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Residential Property Inspection Report

Client(s): **Steve & Sarah Nord**

Property address: **1539 Ambrose Ave**

Inspection date: **Thursday, August 20, 2020**

This report published on Thursday, August 20, 2020 2:25:20 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.

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
	Major Defect	Correction likely involves a significant expense
	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
	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: 20200820ambrose

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: 1926

Front Faces: North

Occupied: No

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

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

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

Drive, Walk, Grounds & Hardscape

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

Site profile: Steep slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks: Appeared serviceable

Sidewalk material: Poured in place concrete

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: Wood lap

Condition of wall exterior covering: Appeared serviceable

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Poured in place concrete

- 2)  Section of trim found damaged. Vermin, insects or water may enter the structure. Recommend that a qualified person evaluate, repair, or replace as necessary.



Photo 2-1



Photo 2-2



Photo 2-3

- 3)  Trees were in contact with or were close to the building. Damage to the building can occur, especially during high winds. Tree roots can cause significant structural damage to foundations, or may have already caused damage. Recommend that a qualified tree service or certified arborist evaluate, prune or remove as necessary to prevent damage to the building exterior.



Photo 3-1



Photo 3-2

Exterior Doors & Stairs

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

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

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: Wood (treated lumber)

Porch condition: Appeared 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, with concerns (see comments below)

Estimated Age / Years: 25

Roof surface material: Asphalt composition, 3 Tab

Roof type: Gable

Apparent number of layers of roof surface material: 2

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

Condition of gutters, downspouts and extensions: Appeared serviceable, with concerns (see comments below)

4)  Roof flashing was substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 4-1



Photo 4-2



Photo 4-3

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



Photo 5-1

6) **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 6-1



Photo 6-2

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 chimneys and flues: Appeared serviceable

Chimney type: Masonry

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

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Not applicable, none installed

Condition of basement floor: Appeared serviceable

- 7)  Minor moisture or leaching visible on masonry. This does not appear to be significant enough to allow water into basement. However, recommend sealing and dehumidifying space to prevent microbial growth.



Photo 7-1



Photo 7-2

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: 60

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 60

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: None

Smoke/CO2 alarms installed: Working

8)  GFCI's appeared to be incorrectly wired where two GFCI plugs are on one line in tandem. This will make resetting difficult. Recommend that a qualified electrician repair as necessary. For more information see: <https://www.bestchoicelhomeinspections.com/articles/gfci-guide/>

@ kitchen sink



Photo 8-1

9)  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 9-1

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): 62

Supply pipe material: Copper, PEX plastic

Condition of supply lines: Appeared serviceable

Sewer Type: Public

Drain pipe material: PVC or plastic, Cast iron

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

Waste pipe material: PVC or plastic, Cast iron

Condition of waste lines: Appeared serviceable

Vent pipe material: PVC or plastic, Cast iron

Vent pipe condition: Appeared serviceable

Sump pump installed: Yes

Condition of sump pump: Required repairs, replacement and/or evaluation (see comments below)

Sewage ejector pump installed: No

Type & Location of fuel & shut-off: At propane tank

Condition of fuel system: Appeared serviceable

10)  Based on a slow drain or back-up at the lowest point in the structure the main waste lines may have obstructions. Significant repairs may be needed. If on a public sewer system, the property owners are usually responsible for repairs to the property side of the sewer and publicly owned lateral lines. Recommend that a qualified plumber inspect the waste lines using a camera scope device to determine if they need repair or replacement.

NOTE: If repairs are needed they are often expensive due to the need for excavation.



Photo 10-1

11)  Leaks were found in the drain pipes or fittings. A qualified plumber should evaluate and repair as necessary.

- behind kitchen sink in utility room

**Photo 11-1**

12)    The sump pump appeared to be inoperable. Water may accumulate in the building substructure during periods of heavy rain. Recommend that a qualified contractor evaluate and repair or replace the sump pump as necessary. For more information on sump pumps see:

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

**Photo 12-1****Photo 12-2****Photo 12-3**

13)  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 13-1

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: Rheem 2018

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).

14)  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 14-1

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).

