

Recommended Corrections

100 Horse Farm Drive Clifton, VA 20124

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 , 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*.

ELECTRICAL SYSTEMS

BRANCH WIRING

[SC] Safety Concern The conduit enclosing the 240V pool equipment conductors was broken exposing those wires to possible mechanical damage. The UF cable next to it also needs to be protected where it comes out of the ground. (See report photo)

[SC] Safety Concern The circuit providing power to the gazebo, the low voltage transformers (beneath deck) and a deck GFCI receptacle was not functional. (The GFI devices would not trip and the tester indicated open ground). We recommend having an electrician evaluate further and make repairs as needed.

[SC] Safety Concern Cables were not secured in the attic or at the exterior (the SE cable for the steam appliance - at least every 4.5 feet). Cables are required to be secured in a way that protects them from damage. We recommend correcting this condition.

[SC] Safety Concern Conductors routed within 6 feet of the hatch were unsecured/unprotected. Nearby a junction box was noted to be missing wire clamps for all its cables. We recommend correcting this to meet current safety standards. See photos in attic section of this report.

OUTDOOR POOL ELECTRICAL SAFETY

[SC] Safety Concern The electrical box shown in the picture is deteriorating and missing its deadfront cover so that live wiring/lugs are exposed to the touch. We recommend installing a cover or replacing the box.

ELECTRICAL COMPONENTS

GFCI DEVICES

[SC] Safety Concern [RU] Recommended Upgrade It was noted that the front exterior receptacle did not trip when tested for GFCI. The requirement for exterior receptacles was put in place in 1973, so it would appear that this outlet should be protected. We recommend making this inexpensive safety upgrade.

PLUMBING

VENT PIPING

[CR] Corrections Recommended A white PVC vent piping connection in the attic had come undone. See report photo in the attic section of this report. We recommend having a plumber make repairs both to stop sewer gases from entering the attic, and to prevent rain from entering the exterior opening and draining into the attic.

SEWAGE EJECTOR

[CR] Corrections Recommended The sewage ejector tank was not tightly sealed, leaving sewage gases open to the environment. We recommend sealing the small opening.

EXTERIOR

WINDOWS CONDITION

[FE] Further Evaluation As discussed, some light condensation was noted between the glass panes in some of the double pane (thermal) windows on the front side of the house. The presence of condensation between glass panes indicates that the thermal seal to a window is no longer completely intact. When this happens windows may develop staining between the panes over time. Should such staining eventually become unsightly, the only way to correct the appearance is to replace the panes.

KITCHEN - MAIN

WINDOWS



[CR] **Corrections Recommended** Two double hung windows were missing latch hardware. We recommend installing in the interest of security.

KITCHEN APPLIANCES

GARBAGE DISPOSAL

[SC] **Safety Concern** The power cord/wiring was not clamped to the disposal as required. We recommend installing a clamp.

MICROWAVE

[CR] **Corrections Recommended** The unit did not heat a cup of water, and was making odd sounds. We recommend repair or replacement.

BATHROOMS

SECOND FLOOR HALL BATH

LIGHTS/FIXTURES

[CR] **Corrections Recommended** The ceiling fan did not turn on when the wall switch provided power. We recommend repair/replacement.

TUB/SHOWER

[CR] **Corrections Recommended** The tub spout was not installed correctly (it should be flush to the wall). We recommend correcting this condition.

LAUNDRY - MAIN

DRYER VENT

[CR] **Corrections Recommended** The duct disconnected just inside the wall at the time of this inspection. We recommend re-connecting. If you use tape, use foil tape designed for "heating" applications.

LAUNDRY - BASEMENT

DRYER VENT

[CR] **Corrections Recommended** The dryer vent was routed in the wall with a flex-type material. The vent termination was not found or known. This type of material is not rated as a duct for passing through or behind walls. We recommend installing metal dryer ducting, and seal the connections with foil tape designed for "heated" applications.

INTERIOR

SMOKE DETECTORS

[SC] **Safety Concern** Smoke detectors were noted at: 2nd floor hall and the basement. The smoke detector in the kitchen was missing (some were found in the laundry cabinets).

FAMILY ROOM

EXTERIOR DOORS

[CR] **Corrections Recommended** One of the storm doors to the French doors closest to the kitchen was functional with some damage noted, causing it to appear out of square. To correct, the door may need to be replaced.

GARAGE AREAS

FIRE SEPARATION

[SC] **Safety Concern** As discussed during the inspection, the fire wall is incomplete. In order to complete it, the following areas need to be sealed with sheetrock: the crawl opening beneath the laundry area, that attic hatch next to chimney, three ceiling holes. We recommend making these changes in the interest of fire safety.

SINGLE CAR DOOR

[CR] **Corrections Recommended** [MR] **Maintenance Reminder** It was noted that the security latch was not working as designed. We recommend making the minor adjustment to correct this condition. See report photo.

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/client_reports_directory/samplerreport/welcome_client.htm
 The username is "sampleclient", and the password is "samplepassword".

