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## Residential Property Inspection Report

Client(s): Reid Butler

Property address: 41 Linden

Inspection date: Saturday, August 1, 2020

This report published on Saturday, August 1, 2020 3:09:54 PM 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.

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**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:

	<b>Safety</b>	Poses a safety hazard
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Comment</b>	For your information
	<b>Infestation</b>	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	<b>Conducive conditions</b>	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:** 20200801linden

**Present during inspection:** Client

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Warm

**Type of building:** Single family



**Buildings inspected:** House

**Age of main building:** 1911

**Front Faces:** South, East

**Occupied:** No

**Evidence of prior treatment of wood-destroying insects was:** found in the form of traps found at perimeter. Recommend consulting with homeowner about prior or ongoing treatment.

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/>



Photo 1-1



Photo 1-2

2)   Bait traps found at perimeter. Recommend consult with property owner about history of treatment, infestation, prior or ongoing treatment plan and warranties.

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



Photo 2-1



Photo 2-2



Photo 2-3

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## **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.

**Condition of driveway:** None

**Condition of sidewalks:** Appeared serviceable

**Sidewalk material:** Poured in place concrete

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## **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:** Wood frame, Block & Brick

**Wall covering:** Brick, Wood shake

**Condition of wall exterior covering:** Appeared serviceable

**Condition of foundation and footings:** Appeared serviceable, with concerns (see comments below)

**Apparent foundation type:** Poured in place concrete

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3)  Minor cracks were found in the exterior masonry. These do not appear to be a structural concern. Where cracks or openings are exposed, water can enter causing further damage. Recommend that a qualified contractor seal cracks as necessary.



Photo 3-1



Photo 3-2



Photo 3-3



Photo 3-4

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4)  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.



Photo 4-1 @ front door



Photo 4-2 @ front door



Photo 4-3 @ lintel over hatch



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## **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

**Exterior door material:** Solid w/metal veneer, Glass panel

**Condition of stairs, handrails and guardrails:** Appeared serviceable

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- 5)   The front exterior door had damage and/or deterioration to the weatherstripping. Although serviceable, the client may wish to repair or replace to save on heating and cooling costs.



Photo 5-1



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## **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

**Condition of stairs, handrails and guardrails:** Appeared serviceable

**Exterior stair, handrail, guardrail material:** Wood, Concrete

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6)   Guardrail on deck was loose at one corner. Recommend evaluate, repair or replace by a qualified professional.



Photo 6-1

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7)  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/>

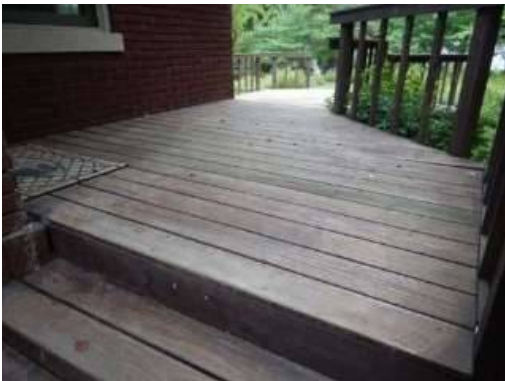


Photo 7-1



Photo 7-2

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## **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:** 15

**Roof surface material:** Asphalt composition, Dimensional

**Roof type:** Hipped

**Apparent number of layers of roof surface material:** 2

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Appeared serviceable

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8) **i** This asphalt composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing in the future. This will add to the cost.



**Photo 8-1**



**Photo 8-2**

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## **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 gas-fired fireplaces or stoves:** Inoperable

**Condition of chimneys and flues:** Appeared serviceable

**Chimney type:** Masonry

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- 9)  The chimney flue for the fireplace has been decommissioned. The flue appears to have been permanently blocked or capped. Therefore the fireplace has been taken out of service, is inoperable and ornamental only. Recommend consulting with a professional chimney/fireplace company if you wish to have fireplace made operable.



