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Residential Property Inspection Report

Client(s): Christine Thurman

Property address: 2273 Watch Hill Ct

Inspection date: Tuesday, August 18, 2020

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
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
	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.reporthost.com/glossary.asp>

General Information

Report number: 20200818watch

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: 1995

Front Faces: North, West

Occupied: Yes

- 1)  Security systems appears to be installed. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist.

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: Moderate slope

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

Driveway material: Poured in place concrete

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

Sidewalk material: Poured in place concrete

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



Photo 2-1



Photo 2-2

- 3)  Minor cracks or scaling was found in the sidewalk, but no trip hazards were found. Recommend monitoring and maintaining as necessary.



Photo 3-1

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: Wood frame

Wall covering: Brick, Vinyl

Condition of wall exterior covering: Appeared serviceable

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Poured in place concrete

- 4) 🪛🔧💧 Fungal rot was found at sections of siding or trim. Conducive conditions for rot should be corrected. Recommend that a qualified person repair as necessary. Any rotten wood should be replaced.

Note: This is directly above where the termites were found in the basement.



Photo 4-1

- 5) 🪛💧 The masonry tuckpointing was damaged where a lintel 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

6)  Paint failing or thinning on flashing and in need of maintenance, such as a rust inhibiting paint which will prolong the life of the metal flashing and help to prevent leaks from occurring. Recommend that a qualified person prep, prime and paint as necessary.

@ 2 locations on soffit
@ exterior window sill, back



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5



Photo 6-6

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, Wood, Glass panel, Sliding glass

Condition of stairs, handrails and guardrails: Appeared serviceable

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

Porch material: Concrete

Porch condition: Appeared serviceable

Patio material: Concrete

Patio condition: Serviceable

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair, handrail, guardrail material: Wood, Concrete

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: 5

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

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Fire Door between attached garage and house: Yes or meets International Residential Code (IRC). For more information see:

<https://www.bestchoicehomeinspections.com/articles/attached-garage/>

Condition of door between garage and house: Serviceable, meeting current International Residential Code (IRC)

Type of door between garage and house: Solid core, with metal veneer

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 2

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverses when meeting reasonable resistance during closing: No (see comments below)


Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Windows

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

Apparent foundation type: Poured in place concrete, Concrete slab

7)  The auto-reverse mechanism on the automatic opener for the garage vehicle door required excessive force. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. Note: Usually a clearly labeled adjustment screw can be found on the opener to correct this concern.

@ both doors



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5

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



Photo 8-1



Photo 8-2

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: Appeared serviceable and functioning properly

Gas fireplace or stove type: Converted wood-burning fireplace

Condition of chimneys and flues: Appeared serviceable

Chimney type: Masonry


9)  The gas fired fireplace was tested and appears to be functioning properly. Recommend that the client review all available documentation for the gas-fired fireplace. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 9-1



Photo 9-2



Photo 9-3

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 insulation underneath floor above: Appeared serviceable

Insulation material underneath floor above: Fiberglass roll or batt

Condition of basement floor: Appeared serviceable, with concerns (see comments below)


10)  Minor cracks (1/8 inch or less) found in the concrete floor or pad are superficial and did not appear to be a structural concern nor was there any sign of water intrusion. Cracks are probably due to concrete curing or minor settling. Recommend monitoring and maintaining as necessary.



Photo 10-1

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: Underground

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

Service voltage (volts): 120/240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil, 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: Yes

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: Intercom or secured entry (excluded)

Smoke/CO2 alarms installed: Some missing

11)  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.

- 2 on basement ceiling



Photo 11-1



Photo 11-2


12)  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 12-1



Photo 12-2



Photo 12-3



Photo 12-4



Photo 12-5



13)   Photovoltaic solar energy lighting was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend that a qualified electrician review this system and make repairs if necessary.



Photo 13-1




14)   An intercom or secured entry was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend consult with the homeowner and that a qualified electrician review this system and make repairs if necessary.



Photo 14-1

15)  Switch appeared to operate nothing or inspector could not determine what the switch was for. Consult with current occupant or owner if possible to determine switch functionality. If undetermined then recommend that a qualified electrician evaluate and repair if necessary.

- in master bathroom, upper switch



Photo 15-1

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): 115

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

Condition of waste lines: Appeared serviceable

Vent pipe material: PVC or plastic

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


16)  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 16-1



Photo 16-2


17)  Hose bibb (outside faucet) was loose. Recommend that a qualified person repair or replace as necessary.



Photo 17-1



Photo 17-2

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: AO Smith 1994

Energy source: Natural gas

Capacity (in gallons): 75


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).

