

COMMON DEFICIENCIES NOTED DURING THE ACC REVIEW

Termites – A number of homes in the community have been “invaded” by termites in the past couple years. Therefore, it is suggested that all homeowners stay alert for potential problems. When termites initially “invade” your home, they have a tendency to literally swarm at your front door step.

Carpenter Bees – These large black and yellow bees drill perfectly round holes in wood, where they build nests and extensive series of tunnels. They obviously can be very destructive if not removed.

Wooden Stockade Fences and Gates – The wooden stockade fences and gates in your back yards are rotting rapidly. You should consult the neighbor with whom you share the fence to share the cost of replacement. Also, many gate latches are not working properly and need to be replaced or repaired.

Rake Boards – A rake board is the piece of wood that runs from the crown of your roof to the gutter. Many of the boards are rotting or separating from the brick.

Gutters – Many gutters are coming loose and separating from the fascia board. The certified home inspector suggests that you replace the existing gutter spikes with longer gutter spikes to prevent this from continually reoccurring.

Gables – This is for the information of owners of end units. Many of the gables have water damage, the band boards are coming loose, and the butt joints of the band boards need caulking.

Downspout – Extend downspout away from your home to avoid going straight down the foundation and possibly entering the basement.

Bay Windows – The bottom portion of many bay windows are rotting and will need replacement.

Trees – Trees should be trimmed at least 12 inches from the walls of your home. If allowed closer to the walls of your home, they can cause the bricks and mortar joints to retain water causing extensive damage.

Birds Nests – Birds nests should be removed from exhaust vents because they can be a fire hazard. After removing the nest, cover the vent with steel mesh to prevent the birds from reentering.

Back Yards, Bushes, and Weeds – Back yards should be kept cut, bushes should be kept trimmed, and weeds should be pulled on a continuing basis.

Pets – In compliance with Fairfax County laws, you must clean up your dog's waste when taking them out for walks. Also, dog waste in your yard should be cleaned up on a daily basis.