Photo 9-1



Photo 9-2

## **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:** Bearing wall, Concrete

**Beam material:** Built-up wood

**Floor structure above:** Solid wood joists


**Condition of basement floor:** Appeared serviceable

10)  Water or signs of water were found in the basement. Source appears to be ground water penetration of the foundation. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts, window wells and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains
- Epoxy injection foundation crack repairs



Photo 10-1

11)  Efflorescence and/or spalling are visible on the brick and/or masonry. This can be a frustrating cosmetic issue, or it can be an indication of moisture problems including exterior wicking. Recommend evaluation and repairs be made by a qualified specialist. Recommend mitigating the moisture concerns prior to making any repairs.

For more information on efflorescence and spalling see: <https://www.bestchoicehomeinspections.com/articles4/efflorescence-and-spalling/>



Photo 11-1



Photo 11-2



Photo 11-3

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12)  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 12-1

**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:** Cold water supply pipes
- 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:** Not functioning (see below)
- Smoke/CO2 alarms installed:** Some missing

13)  Receptacle (outlet) worn. Worn receptacles can work intermittently or when the plug is wiggled. They can overheat or arc and spark due to loose connections. This is a potential fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.


@ kitchen wall, left side of double gang plug



Photo 13-1



Photo 13-2



14)  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.

@ basement ceiling





Photo 14-1

15)   Receptacle (outlet) at the kitchen sink and 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 15-1



Photo 15-2



Photo 15-3

16)   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/>

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17)  Doorbell not working. This may be inconvenient. Recommend repair or replace by a qualified professional.



Photo 17-1

## **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):** 109

**Supply pipe material:** Copper

**Condition of supply lines:** Appeared serviceable

**Sewer Type:** Public

**Drain pipe material:** PVC or plastic

**Condition of drain pipes:** Appeared serviceable

**Waste pipe material:** PVC or plastic, Cast iron

**Condition of waste lines:** Appeared serviceable

**Vent pipe material:** PVC or plastic

**Vent pipe condition:** Appeared serviceable

**Sump pump installed:** Yes

**Condition of sump pump:** Appeared serviceable

**Sewage ejector pump installed:** No

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

**Condition of fuel system:** Appeared serviceable



18)  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 18-1



Photo 18-2

19)  No battery backup system was found for the sump pump. If the power goes out during heavy rains, the sump pump won't be able to eliminate accumulated water. Consider installing a battery backup system for the sump pump, especially you travel frequently. For more information on sump pumps see:

<https://www.bestchoicehomeinspections.com/articles/sump-pump/>



Photo 19-1

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## 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:** Appeared serviceable

**Type:** Tank

**Manufacturer & Age:** Whirlpool 2011

**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).

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**20)**  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 20-1

## 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:** Carrier 2015

**Condition of cooling system and/or heat pump:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

**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:** Carrier 2016

**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:** 2020

**Condition of furnace filters:** Appeared serviceable and well maintained

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

**Humidifier:** Appears to be working

**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



21)   The last service date of the HVAC system appeared to be within the last 2 years based on information provided to the inspector or labeling on the equipment. Routine servicing is not needed at this point. However, because this system has a compressor and refrigerant system, service should be performed every few years in the future.



Photo 21-1



Photo 21-2



Photo 21-3

22) Humidifier appears to be working. These are seasonal systems that require some instruction and regular maintenance. Recommend that the client review all available documentation for the humidifier. Recommend the humidifier be serviced when the HVAC system is serviced.



