

Recommended Corrections

90 Fairway Road, Haymarket VA 20169

This document has been prepared at the request of the client named below for the convenience of the parties involved in this real estate transaction. It lists specific conditions and/or deficiencies observed during the home evaluation of this property, conducted on same date 2004, 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

EXTERIOR STRUCTURE

MOLDING & TRIM CONDITION

[CR] A section of rake trim is loose/out of place. It appears that the area does not have an adequate nailer. Recommend installing nailer and secure again. See photo.

[CR] Noted one damaged screen in front second floor window (guest room).

DECK

GUARDRAILS

[CR] While the guardrail configuration was functional at the time of inspection, the technique for anchoring the guardrail posts is outside generally accepted carpentry standards. See report photo's. Many of the bolts are being held in place in the seam of the frame and the trim (which has also created cosmetic irregularities). Composite decking boards are not designed to provide structural support as shown here. We recommend having a licensed decking contractor evaluate further and make repairs in the interest of the long term integrity of this railing system.

ELECTRICAL COMPONENTS

COMMENTS

[SC] Modern standards call for GFCI protection for ALL exterior outlets (except for those dedicated to de-icing equipment). If these outlets are intended for exterior lighting, GFCI protection would be highly recommended.

NATURAL GAS

COMMENTS

[SC] The line/valve assembly supplying gas to the deck barbeque should be secured. This stainless steel supply line is designed to be flexible for ease of installation; but should be secured once installed.

COOLING SYSTEM - UPPER ZONE

CONDENSATE DRAIN LINE

[CR] The secondary drain system installation was not completed. The line connection to the pan needs to have a water tight seal. As currently configured, should the primary drain line become blocked, water filling the pan could leak out and cause damage to interior spaces. See report photo. We recommend correcting this condition.

BATH - SECOND FLOOR JACK N JILL

FLOORING

[CR] The water tight nature of the seam along the floor has been compromised. See report photo. This is a critical seam for moisture control, and it is important that it remain intact. We recommend regular maintenance as needed. We recommend caulking between bathtub and floor, and re-grout along the wall.

FIREPLACE

OBSERVATIONS

[CR] The wall gas valve flange is not installed as designed. Should be flush with the wall. We recommend correcting this condition.

A copy of the complete Home Inspection Report is available to parties to this transaction for viewing. To review and/or print a copy, visit:
www.T1Inspections.com/sample_reports/Haymarket_Colonial.htm
 The username is "sampleuser", and the password is "golf".