18)  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 18-1


19)  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 19-1

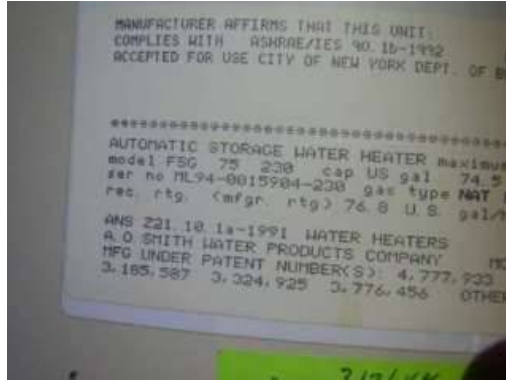


Photo 19-2

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: Trane 2014

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: Trane 1994

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, 2017

Condition of furnace filters: Required replacement

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, Uses room air

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).

Condition of controls: Appeared serviceable and functioning properly


20)  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 20-1



21)   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 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



Photo 22-3



Photo 22-4

23) **i** The estimated useful life for most forced air furnaces is about 25 years. This furnace appeared to be at this age. Recommend budgeting for repairs or replacement in the next few years.



Photo 23-1



Photo 23-2 Mfg in 1994

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: Laundry room

Type of counters: None

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of clothes washer: Serviceable

Washer Manufacturer & Date: Amana 2015

Condition of clothes dryer: Serviceable

Dryer Manufacturer & Date: Amana 2014

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: Natural Stone

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Disposal Manufacturer & Date: Badger 2019

Condition of under-sink food disposal: Appeared serviceable

Dishwasher Manufacturer & Date: Samsung 2016

Condition of dishwasher: Appeared serviceable

Cooktop Manufacturer & Date: GE 2015

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Oven Manufacturer & Date: Kenmore 2017

Range, cooktop or oven type: Electric

Microwave Manufacturer & Date: Kenmore 2017

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

Refrigerator Manufacturer & Date: Samsung 2013

Condition of refrigerator: Appeared serviceable

Type of ventilation: Over the range microwave, Recirculated with filter, Window




24)    The dishwasher door spring appeared to be damaged allowing the door to fall open. This could be a safety hazard. Recommend that a qualified person evaluate and repair as necessary.



Photo 24-1



Photo 24-2

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 ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Exhaust fan

Bathroom 2nd floor, hall

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: Exhaust fan

Bathroom, master

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, Exhaust fan

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, Wood or wood products, Tile

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

Type(s) of windows: Vinyl, Multi-pane, Sliding, Single-hung, Fixed

Condition of stairs, handrails and guardrails: Appeared serviceable

25)  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.

- @ basement, bottom of stairs
- @ kitchen pantry
- @ master bath, toilet room
- @ bedroom, front, left
- @ bedroom, front, right



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4



Photo 25-5



Photo 25-6



Photo 25-7



Photo 25-8



Photo 25-9



Photo 25-10

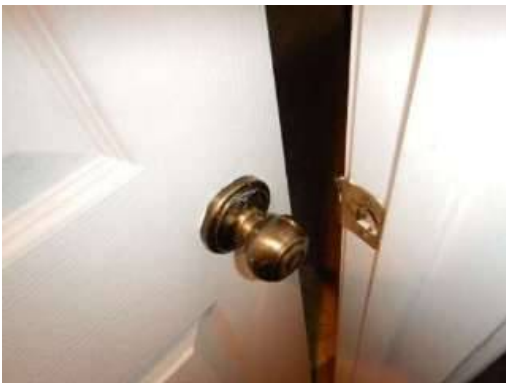


Photo 25-11



Photo 25-12

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: Trusses

Ceiling structure: Trusses

Condition of insulation in attic: Appeared serviceable

Ceiling insulation material: Cellulose (natural)

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

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Open soffit vents

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): **Christine Thurman**










Property address: **2273 Watch Hill Ct**

Inspection date: **Tuesday, August 18, 2020**



This report published on Tuesday, August 18, 2020 4:01:50 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:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	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)   Security systems appears to be installed. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist.

Drive, Walk, Grounds & Hardscape

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



Photo 2-1



Photo 2-2



- 3)  Minor cracks or scaling was found in the sidewalk, but no trip hazards were found. Recommend monitoring and maintaining as necessary.



Photo 3-1

Exterior and Foundation

- 4)  Fungal rot was found at sections of siding or trim. Conductive conditions for rot should be corrected. Recommend that a qualified person repair as necessary. Any rotten wood should be replaced.

Note: This is directly above where the termites were found in the basement.



Photo 4-1


- 5)  The masonry tuckpointing was damaged where a lintel 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

- 6)  Paint failing or thinning on flashing and in need of maintenance, such as a rust inhibiting paint which will prolong the life of the metal flashing and help to prevent leaks from occurring. Recommend that a qualified person prep, prime and paint as necessary.