Photo 22-1



Photo 22-2

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## **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:** Serviceable

**Washer Manufacturer & Date:** Maytag 2013

**Condition of clothes dryer:** Serviceable

**Dryer Manufacturer & Date:** Maytag 2013

**Gas supply for laundry equipment present:** Yes

**240 volt receptacle for laundry equipment present:** Yes



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## **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

**Disposal Manufacturer & Date:** Badger 2014

**Condition of under-sink food disposal:** Appeared serviceable

**Dishwasher Manufacturer & Date:** Frigidaire 2015

**Condition of dishwasher:** Appeared serviceable

**Range Manufacturer & Date:** Frigidaire 2012

**Condition of range, cooktop or oven:** Appeared serviceable

**Range, cooktop or oven type:** Electric

**Condition of built-in microwave oven:** N/A (none installed)

**Refrigerator Manufacturer & Date:** Maytag 2018

**Condition of refrigerator:** Appeared serviceable

**Type of ventilation:** Window

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## **Bathroom**

**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:** Composite

**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:** Exhaust fan, to exterior

### **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:** Plaster

**Condition of walls:** Appeared serviceable, with concerns (see comments below)

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, Wood or wood products, Tile

23) 🛠️ Interior walls were damaged. Recommend that a qualified person evaluate and repair as necessary and per standard building practices.

@ back right bedroom closet



Photo 23-1

24) 🔍 Wood flooring was stained or substandard. Recommend that a qualified contractor evaluate, replace or refinish wood flooring as necessary.

@ attic



Photo 24-1



Photo 24-2



Photo 24-3

25) 🛠️ ⓘ 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 25-1



Photo 25-2



Photo 25-3



Photo 25-4



Photo 25-5

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26)   Carpet flooring was stained. Recommend having flooring evaluated and/or cleaned or replaced as necessary.



Photo 26-1



Photo 26-2

### **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

**Condition of windows and skylights:** Appeared serviceable

**Type(s) of windows:** Vinyl, Wood, Multi-pane, Single-pane, Double-hung, Casement, Fixed

**Condition of stairs, handrails and guardrails:** Appeared serviceable

27) 🔧🔍 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.

@ upper back bedroom on left, upper sash



Photo 27-1

28) 🔧🔍 Window stuck or painted shut or out of adjustment. Recommend that a qualified person repair as necessary.

6 in sun room

1 in back left bedroom closet



Photo 28-1

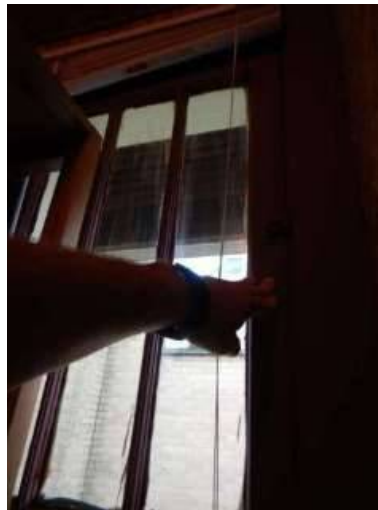


Photo 28-2

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29) 🛠️🔍 Window damaged or out of adjustment and one panel is cracked. Recommend that a qualified person repair as necessary.

@ attic



Photo 29-1



Photo 29-2

---

30) 🛠️ Interior door was missing. Recommend that a qualified person replace or repair doors as necessary.

@ attic bedroom closet



Photo 30-1

---

31) 🛠️ 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.

@ hall

@ back left bedroom & closet

@ attic back bedroom & closet





Photo 31-1 @ hall



Photo 31-2 @ hall



Photo 31-3 @ back left bedroom & closet



Photo 31-4 @ back left bedroom & closet



Photo 31-5 @ back left bedroom & closet



Photo 31-6 @ back left bedroom & closet

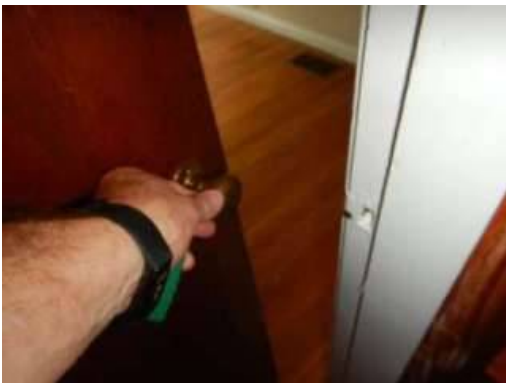


Photo 31-7 @ attic back bedroom & closet



Photo 31-8 @ attic back bedroom & closet




**Photo 31-9** @ attic back bedroom & closet



**Photo 31-10** @ attic back bedroom & closet

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**32)**  Interior door was sticking in the door jamb and was difficult to operate. Recommend that a qualified person repair as necessary.

