crawl space and along the basement wall.

EXTERIOR STRUCTURE

BRICK EXTERIOR

[CR] The bricks were loose/damaged at numerous areas of the building. There are many areas with missing, cracked, or damaged mortar. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting these conditions.

VENEER SIDING

[FE] The stucco like white siding has extensive moisture damage and is need of repair/replacement. Recommend having one or more siding contractors perform a full evaluation and prepare a cost estimate for repairs.

WINDOWS CONDITION

[CR] Extensive moisture damage to window sills and windows was found at the first floor windows in the front of the house and both garage windows (front). Recommend having one or more window contractors perform a full evaluation and prepare a cost estimate bid for repairs.

FOUNDATION/STRUCTURE

BASEMENT CONDITIONS

MOISTURE

[CR] The basement was damp/wet. See Foundation Drainage comments above.

RAISED FOUNDATION CONDITIONS

COMMENTS: THIS CRAWL SPACE HAS SEVERE MOISTURE ISSUES THAT REQUIRE IMMEDIATE ATTENTION.

FRAMING

[FE] The framing immediately above the crawl space has moderate to severe moisture damage. This condition should be corrected without delay.

FLOOR JOISTS

[FE] There was evidence of conditions that require further evaluation by a pest control operator.

INSULATION

[CR] The insulation is saturated with condensation. Much of it is falling down.

COMMENTS

[CR] The crawl space was very wet. We recommend that all roof drainage/downspouts be cleared immediately and directed away from the building. We recommend the ground next to the foundation be checked to ensure that it properly slopes away from the building. The existing drainage system should be further evaluated and cleared as necessary. The installation of surface drains around the perimeter may be necessary. We recommend further evaluation of this area by a industrial hygienist to determine the health risks of the area and to remediate as necessary.

ELECTRICAL SYSTEMS

ELECTRICAL SYSTEM

BRANCH WIRING

[SC] Cover plates and switch plates missing throughout the home. Recommend correcting this condition.

[SC] There were loose live electrical wiring connections that were not contained in approved electrical junction boxes which present a safety hazard (located in basement).



[SC] A circuit for the basement wall receptacles is improperly wired. Recommend correcting this condition.

ELECTRICAL COMPONENTS

GFCI DEVICES

[CR] The garage receptacles are live. They are not GFCI protected, but once were. Recommend that this and the other electrical issues described in this report be remedied by a licensed electrician.

PLUMBING

PLUMBING SYSTEM

GENERAL CONDITION

[CR] The well was not functioning at the time of this inspection, and there was no water supply/pressure. Recommend further evaluation by a plumber or well contractor.

WATER SUPPLY

This property has its own private well. [CR] Pump power supply is not properly grounded. See photo in the report.

HEATING SYSTEMS

HEATING SYSTEM CONDITIONS

COMBUSTION AIR

[FE] The gas appliances in the furnace room require additional combustion air from that which is available in the furnace room. We did not observe combustion air supply ducts from the exterior, nor was the door louvered. We recommend that the HVAC contractor further evaluate combustion air needs and make remedies as necessary.

[RU] We always recommend that homes with fuel burning appliances have quality carbon monoxide detectors installed for increased safety.

CENTRAL COOLING SYSTEMS

AIR CONDITIONING SYSTEM CONDITIONS

SYSTEM #2 CONDITIONS

The unit was not functioning properly. The condensing fan was working but the compressor pump did not come on.

[FE] Recommend further evaluation and repairs made as necessary by a qualified HVAC contractor.

ROOFING

ROOF CONDITIONS

COMMENTS

[CR] Roof drainage needs to be improved in order to keep the foundation and crawl space dry.

THE FOLLOWING CONDITIONS ARE IN NEED OF CORRECTION.

GROUNDS & EXTERIOR

DRIVEWAYS & WALKWAYS

DRIVEWAY

[CR] Vegetation growing through gravel. Some ruts near street. Tree branches obstruct passage.

FENCING

REAR YARD FENCE

[CR] Some areas have been damaged by falling trees and tree limbs. We recommend that this condition be corrected.

REAR YARD GATE

[CR] Wrought iron gate in front of pool is missing latch. Double wide gate to left of house requires adjustment to close and latch properly. Side entrance gate latch is in need of repair/adjustment. We recommend that these conditions are corrected.

FRONT PORCH

LIGHTING/FIXTURES

[CR] One of the two exterior lamps did not function. The interior parts of the lighting fixture are rusting/deteriorated. The glass is out of position. The ceiling light did not function, and is missing glass panes. We recommend that these conditions be corrected.

GUARDRAILS

The handrails are functional but are rusting. [CR] Recommend painting.

COMMENTS

[CR] The ceiling sheetrock area/exterior to the front entrance is in need of repair.

PATIO

LIGHTING/FIXTURES

[CR] The three wall mounted lights did not light. We recommend that this condition be corrected.

SCREEN/STORM DOOR

[CR] Both sliding doors onto the brick patio are hard to operate. At a minimum, the glides and tracks should be freed of debris. Other adjustments/repairs or door replacement may be required. The sliding screen doors are in poor condition.

MISCELLANEOUS

[CR] The general condition of the installed propane gas BBQ grill is poor. The brick enclosure has several bricks that are missing or cracked. We did not attempt to light the burner. The BBQ electrical receptacle is functional but is not GFCI protected.

COMMENTS

Patio surface appears functional. Significant masonry work is needed to to repair the area in general.



OTHER ENTRANCES

DOOR

[CR] Sliding door is hard to operate. At a minimum, the glides and track should be freed of debris. Other adjustments/repairs or door replacement may be required. The sliding screen doors are in poor condition.

