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Residential Property Inspection Report

Client(s): **Nichole & Jeffrey Nieman**

Property address: **10542 Thornview Dr**

Inspection date: **Saturday, July 25, 2020**

This report published on Sunday, July 26, 2020 7:12:32 AM EDT











Thank you for choosing Best Choice Home Inspections. We've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call us. If you are satisfied, please tell your friends about us.

This inspection complies with the [International Association of Certified Home Inspectors' \(InterNACHI\) Standards of Practice](#). This report is intended to identify major defects within a structure that significantly affect its habitability. Cosmetic items such as damaged molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report. Comments in this report regarding cosmetic concerns are made as a courtesy only.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: 20200725thornview

Present during inspection: Client

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Hot


Type of building: Single family

Buildings inspected: House, Shed

Age of main building: 1959

Front Faces: South, West

Occupied: Yes

1)  Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating the presence of lead and/or asbestos or any environmental hazards is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

For more information on lead hazards see: <https://www.bestchoicehomeinspections.com/things-you-should-know/lead/>

For more information on asbestos hazards see: <https://www.bestchoicehomeinspections.com/things-you-should-know/asbestos/>

Drive, Walk, Grounds & Hardscape

Limitations: Unless specifically included in the inspection, the following items and any related equipment are excluded from this inspection: fences and gates; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible or electronic fencing; docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks: Appeared serviceable

Sidewalk material: Asphalt


2)  This property has a free standing shed. Shed was found with fungal rot, roof leak and earth on siding. If left unmaintained or repaired shed will decompose. Recommend repairs be made by a qualified professional.



Photo 2-1



Photo 2-2



Photo 2-3



Photo 2-4



Photo 2-5



Photo 2-6



Photo 2-7



Photo 2-8



-
- 3)   Recommend maintaining and monitoring stairwell drain in the future. If drain becomes clogged with leaves and silt water may enter the basement.



Photo 3-1



-
- 4)   Minor cracks found in the asphalt driveway, but no trip hazards were found. Recommend monitoring and maintaining as necessary.



Photo 4-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Apparent wall structure: Block & Brick

Wall covering: Brick

Condition of wall exterior covering: Appeared serviceable, with concerns (see comments below)

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Poured in place concrete


5)  The masonry tuckpointing was damaged where the lintel over the window has rusted and expanded. Where cracks or openings are exposed, water can enter the wall structure causing further damage. Recommend that a qualified contractor repair as necessary. For example, by cleaning and painting the lintel(s) to inhibit rust and repointing as necessary.



Photo 5-1



Photo 5-2



Photo 5-3

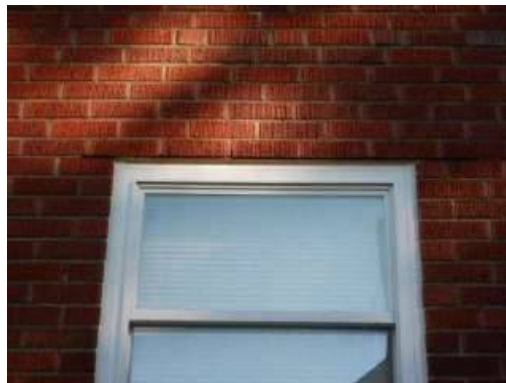


Photo 5-4



Photo 5-5



Photo 5-6




Photo 5-7



Photo 5-8



Photo 5-9

6)  Minor cracks (1/8 inch or less) found in the foundation did not appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

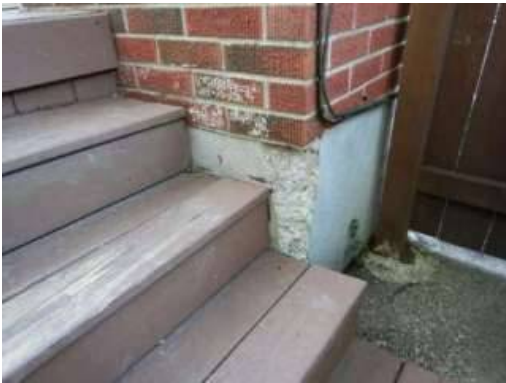


Photo 6-1 This corner is a cosmetic concern only



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5 The ceiling over the basement stairwell has steel rebar rusting and needs to be sealed and maintained to prevent further damage.