- @ living room to hall
- @ back bedroom at right
- @ attic bedroom



**Photo 32-1** @ living room to hall



**Photo 32-2** @ hall



**Photo 32-3** @ back bedroom at right



**Photo 32-4** @ back bedroom at right



Photo 32-5 @ attic bedroom



Photo 32-6 @ attic bedroom

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

@ basement window under dining room

@ attic



Photo 33-1



Photo 33-2

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## **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:** Partially traversed

**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, with concerns (see comments below)

**Ceiling insulation material:** Mineral wool


**Approximate attic insulation, R value may vary:** R-38 or more

**Vapor retarder:** Installed

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Ridge vent(s), Box vents (roof jacks)

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**34)**  Some insulation in the attic was damaged or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

For more information see: <https://www.bestchoicehomeinspections.com/articles/insulation/>



Photo 34-1



Photo 34-2

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## **Wood Destroying Organism Findings**




**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

**Visible evidence of active wood-destroying insects:** Yes

**Visible evidence of conditions conducive to wood-destroying organisms:** No

**Evidence of prior treatment of wood-destroying insects:** Yes, traps

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35)    Evidence of active infestation of subterranean termites was found in the form of mud tubes with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

For more information see the "Wood Destroying Insect Inspection Report" sent separately.



Photo 35-1



Photo 35-2



Photo 35-3



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## 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](http://frugalliving.about.com/od/homemaintenancerepair/Home_MaintenanceRepair.htm)



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Kentucky State License: 167726

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## Summary

Client(s): **Reid Butler**










Property address: **41 Linden**

Inspection date: **Saturday, August 1, 2020**

This report published on Saturday, August 1, 2020 3:09:54 PM 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:



	<b>Safety</b>	Poses a safety hazard
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Comment</b>	For your information
	<b>Infestation</b>	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	<b>Conductive conditions</b>	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)



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## General Information

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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/>



Photo 1-1



Photo 1-2

2)   Bait traps found at perimeter. Recommend consult with property owner about history of treatment, infestation, prior or ongoing treatment plan and warranties.

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



Photo 2-1



Photo 2-2



Photo 2-3

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## Exterior and Foundation

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3) 🛠️ Minor cracks were found in the exterior masonry. These do not appear to be a structural concern. Where cracks or openings are exposed, water can enter causing further damage. Recommend that a qualified contractor seal cracks as necessary.



Photo 3-1



Photo 3-2



Photo 3-3



Photo 3-4

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4) 🛠️💧 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.



Photo 4-1 @ front door



Photo 4-2 @ front door



Photo 4-3 @ lintel over hatch

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## Exterior Doors & Stairs

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- 5)   The front exterior door had damage and/or deterioration to the weatherstripping. Although serviceable, the client may wish to repair or replace to save on heating and cooling costs.



Photo 5-1

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## Deck, Porch & Patio

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- 6)  Guardrail on deck was loose at one corner. Recommend evaluate, repair or replace by a qualified professional.



Photo 6-1

- 7)  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/>

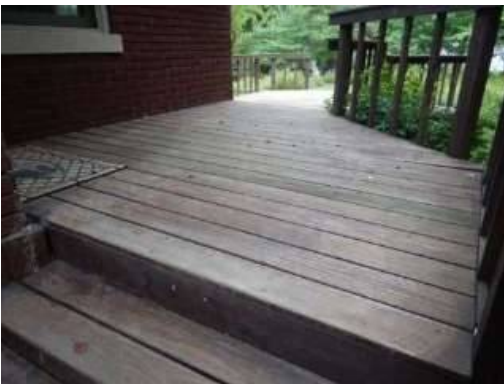


Photo 7-1



Photo 7-2



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## Roof

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8) **i** This asphalt composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing in the future. This will add to the cost.