LIGHTING/FIXTURES

[CR] Porch lights did not operate. Ceiling fan is in poor condition.

SCREEN/STORM DOOR

In need of replacement.

FOUNDATION/STRUCTURE

BASEMENT CONDITIONS

BASEMENT WALLS

[FE] Some mortar deterioration was noted near the water heater and behind the furnace. Recommend further evaluation by a qualified mason.

ELECTRICAL SYSTEMS

ELECTRICAL COMPONENTS

INTERCOM

[CR] There is an intercom system installed. These systems are outside the scope of the inspection and are not evaluated. However, some components were found hanging from the walls (bedrooms).

HEATING SYSTEMS

HEATING SYSTEM INFORMATION

FILTER TYPES

[CR] Electronic, located between return and the air handler. Could not get the off/on light to turn on and concluded that it was not functional at the time of the inspection.

HEATING SYSTEM CONDITIONS

DUCTWORK

Type: Metal and flexible ducts. Appears adequate with the following exception:

a. [CR] Flexible duct in crawl space beneath foyer has become disconnected.

HEATING SYSTEM INFORMATION

FILTER TYPES

Electronic. Location: above the main return in 2nd floor hall. [CR] The visible area of the return ductwork was very dirty causing the electronic filter to snap and spark. Recommend that the ducts and electronic air filter be cleaned/serviced.

KITCHEN

KITCHEN APPLIANCES

COOKTOP

Gas: [CR] One or more of the cooktop/ range burners was inoperative. Fan control was frozen. Unsecured electrical receptacle noted in cabinet below. Recommend correcting these conditions.

EXHAUST VENT

[CR] Exhaust venting to exterior has become disconnected in crawl space.

INSTA-HOTS

[SC] These system are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. Power provided to the system via extension cord, a poor practice. Recommend that this appliance be provided a properly secured receptacle.

LAUNDRY

DRYER VENT(S)

[CR] The vent pipe was not properly connected to the exterior.

RECEPTACLES

[SC] There were loose/damaged/defective/missing receptacles. We recommend correcting the condition(s) noted.

BATHROOMS

MASTER BATH: SHOWER ROOM.

VENTILATION

[CR] Exhaust fan cover on floor.

JACK & JILL BATH:

TUB/SHOWER SURROUND

[CR] Tiled area around the tub has some loose/missing grout, and is probably no longer water tight. We recommend re-grouting this area.

UPPER HALL BATH:

CABINETS

[CR] Lower cabinet door is damaged (unattached) w/ rusty hinges.

TOILET

[CR] Seat Loose (bolts missing). Appears functional. Did not test.

TUB/SHOWER

[FE] Faucet cartridge appears frozen. Could not test.

TUB/SHOWER SURROUND

[CR] Tiled area around the tub has some loose/missing grout, and is probably no longer water tight. We recommend re-grouting this area.

COMMENTS

[CR] Some tile around sink is detached, and some cracking of the grout is noted.

INTERIOR



BUILDING INTERIOR GENERAL INFORMATION

WINDOWS

[CR] Types: Casement. A number of windows were frozen closed. Many had cranks that need adjustments. Recommend that windows are adjusted as required.

There is mold and/or other organic growth covering a number of doors and cabinets in the kitchen especially; half bathroom, pantry and front closet doors. This growth is related to the moisture issues discussed in the foundation section. Many doors are swollen causing them to fit too tightly. Recommend having the doors adjusted if necessary after the humidity level of the house is reduced and the moisture content of the wood decreases.

OFFICE/STUDY:

WINDOWS

Ants were noted when this window was opened. [FE] Recommend further evaluation by a exterminator.

MASTER BEDROOM:

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good, with the exception:

a. [CR] a receptacle is jammed with what is probably a broken piece of a plug.

CLOSETS

[CR] Drainage plumbing for removed sink is not capped off, allowing sewer gases to enter the room. Recommend correcting this condition. (Closet in rear of house.)

UPPER LEFT FRONT BEDROOM:

INTERIOR DOOR(S)

[CR] Door to bathroom is missing. Hinges still there.

UPPER RIGHT FRONT BEDROOM:

CLOSETS

[CR] The door(s) were off the upper/lower track.

RIGHT REAR BEDROOM:

LIGHTS, FIXTURES, RECEPTACLES

[CR] One of the wall receptacles is jammed with presumably a part of a plug prong that has broken off.

CLOSETS

[CR] Doors need minor adjustments. Finger cup is missing from one door.

ATTIC AREAS & ROOF FRAMING

MAIN ATTIC

INSULATION

[CR] Materials: Fiberglass batts in some areas, blown in fiberglass in some areas. The loose fiberglass was poorly distributed with some areas having no insulation at all. Some batts were improperly placed. Recommend improving the insulation in this attic, including proper vapor barriers to improve energy efficiency and control condensation.

MAIN ATTIC COMPONENTS

ATTIC LIGHT/RECEPTACLE(S)

[CR] The attic light was not functioning and was not properly secured. Recommend correcting this condition.

EXHAUST VENT(S)

[CR] The bathroom exhaust vent serving the master shower/bathroom has become disconnected, and is venting into the attic. We recommend correcting this condition.

GARAGE AREAS

GARAGE

RECEPTACLES

[CR] The receptacles are not GFCI protected at the time of the inspection. The circuit(s) appear to have been GFCI at one time. We recommend that an electrician restore GFCI protection to the garage to increased safety.

GARAGE DOOR(S)

MAIN DOOR(S)

[CR] The double door itself is in good condition. The tracks and springs have been partially disassembled making the door nonfunctional. The automatic opener is not properly engaged with the door. The wood molding shown in the photo (report) is damaged and in need of paint.