Photo 6-6

7) 🛠️💧 The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

@ basement door jamb/brickmold



Photo 7-1



Photo 7-2

Exterior Doors & Stairs

Limitations: The following items are not included in this inspection: cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable, with concerns (see comments below)

Exterior door material: Solid w/metal veneer, Wood

Condition of stairs, handrails and guardrails: Appeared serviceable


- 8)  Exterior back door had double-cylinder deadbolt installed, where a key is required to open the door from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



Photo 8-1


- 9)  Fungal rot was found at basement exterior brick mold. Recommend that a qualified person repair as necessary.



Photo 9-1

- 10)  Exterior door at front binds in jamb. Recommend that a qualified person repair as necessary.



Photo 10-1



Photo 10-2

Deck, Porch & Patio

Limitations: Unless specifically included in the inspection, the following items and any related equipment are excluded from this inspection: fences and gates; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible or electronic fencing; docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck material: Wood (treated lumber)

Deck condition: Appeared serviceable, with concerns (see comments below)

Porch material: Concrete

Porch condition: Appeared serviceable

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair, handrail, guardrail material: Wood, Metal


11)  Wooden deck surfaces were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit: <https://www.bestchoicehomeinspections.com/articles/deck-maintenance/>



Photo 11-1



Photo 11-2



Photo 11-3

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components; snow covered. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

- Roof inspection method:** Traversed
- Condition of roof surface material:** Appeared serviceable
- Estimated Age / Years:** 10 years
- Roof surface material:** Asphalt composition, Dimensional
- Roof type:** Gable
- Apparent number of layers of roof surface material:** One
- Condition of exposed flashings:** Appeared serviceable
- Condition of gutters, downspouts and extensions:** Appeared serviceable


12)  Debris has accumulated on the gutter guards. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future. Recommend gutter guards be added to keep gutters free of debris and reduce maintenance.



Photo 12-1



Photo 12-2



Photo 12-3



Photo 12-4

Fireplaces, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of chimneys and flues: Appeared serviceable

Chimney type: Masonry

Gas-fired flue type: B-vent


13)  No rain cap was installed at chimney flue terminations. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Recommend that a qualified person install rain caps per standard building practices where missing.



Photo 13-1


14)  The masonry chimney crown is cracked. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.



Photo 14-1



Photo 14-2

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged. Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Steel, Bearing wall

Beam material: Steel

Floor structure above: Solid wood joists

Condition of basement floor: Appeared serviceable

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3 - 120/240-Volt Service

Service voltage (volts): 120/240

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 100

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Location of MAIN service panel: Basement

Location of main disconnect: Breaker at top of main service panel

Arc fault circuit interrupter (AFCI) protection present: No

Condition of branch circuit wiring: Appeared serviceable



Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: Yes

Doorbell/Intercom: Functioning properly

Smoke/CO2 alarms installed: Some missing

15)   Cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

@ attic

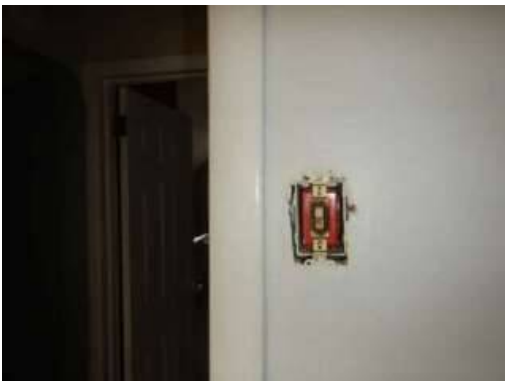




Photo 15-1

16)   Modern, 3-slot electric receptacle (outlet) was found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960's), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged into an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electrical systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend

that a qualified electrician repair per standard building practices.