Photo 8-1



Photo 8-2

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## Fireplaces, Chimneys and Flues

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9)  The chimney flue for the fireplace has been decommissioned. The flue appears to have been permanently blocked or capped. Therefore the fireplace has been taken out of service, is inoperable and ornamental only. Recommend consulting with a professional chimney/fireplace company if you wish to have fireplace made operable.



Photo 9-1




Photo 9-2

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## Basement


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10)  Water or signs of water were found in the basement. Source appears to be ground water penetration of the foundation. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts, window wells and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains
- Epoxy injection foundation crack repairs



Photo 10-1

11)  Efflorescence and/or spalling are visible on the brick and/or masonry. This can be a frustrating cosmetic issue, or it can be an indication of moisture problems including exterior wicking. Recommend evaluation and repairs be made by a qualified specialist. Recommend mitigating the moisture concerns prior to making any repairs.

For more information on efflorescence and spalling see: <https://www.bestchoicehomeinspections.com/articles4/efflorescence-and-spalling/>




Photo 11-1



Photo 11-2



Photo 11-3

12)  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 12-1

## Electric

13)   Receptacle (outlet) worn. Worn receptacles can work intermittently or when the plug is wiggled. They can overheat or arc and spark due to loose connections. This is a potential fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.



@ kitchen wall, left side of double gang plug



Photo 13-1





Photo 13-2

14)   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.

@ basement ceiling



Photo 14-1

15)   Receptacle (outlet) at the kitchen sink and 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 15-1





Photo 15-2



Photo 15-3

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16)   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/>

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17)  Doorbell not working. This may be inconvenient. Recommend repair or replace by a qualified professional.



Photo 17-1

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## Plumbing / Fuel Systems

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18)  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 18-1



Photo 18-2

19)  No battery backup system was found for the sump pump. If the power goes out during heavy rains, the sump pump won't be able to eliminate accumulated water. Consider installing a battery backup system for the sump pump, especially you travel frequently. For more information on sump pumps see:

<https://www.bestchoicehomeinspections.com/articles/sump-pump/>




Photo 19-1

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## Water Heater

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20)  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 20-1

## HVAC



21)   The last service date of the HVAC system appeared to be within the last 2 years based on information provided to the inspector or labeling on the equipment. Routine servicing is not needed at this point. However, because this system has a compressor and refrigerant system, service should be performed every few years in the future.



Photo 21-1



Photo 21-2



Photo 21-3



22)   Humidifier appears to be working. These are seasonal systems that require some instruction and regular maintenance. Recommend that the client review all available documentation for the humidifier. Recommend the humidifier be serviced when the HVAC system is serviced.



Photo 22-1



Photo 22-2



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## Interior Ceiling, Walls and Floors

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23) 🛠️ Interior walls were damaged. Recommend that a qualified person evaluate and repair as necessary and per standard building practices.

@ back right bedroom closet



Photo 23-1

24) 🔍 Wood flooring was stained or substandard. Recommend that a qualified contractor evaluate, replace or refinish wood flooring as necessary.

@ attic



Photo 24-1



Photo 24-2



Photo 24-3

25) 🛠️ ⓘ 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 25-1



Photo 25-2



Photo 25-3



Photo 25-4



Photo 25-5

---

26) 🛠️ ⓘ Carpet flooring was stained. Recommend having flooring evaluated and/or cleaned or replaced as necessary.



Photo 26-1




Photo 26-2

---

## Interior Doors & Windows & Stairs

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27)  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.

@ upper back bedroom on left, upper sash



Photo 27-1

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28)  Window stuck or painted shut or out of adjustment. Recommend that a qualified person repair as necessary.