@ 2 locations on soffit
 @ exterior window sill, back



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4






Photo 6-5



Photo 6-6

Garage or Carport

7)    The auto-reverse mechanism on the automatic opener for the garage vehicle door required excessive force. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. Note: Usually a clearly labeled adjustment screw can be found on the opener to correct this concern.

@ both doors



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5



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



Photo 8-1



Photo 8-2

Fireplaces, Chimneys and Flues


9)  The gas fired fireplace was tested and appears to be functioning properly. Recommend that the client review all available documentation for the gas-fired fireplace. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 9-1



Photo 9-2



Photo 9-3

Basement



10)  Minor cracks (1/8 inch or less) found in the concrete floor or pad are superficial and did not appear to be a structural concern nor was there any sign of water intrusion. Cracks are probably due to concrete curing or minor settling. Recommend monitoring and maintaining as necessary.



Photo 10-1

Electric

11)  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.

- 2 on basement ceiling



Photo 11-1



Photo 11-2


12)  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 12-1



Photo 12-2



Photo 12-3



Photo 12-4



Photo 12-5



13)   Photovoltaic solar energy lighting was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend that a qualified electrician review this system and make repairs if necessary.



Photo 13-1




14)   An intercom or secured entry was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend consult with the homeowner and that a qualified electrician review this system and make repairs if necessary.



Photo 14-1

15)  Switch appeared to operate nothing or inspector could not determine what the switch was for. Consult with current occupant or owner if possible to determine switch functionality. If undetermined then recommend that a qualified electrician evaluate and repair if necessary.

- in master bathroom, upper switch



Photo 15-1

Plumbing / Fuel Systems


16)  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 16-1



Photo 16-2


17)  Hose bibb (outside faucet) was loose. Recommend that a qualified person repair or replace as necessary.




Photo 17-1



Photo 17-2

Water Heater

18)  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 18-1


19)  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 19-1

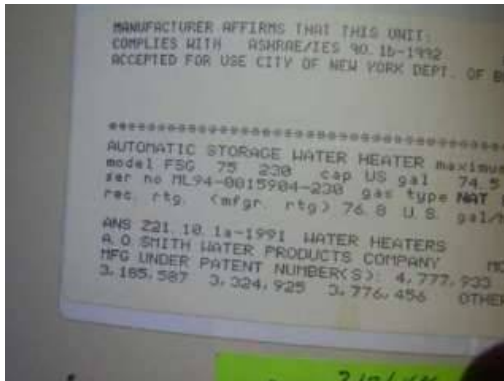


Photo 19-2

HVAC



20)   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 20-1



21)   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 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

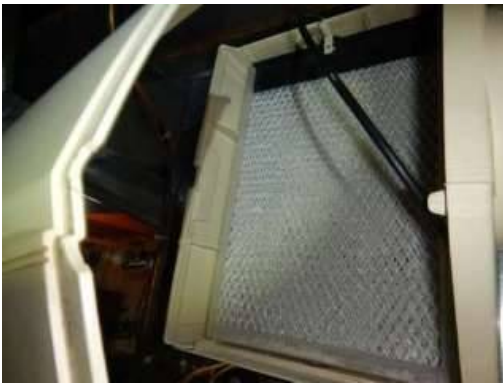


Photo 22-2



Photo 22-3



Photo 22-4

23) **i** The estimated useful life for most forced air furnaces is about 25 years. This furnace appeared to be at this age. Recommend budgeting for repairs or replacement in the next few years.



Photo 23-1



Photo 23-2 Mfg in 1994

Kitchen




24)    The dishwasher door spring appeared to be damaged allowing the door to fall open. This could be a safety hazard. Recommend that a qualified person evaluate and repair as necessary.



Photo 24-1



Photo 24-2

Interior Doors & Windows & Stairs

25) 🛠 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.

- @ basement, bottom of stairs
- @ kitchen pantry
- @ master bath, toilet room
- @ bedroom, front, left
- @ bedroom, front, right



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4



Photo 25-5

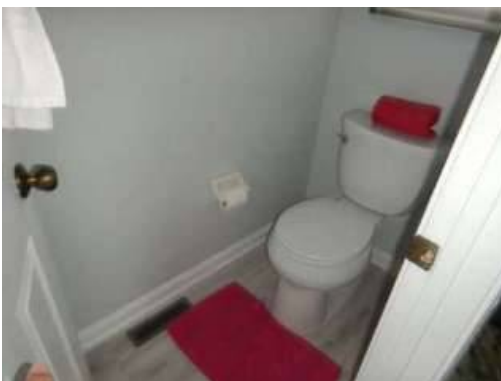


Photo 25-6



Photo 25-7



Photo 25-8



Photo 25-9



Photo 25-10



Photo 25-11



Photo 25-12