- dining room
- 2 in back bedroom
- 2 in front bedroom
- all but front plug in living room
- all in attic



Photo 16-1



Photo 16-2





Photo 16-3



Photo 16-4



Photo 16-5

17)   Receptacle (outlet) at the laundry wet area had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.bestchoicehomeinspections.com/articles/gfci-guide/>



Photo 17-1



18)   Some smoke/CO2 alarms were missing in areas where they should be. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. Batteries in smoke alarms should be changed when taking occupancy and annually in the future. Carbon monoxide alarms should be installed near sleeping areas and on each level in homes with a fuel-burning appliance or attached garage. For more information on smoke alarms see: <https://www.bestchoicehomeinspections.com/articles/smoke-alarms/>



Photo 18-1



Photo 18-2

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; pools and related equipment; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Basement

Water pressure (psi): 90

Supply pipe material: Copper

Condition of supply lines: Appeared serviceable

Sewer Type: Public

Drain pipe material: PVC or plastic, Galvanized steel, Cast iron

Condition of drain pipes: Appeared serviceable

Waste pipe material: Cast iron

Condition of waste lines: Required repair, replacement and/or evaluation (see comments below)

Vent pipe material: Cast iron

Vent pipe condition: Appeared serviceable

Sump pump installed: No

Sewage ejector pump installed: No

Type & Location of fuel & shut-off: At gas meter

Condition of fuel system: Appeared serviceable


19)  The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI. Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.



Photo 19-1


20)  Based on the disclosures, the large old growth tree in front, and the slow basement bathtub drain, I believe it is important to have the main drainage line camera scoped to the street to be sure there are no future drainage issues. If the tree roots have penetrated the sewage line they will return and keep growing and you will always have drainage issues. If the sewage line has been penetrated it will have to be lined or replaced which can be costly. Recommend evaluation and repairs be done by a qualified professional.



Photo 20-1



Photo 20-2



Photo 20-3

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Near, at or beyond service life (see comments below)

Type: Tank

Manufacturer & Age: Rheem 2004

Energy source: Natural gas

Capacity (in gallons): 40


Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

B-Vent draws combustion air from inside the home: B-Vent: metal vent/chimney pipe used to exhaust combustion gasses from gas appliances and sometimes gas fueled heaters or gas fireplaces that must be vented to the outdoors. B-Vent heaters/fireplaces draw combustion air from inside the home through openings/ports in the unit. (Also called Natural vents).

21)  No expansion tank was installed for the water supply system. Expansion tanks are recommended when a property is on a public water supply system and the property's water system is "closed" via a pressure reducing valve (PRV), check valve, or backflow preventer. No room for expansion of water exists in this type of system. Thermal expansion occurs when water is heated during non-use periods. In a closed system with no provision for expansion, its effects can include:

- Backflow into the water main
- Damage to water heater connections, gas water heater flue tubes and pumps serving washers and dishwashers
- Leaking faucets
- "Weeping" of water through the water heater temperature-pressure relief (TPR) valve
- Noisy water hammer in the pipes

Expansion tanks can eliminate these problems by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system. Recommend that a qualified plumber install an expansion tank per standard building practices.

Click this link for an illustration:

<https://www.bestchoicehomeinspections.com/images/zExpansionTank.jpg>



Photo 21-1


22)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age. Recommend budgeting for repairs or replacement in the next few years.



Photo 22-1



Photo 22-2

HVAC

Limitations: The following items are not included in this inspection: portable AC window units, humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas such as hydronic radiant system and electric radiant mats; Geothermal heating & cooling; filtration / heat recovery systems; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "livable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Manufacturer & Age: ICP 2016

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Location of AC Compressor or Heat Pump: Exterior

Location of Air Handler: Basement

General heating system type(s): Forced air furnace

General heating distribution type(s): Ducts and registers

Manufacturer & Age of forced air furnace: Lennox 2001

Condition of forced air heating/cooling system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Basement

Last service date: Label, 2011

Condition of furnace filters: Required replacement

Location for forced air filter(s): At air handler

Humidifier: None

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable with no visible defects

Type of combustion air supply: Intake duct

Condition of venting system: Appeared serviceable

Direct-Vent draws combustion air from outdoors: Direct-Vent: also known as a balanced flue venting system for a gas appliance where the exhaust is balanced with combustion air intake from outdoors. Can be either collinear or coaxial - can be either through a roof or through a wall.

Condition of controls: Appeared serviceable and functioning properly




23)  Air filter needs cleaning or replacement. Periodically (at least 4 times per year) check and replace, or wash, air filters and inspect your furnace for signs of unusual operation such as discoloration, soot, or disconnected vents. For more information see: <https://www.bestchoicehomeinspections.com/articles/hvac-filter/>



Photo 23-1

24)   The last service date of the HVAC system appeared to be more than 2 years ago. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 2 years ago, recommend that a qualified HVAC contractor service this system and

make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed every few years in the future.



