

Recommended Corrections

200 Main Street Court, Manassas VA 20110

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 04/09/2006, 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

EXTERIOR STRUCTURE

MOLDING & TRIM CONDITION

[CR] Varying amounts of moisture deterioration/rot were noted on the homes molding and trim. Some damage can be covered with paint - Some should be replaced. See report photo.

WINDOW FRAMES

[FE] The windows on the front side of the house had wooden exteriors. A varying amount of moisture damage/rot was found. See report photos. We recommend consulting with a window professional as to the scope of service recommended at this time.

ELECTRICAL SYSTEMS

ELECTRICAL SYSTEM

BONDING

[FE] Gas piping is required to be bonded to the other metal piping in the house (including air ducts). A loose bonding jumper was found on the gas supply pipe near the furnace. The inspector could not confirm why this jumper was disconnected and whether the "bonding requirement" was made elsewhere in the system. We recommend having an electrician evaluate further and make any additional connections that may be required.

BRANCH WIRING

[SC] Some electrical connections in the power supply line to the furnace were not enclosed within a junction box as required. See report photo in the Heat section of the report. We recommend correcting this condition.

[RU] Most of the garage receptacles were not GFCI protected, as required since 1978. We recommend installing one GFCI device per circuit in the interest of increased safety.

[SC] Two garage receptacles (inspector marked with blue tape) on the left wall tested to show an open ground.

[CR] Two garage receptacles (blue tape) on right wall tested to have reversed polarity - which means the hot and neutral conductors are reversed. We recommend having an electrician correct these conditions.

[FE] The plastic junction box next to the service panel in the garage contained spliced conductors (black found to be "hot") with multiple wires appearing to be sharing wire nuts (an unusual condition). The purpose of this wiring was unknown. Tracing the source of these wires is beyond the scope of this inspection. We recommend that an electrician evaluate and approve this condition for safety.

ELECTRICAL COMPONENTS

GFCI DEVICES

[CR] The GFCI device in the second floor hall bathroom was tripped by the tester from the front exterior outlet, shutting off power to the upstairs bathrooms, exterior receptacles and one garage receptacle. The inspector was unable to restore power, finding the GFCI device in that bathroom faulty. We recommend replacing this device.



WATER HEATERS

WATER HEATER INFORMATION

T&P VALVE

[SC] The temperature and pressure (T&P) relief valve's discharge line was missing. We recommend installing an approved discharge line that extends to within 6 inches from the floor. Many home centers now offer a threaded pipe just for this application. This is a simple repair for any homeowner.

HEATING SYSTEMS

HEATING SYSTEM INFORMATION

COMBUSTION AIR

[SC] The combustion air supply to the mechanical room should be improved to increase safety. We recommend replacing the room door with one that is louvered.

ATTIC AREAS & ROOF FRAMING

MAIN ATTIC

LEAK EVIDENCE

[CR] The attic roof vent closest to the hatch was allowing water to drip in. See report photo for area of leak and its result. We recommend correcting this condition.

GARAGE ATTIC

LEAK EVIDENCE

[CR] There was some minor dripping into the soffit at the front side of the garage roof. See report photos. Some moisture staining was noted on some framing rafters, but no real deterioration was present. We recommend correcting this condition to avoid moisture damage to structural components.

ROOFING

ROOF CONDITIONS

GUTTERS

[CR] One corner seam was leaking and should be repaired by sealing over the area with gutter cement. See report photo.

GARAGE AREAS

GARAGE DOORS

YARD DOOR

[CR] The wood trim above and around the door had evidence of moisture damage. See report photos. We recommend correcting this condition. See report photos.

AUTO DOOR OPENERS POWER SOURCE

[RU] Screwshell lamp holders are not approved for powering anything except light bulbs. We recommend upgrading to a tradition 3 prong receptacle.

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/manassas_colonial.htm
 The username is "Client", and the password is "blue".

