

Recommended Corrections

**1406 Anywhere Court
Leesburg, VA 20176**

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 sample date, 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

GROUNDS & EXTERIOR

TOPOGRAPHY

FOUNDATION DRAINAGE

[CR] Some settlement has occurred on the right side where runoff from a very small section of roof falls. This depression should be filled in to prevent ponding near the foundation. Should settling in this area continue, we would recommend that the small roof above be fitted with a gutter and downspout to carry roof runoff further away from the house.

EXTERIOR STRUCTURE

PAINT/STAIN CONDITION

[CR] Small area of wood siding needs paint. Wood is currently exposed. We recommend having these areas painted.

BATHROOMS

MASTER BATH:

SHOWER STALL

[CR] The grout and/or caulking was cracked, damaged or missing. These compounds are necessary to keep bathroom moisture from entering into the structure's interior spaces, and should be repaired and properly maintained as needed.

COMMENTS

[CR] The grout in the floor tile closest to the shower has a tiny crack. Moisture meter readings indicate that the subfloor moisture is NOT elevated at this time. Recommend that this crack be sealed or otherwise repaired when the shower stall grout is fixed.

ROOFING

ROOF CONDITIONS

COMP. SHINGLE

[CR] There were a few shingles out of place that need to be set back in the proper position.