Photo 24-1



Photo 24-2

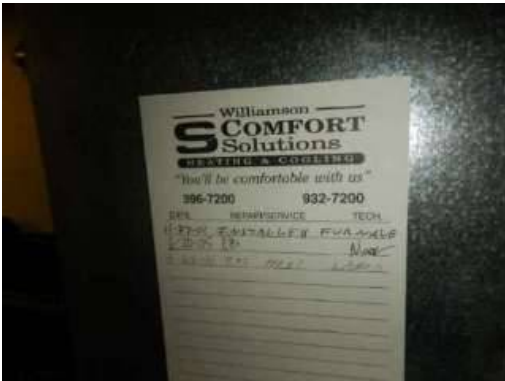


Photo 24-3

Laundry

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if the completeness or operability of any gas piping to laundry appliances.

Location: Basement

Type of counters: None

Condition of cabinets: None

Condition of sinks and related plumbing: Appeared serviceable

Condition of clothes washer: N/A (none installed)

Condition of clothes dryer: N/A (none installed)

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

Kitchen

Limitations: The inspector will make best effort to note appliance manufacturers, models and serial numbers and will attempt to determine if appliances are subject to recalls. Any comments made regarding the following items are as a courtesy only: household appliances such as stoves, ovens, cooktops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Type of counters: Formica

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Dishwasher Manufacturer & Date: Bosch 2008

Condition of dishwasher: Appeared serviceable

Range Manufacturer & Date: GE 2012

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Microwave Manufacturer & Date: GE 2012

Condition of built-in microwave oven: Appeared serviceable, Vent filtered & recirculating

Refrigerator Manufacturer & Date: Frigidaire 2019

Condition of refrigerator: Appeared serviceable


25)  The microwave light was not working. Recommend evaluation, and replace bulb or repair fan as necessary.



Photo 25-1



Photo 25-2

Bathroom, Basement

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Type of counters: Pedestal sink

Condition of cabinets: None

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable, with concerns (see comments below)

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable, with concerns

Bathroom and laundry ventilation type: Exhaust fan, to exterior

26) 🛠️ The bathtub drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.



Photo 26-1

Bathroom, 1st Floor

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Type of counters: Natural Stone

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable


Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Windows

27)  The bathroom with a shower or bathtub didn't have an exhaust fan installed. Moisture can accumulate and result in peeling paint, mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

Note: In older masonry homes adding and properly venting a fan may not be practical.



Photo 27-1

Interior Ceiling, Walls and Floors

Limitations: The following items are not included in this inspection: cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Wall / Ceiling type or covering: Drywall

Condition of walls: Appeared serviceable

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Wood or wood products

28) 🛠️ Interior walls and/or ceilings had incomplete or substandard repairs. Recommend that a qualified person evaluate and repair as necessary and per standard building practices.

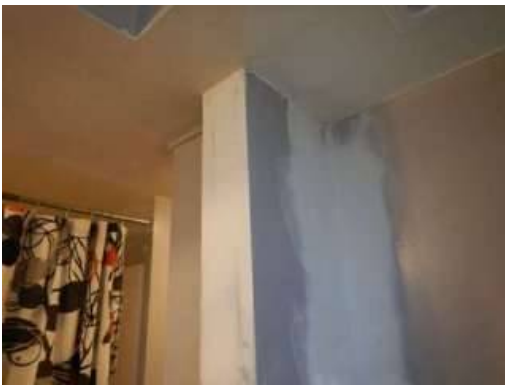


Photo 28-1

29) 🛠️ ⓘ Minor cracks, nail pops and/or blemishes were found in the walls and/or ceilings. Cracks and nail pops are common, are often caused by lumber shrinkage, seasonal expansion and contraction, or minor settlement, and can be more or less noticeable depending on changes in humidity. Blemishes may be caused by normal usage or substandard patching and painting. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.



Photo 29-1



Photo 29-2



Photo 29-3



Photo 29-4

Interior Doors & Windows & Stairs

Limitations: The following items are not included in this inspection: cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of interior doors: Appeared serviceable, with concerns (see comments below)

Condition of windows and skylights: Appeared serviceable, with concerns (see comments below)

Type(s) of windows: Vinyl, Glass block

Condition of stairs, handrails and guardrails: Appeared serviceable



30)  Stair nose/flooring was loose and subject to damage. This could also be a hazard. Recommend installing proper support for the stair nose as appropriate.