6 in sun room  
1 in back left bedroom closet



Photo 28-1

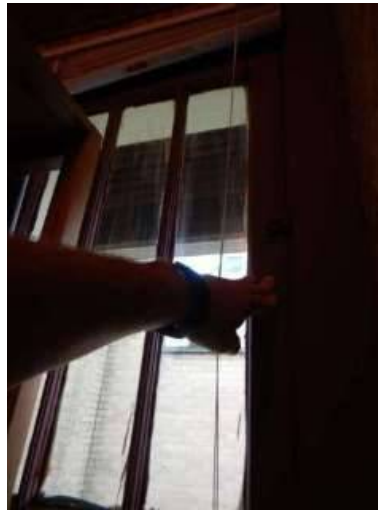



Photo 28-2

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29)  Window damaged or out of adjustment and one panel is cracked. Recommend that a qualified person repair as necessary.

@ attic




Photo 29-1



Photo 29-2

---


30)  Interior door was missing. Recommend that a qualified person replace or repair doors as necessary.

@ attic bedroom closet



Photo 30-1

---

31)  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.

@ hall  
@ back left bedroom & closet  
@ attic back bedroom & closet



Photo 31-1 @ hall

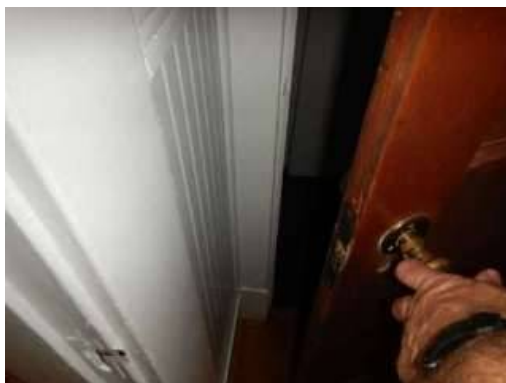


Photo 31-2 @ hall



Photo 31-3 @ back left bedroom & closet



Photo 31-4 @ back left bedroom & closet



Photo 31-5 @ back left bedroom & closet



Photo 31-6 @ back left bedroom & closet

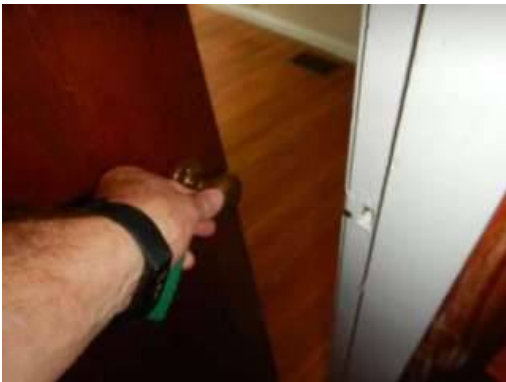


Photo 31-7 @ attic back bedroom & closet



Photo 31-8 @ attic back bedroom & closet



Photo 31-9 @ attic back bedroom & closet



Photo 31-10 @ attic back bedroom & closet

---

32) 🛠 Interior door was sticking in the door jamb and was difficult to operate. Recommend that a qualified person repair as necessary.

- @ living room to hall
- @ back bedroom at right
- @ attic bedroom



Photo 32-1 @ living room to hall



Photo 32-2 @ hall



Photo 32-3 @ back bedroom at right



Photo 32-4 @ back bedroom at right



Photo 32-5 @ attic bedroom



Photo 32-6 @ attic bedroom

---

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

- @ basement window under dining room
- @ attic





Photo 33-1



Photo 33-2

---

## Attic and Roof Structure

---


34)  Some insulation in the attic was damaged or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38). For more information see: <https://www.bestchoicehomeinspections.com/articles/insulation/>



Photo 34-1






Photo 34-2



---

## Wood Destroying Organism Findings

---

35)    Evidence of active infestation of subterranean termites was found in the form of mud tubes with visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

For more information see the "Wood Destroying Insect Inspection Report" sent separately.



Photo 35-1



Photo 35-2



Photo 35-3