

Recommended Corrections

20500 Pembroke Court, Sterling VA 20165

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 02/13/2006, 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 [MR] Maintenance Reminder

EXTERIOR

LANDSCAPING

EXTERIOR LIGHTING

[SC] A set of exterior lights were installed and powered by a plug in cord. The wiring appears to be amateurish and is potentially hazardous (an exposed live termination, an exposed splice). We recommend removing this lighting, or having a licensed electrician rewire it according to current safety standards.

EXTERIOR STRUCTURE

MOLDING & TRIM CONDITION

[CR] There were a few places found to have some deterioration/rot:
 -The lower front door frame on both sides. See report photos.
 -A few inches of window trim on the lower left side -second floor middle bedroom.
 We recommend replacing damaged wood prior to the next painting.

ELECTRICAL SYSTEMS

ELECTRICAL SYSTEM

MAIN PANEL

[SC] There were missing twist-outs/unused breaker slots in the panel. This is a potential safety hazard. We recommend that an electrician install fill plugs designed to cover such openings.

BRANCH WIRING

[SC] A few receptacles were found to have improper wiring in the form of:
 -open ground connections in the basement next to the stairs (see report photo);
 -reversed polarity in dining room receptacle
 -basement bathroom receptacle listed below was incorrectly wired as well as lacking GFCI protection
 [SC] The master bedroom ceiling fan junction box (in attic) was missing a cable clamp. We recommend correcting this condition.

ELECTRICAL COMPONENTS

GFCI DEVICES

[SC] A basement bathroom receptacle (over toilet) was GFCI protected as required, but the other receptacle over the sink was not. We recommend correcting this condition.
 [SC] The GFCI device in the kitchen was providing power but failed to trip when tested for GFCI protection. We recommend replacing the device.

BATHROOMS

MASTER BATH

SINK/PLUMBING

[CR] The stopper mechanism for the sink closest to the tub did not function. The inspector manually operated the pivot rod, but it did not raise/lower the stopper. We recommend having a plumber correct this condition.
 [CR] The basin (right side) overflow drain was slow/blocked, and did not prevent water from flooding over the rim. We recommend correcting this condition.

SOAKING TUB

[CR] The tub leaked significantly, causing water to drip from the ceiling below. We recommend that a licensed plumber evaluate further (both the main drain and the overflow drain), and make repairs as needed.

WINDOWS

[CR] This room had one window with broken thermal seals that was obvious. Another window over the tub appeared to have stains starting to develop between the panes. We recommend having a window professional evaluate and replace the damaged panes.



SECOND FLOOR HALL BATH

SINK/PLUMBING

[CR] The basin overflow drain was slow/blocked, and did not prevent water from flooding over the rim. We recommend correcting this condition.

TOILET

[CR] It was noted that the toilet was loose on the floor. Toilet movement can loosen the wax seal and lead to leaking. We recommend having a plumber secure the toilet to the floor.

DOOR

[CR] The side door leading into the middle bedroom did not latch properly and is in need of adjustment.

INTERIOR

UPPER LEFT BEDROOM

WINDOWS

[CR] The window (front side) would not latch, and is in need of adjustment.

FAMILY ROOM

WINDOWS

[CR] Both double hung windows looking out to the covered porch failed to remain in the up position due to faulty/damaged/unconnected springs (or balances). This condition is a potential safety hazard as well as a nuisance. We recommend repairing this condition.

LIVING ROOM

WINDOWS

[CR] One of the double hung windows (left) was missing the lock mechanism. We recommend correcting this condition.

SUN ROOM

WINDOWS

[CR] The casement window (right interior side) closest to the exterior door was inoperable. We recommend having a window professional correct this condition.

[CR] The window on the left -kitchen side had a broken thermal seal. We recommend replacing the damaged pane.

[FE] It was noted that a small part of the wood frame to one of the windows facing the rear yard (right) was broken away/missing. We recommend having the damage evaluated further by a window professional, and repair made if/as needed.

FINISHED BASEMENT

CLOSETS

[RU] [SC] There was an exposed incandescent light bulb in the clothes closet. Building codes now require that these bulbs need to be enclosed as a precaution against fire. We recommend upgrading the light fixture in this closet (to a recessed, or enclosed light) for increased safety. If not, a cooler burning fluorescent bulb would be preferred to the incandescent bulb.

ROOFING

ROOF CONDITIONS

COMP. SHINGLE

[CR] Some contact damage from nearby trees was noted to overhanging roof shingles. See report photo. Due to the snow, we could not assess the impact of this damage to the roof system, but suspect minor damage if any. We recommend monitoring the area once warmer weather arrives. If any wood trim or roofing paper is exposed, make repairs by either replacing damaged shingles, or placing aluminum flashing between/beneath shingles where needed. The tree branches near the roof should be trimmed back so that they will no longer contact the roof during high winds.

LAUNDRY

WASHER SERVICE

[CR] The cold supply faucet/hose connection had a small leak that appears to have been active for some time. See report photo of moisture staining seen from below in the basement. We recommend correcting the leak (strongly suggest replacing both supply hoses with stainless steel hoses).

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/sterling_colonial.htm

The username is "sample", and the password is "blue".