Photo 30-1



Photo 30-2

31)  Condensation or staining was visible between the multi-pane glass in window. This indicates that the seal between the panes of glass has failed. As a result, the view through the window may be obscured and the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames. Be aware that evidence of failed seals may be more or less visible depending on the temperature, humidity, sunlight, etc. Because of this windows other than those that the inspector identified may also have failed seals and need glass replaced.

1 in attic



Photo 31-1

32)  Window with cosmetic damage at spring containment. Recommend that a qualified person repair as necessary.

@ front bedroom

@ attic



Photo 32-1



Photo 32-2


33)  The back bedroom door strike plate was missing and the closet door latch was installed backwards. Recommend that a qualified person repair or replace as necessary.




Photo 33-1



Photo 33-2



Photo 33-3

34)  Interior door wouldn't latch or was difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or lock set.


@ closet at bottom of basement stairs



Photo 34-1



Photo 34-2

35)  Glass in window was cracked or broken. Recommend that a qualified contractor replace glass where necessary.

- two glass block windows in basement



Photo 35-1



Photo 35-2



Photo 35-3



Photo 35-4

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch

Condition of roof structure: Appeared serviceable with no visible defects

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic: Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Vapor retarder: Installed

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s)

What Really Matters

By Nick Gromicko (Founder of InterNACHI)

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, a checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this, combined with the seller's disclosure and what you notice yourself, makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a structural failure;
2. Things that lead to major defects, such as a small roof-flashing leak, for example;
3. Things that may hinder your ability to finance, legally occupy, or insure the home; and
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

Now that you've had a home inspection, below are some useful links for Prospective Buyers:

- **10 EASY WAYS TO SAVE ENERGY IN YOUR HOME:**
<http://www.nachi.org/increasing-home-energy-efficiency-client.htm>
- **15 TOOLS EVERY HOMEOWNER SHOULD OWN:**
<http://www.nachi.org/15-tools.htm>
- **HOME MAINTENANCE CHECKLIST/REPAIR:**
<http://frugalliving.about.com/od/homemaintenancerepair/a/Home-Maintenance-Checklist.htm>
http://frugalliving.about.com/od/homemaintenancerepair/Home_MaintenanceRepair.htm



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Summary

Client(s): **Nichole & Jeffrey Nieman**











Property address: **10542 Thornview Dr**

Inspection date: **Saturday, July 25, 2020**



This report published on Sunday, July 26, 2020 7:12:32 AM EDT

The SUMMARY REPORT is provided as an accessory to the Inspection Report and is not a full report. It summarizes the inspectors comments regarding conditions and/or concerns found during the course of the visual examination and does not represent the full inspection and should not be used separate from the inspection report.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating the presence of lead and/or asbestos or any environmental hazards is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

For more information on lead hazards see: <https://www.bestchoicehomeinspections.com/things-you-should-know/lead/>

For more information on asbestos hazards see: <https://www.bestchoicehomeinspections.com/things-you-should-know/asbestos/>

Drive, Walk, Grounds & Hardscape


2)  This property has a free standing shed. Shed was found with fungal rot, roof leak and earth on siding. If left unmaintained or repaired shed will decompose. Recommend repairs be made by a qualified professional.



Photo 2-1



Photo 2-2



Photo 2-3



Photo 2-4



Photo 2-5



Photo 2-6



Photo 2-7



Photo 2-8



-
- 3)   Recommend maintaining and monitoring stairwell drain in the future. If drain becomes clogged with leaves and silt water may enter the basement.



Photo 3-1



-
- 4)   Minor cracks found in the asphalt driveway, but no trip hazards were found. Recommend monitoring and maintaining as necessary.



Photo 4-1

Exterior and Foundation


5)  The masonry tuckpointing was damaged where the lintel over the window has rusted and expanded. Where cracks or openings are exposed, water can enter the wall structure causing further damage. Recommend that a qualified contractor repair as necessary. For example, by cleaning and painting the lintel(s) to inhibit rust and repointing as necessary.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5



Photo 5-6




Photo 5-7



Photo 5-8



Photo 5-9

6)  Minor cracks (1/8 inch or less) found in the foundation did not appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

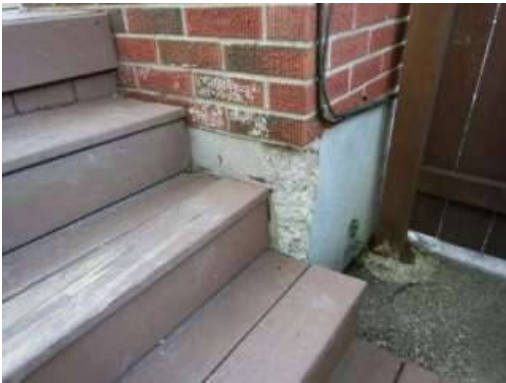


Photo 6-1 This corner is a cosmetic concern only



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5 The ceiling over the basement stairwell has steel rebar rusting and needs to be sealed and maintained to prevent further damage.



Photo 6-6

7) 🛠️💧 The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

@ basement door jamb/brickmold



Photo 7-1



Photo 7-2

Exterior Doors & Stairs


- 8)  Exterior back door had double-cylinder deadbolt installed, where a key is required to open the door from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



Photo 8-1


- 9)  Fungal rot was found at basement exterior brick mold. Recommend that a qualified person repair as necessary.



Photo 9-1

- 10)  Exterior door at front binds in jamb. Recommend that a qualified person repair as necessary.




Photo 10-1



Photo 10-2

Deck, Porch & Patio

11)  Wooden deck surfaces were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:

<https://www.bestchoicehomeinspections.com/articles/deck-maintenance/>



Photo 11-1

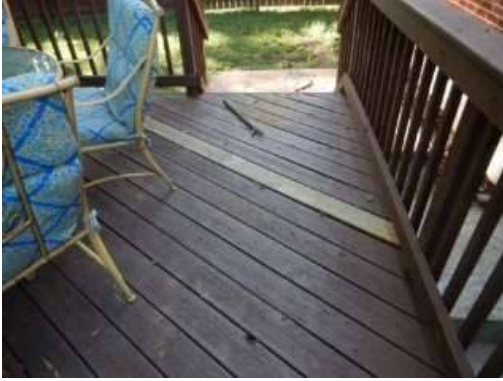


Photo 11-2



Photo 11-3

Roof


12)  Debris has accumulated on the gutter guards. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future. Recommend gutter guards be added to keep gutters free of debris and reduce maintenance.



Photo 12-1



Photo 12-2



Photo 12-3



Photo 12-4

Fireplaces, Chimneys and Flues


13)  No rain cap was installed at chimney flue terminations. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues. Recommend that a qualified person install rain caps per standard building practices where missing.



Photo 13-1


14)  The masonry chimney crown is cracked. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.





Photo 14-1



Photo 14-2



Electric

15)   Cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

@ attic



Photo 15-1

16)   Modern, 3-slot electric receptacle (outlet) was found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960's), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged into an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electrical systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

- dining room
- 2 in back bedroom
- 2 in front bedroom
- all but front plug in living room
- all in attic



Photo 16-1

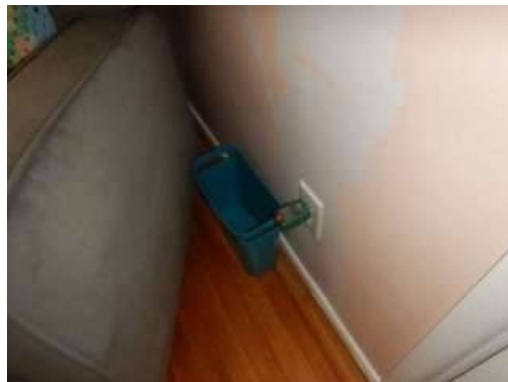


Photo 16-2





Photo 16-3



Photo 16-4



Photo 16-5

17)   Receptacle (outlet) at the laundry wet area had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:



- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.bestchoicehomeinspections.com/articles/gfci-guide/>



Photo 17-1

18)   Some smoke/CO2 alarms were missing in areas where they should be. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. Batteries in smoke alarms should be changed when taking occupancy and annually in the future. Carbon monoxide alarms should be installed near sleeping areas and on each level in

homes with a fuel-burning appliance or attached garage. For more information on smoke alarms see: <https://www.bestchoicehomeinspections.com/articles/smoke-alarms/>



Photo 18-1



Photo 18-2

Plumbing / Fuel Systems

19) 🔍 The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.



Photo 19-1

20) 🔍 Based on the disclosures, the large old growth tree in front, and the slow basement bathtub drain, I believe it is important to have the main drainage line camera scoped to the street to be sure there are no future drainage issues. If the tree roots have penetrated the sewage line they will return and keep growing and you will always have drainage issues. If the sewage line has been penetrated it will have to be lined or replaced which can be costly. Recommend evaluation and repairs be done by a qualified professional.



Photo 20-1




Photo 20-2



Photo 20-3

Water Heater

21)  No expansion tank was installed for the water supply system. Expansion tanks are recommended when a property is on a public water supply system and the property's water system is "closed" via a pressure reducing valve (PRV), check valve, or backflow preventer. No room for expansion of water exists in this type of system. Thermal expansion occurs when water is heated during non-use periods. In a closed system with no provision for expansion, its effects can include:

- Backflow into the water main
- Damage to water heater connections, gas water heater flue tubes and pumps serving washers and dishwashers
- Leaking faucets
- "Weeping" of water through the water heater temperature-pressure relief (TPR) valve
- Noisy water hammer in the pipes

Expansion tanks can eliminate these problems by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system. Recommend that a qualified plumber install an expansion tank per standard building practices.

Click this link for an illustration:

<https://www.bestchoicehomeinspections.com/images/zExpansionTank.jpg>



Photo 21-1


22)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age. Recommend budgeting for repairs or replacement in the next few years.



Photo 22-1



Photo 22-2

HVAC


23)  Air filter needs cleaning or replacement. Periodically (at least 4 times per year) check and replace, or wash, air filters and inspect your furnace for signs of unusual operation such as discoloration, soot, or disconnected vents. For more information see: <https://www.bestchoicehomeinspections.com/articles/hvac-filter/>



Photo 23-1



24)   The last service date of the HVAC system appeared to be more than 2 years ago. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 2 years ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed every few years in the future.



Photo 24-1



Photo 24-2



Photo 24-3

Kitchen

25) 🔧🔍 The microwave light was not working. Recommend evaluation, and replace bulb or repair fan as necessary.



Photo 25-1



Photo 25-2


Bathroom, Basement

26) 🛠️ The bathtub drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.



Photo 26-1

Bathroom, 1st Floor

27)  The bathroom with a shower or bathtub didn't have an exhaust fan installed. Moisture can accumulate and result in peeling paint, mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

Note: In older masonry homes adding and properly venting a fan may not be practical.



Photo 27-1

Interior Ceiling, Walls and Floors

28) 🛠️ Interior walls and/or ceilings had incomplete or substandard repairs. Recommend that a qualified person evaluate and repair as necessary and per standard building practices.



Photo 28-1

29) 🛠️ ⓘ Minor cracks, nail pops and/or blemishes were found in the walls and/or ceilings. Cracks and nail pops are common, are often caused by lumber shrinkage, seasonal expansion and contraction, or minor settlement, and can be more or less noticeable depending on changes in humidity. Blemishes may be caused by normal usage or substandard patching and painting. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.



Photo 29-1



Photo 29-2



Photo 29-3



Photo 29-4

Interior Doors & Windows & Stairs



30)  Stair nose/flooring was loose and subject to damage. This could also be a hazard. Recommend installing proper support for the stair nose as appropriate.



Photo 30-1




Photo 30-2

31)  Condensation or staining was visible between the multi-pane glass in window. This indicates that the seal between the panes of glass has failed. As a result, the view through the window may be obscured and the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames. Be aware that evidence of failed seals may be more or less visible depending on the temperature, humidity, sunlight, etc. Because of this windows other than those that the inspector identified may also have failed seals and need glass replaced.

1 in attic



Photo 31-1

32)  Window with cosmetic damage at spring containment. Recommend that a qualified person repair as necessary.

@ front bedroom

@ attic



Photo 32-1



Photo 32-2


33)  The back bedroom door strike plate was missing and the closet door latch was installed backwards. Recommend that a qualified person repair or replace as necessary.




Photo 33-1



Photo 33-2



Photo 33-3

34)  Interior door wouldn't latch or was difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or lock set.

@ closet at bottom of basement stairs



Photo 34-1



Photo 34-2

35) 🛠️ Glass in window was cracked or broken. Recommend that a qualified contractor replace glass where necessary.

- two glass block windows in basement



Photo 35-1



Photo 35-2



Photo 35-3



Photo 35-4