General heating system type(s): Forced air furnace

General heating distribution type(s): Ducts and registers

Manufacturer & Age of forced air furnace: Sears 1985 approximately

Size: 80,000 btu/hr

Condition of forced air heating/cooling system: Near, at or beyond service life (see comments below)

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Basement

Last service date: Unknown

Condition of furnace filters: Required replacement

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

Humidifier: None

Condition of forced air ducts and registers: Appeared serviceable, with concerns (see comments below)

Condition of burners: Appeared serviceable with no visible defects

Type of combustion air supply: 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

15)  Air filter needs 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 15-1

16)   The last service date of the gas forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. 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 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas, this servicing should be performed every few years in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.



Photo 16-1



Photo 16-2

17)  Dirt and debris found in register box and/or duct work. This could circulate dirt and dust into the air, aggravate allergies, and reduce energy efficiency. Recommend cleaning and maintaining.



Photo 17-1



Photo 17-2



Photo 17-3

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



Photo 18-1



Photo 18-2



Photo 18-3

Laundry

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

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

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

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 flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Disposal Manufacturer & Date: Moen 2020

Condition of under-sink food disposal: Appeared serviceable

Dishwasher Manufacturer & Date: GE 2020

Condition of dishwasher: Appeared serviceable

Range Manufacturer & Date: Whirlpool 2020

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

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

Refrigerator Manufacturer & Date: Samsung 2020

Condition of refrigerator: Appeared serviceable

Type of ventilation: Window

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: Pedestal sink

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, with concerns

Bathroom and laundry ventilation type: Windows

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

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



Photo 19-1



Photo 19-2

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

Condition of flooring: Appeared serviceable

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

Interior Doors & Windows & Stairs

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

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

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

Type(s) of windows: Wood, Single-pane, Double-hung

Condition of stairs, handrails and guardrails: Appeared serviceable (see comments below)

20) 🛠️📍 Stairs loose or unstable when stepped on. Could cause loss of balance and fall. Recommend a qualified professional repair.

@ entry to utility room



Photo 20-1

21) 🛠️ Locks on window missing in bathroom. Recommend that a qualified person repair as necessary.



Photo 21-1

22) 🛠️ Screens were missing at all windows. Windows may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 22-1

23)  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.

- from kitchen to utility room



Photo 23-1



Photo 23-2

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: Not inspected because no access was found

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, based on thermal imaging

Ceiling insulation material: Not determined

Approximate attic insulation, R value may vary: Not determined (inaccessible or obscured)

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Box vents (roof jacks), Gable end vents

24) ⓘ No access or accessible attic spaces were found or inspected at this property. Recommend access panel be installed as necessary so that a proper attic inspection can done.



Photo 24-1



Photo 24-2

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): **Steve & Sarah Nord**

Property address: **1539 Ambrose Ave**

Inspection date: **Thursday, August 20, 2020**

This report published on Thursday, August 20, 2020 2:25:20 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
	Major Defect	Correction likely involves a significant expense
	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
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

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

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

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

Exterior and Foundation

- 2)  Section of trim found damaged. Vermin, insects or water may enter the structure. Recommend that a qualified person evaluate, repair, or replace as necessary.



Photo 2-1



Photo 2-2



Photo 2-3

- 3)  Trees were in contact with or were close to the building. Damage to the building can occur, especially during high winds. Tree roots can cause significant structural damage to foundations, or may have already caused damage. Recommend that a qualified tree service or certified arborist evaluate, prune or remove as necessary to prevent damage to the building exterior.



Photo 3-1



Photo 3-2

Roof

- 4)  Roof flashing was substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 4-1



Photo 4-2



Photo 4-3

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



Photo 5-1

- 6) **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 6-1



Photo 6-2

Basement

7)  Minor moisture or leaching visible on masonry. This does not appear to be significant enough to allow water into basement. However, recommend sealing and dehumidifying space to prevent microbial growth.



Photo 7-1



Photo 7-2

Electric

- 8)  GFCI's appeared to be incorrectly wired where two GFCI plugs are on one line in tandem. This will make resetting difficult. Recommend that a qualified electrician repair as necessary. For more information see: <https://www.bestchoicehomeinspections.com/articles/gfci-guide/>

@ kitchen sink



Photo 8-1

- 9)   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 9-1

Plumbing / Fuel Systems

10) 🛠️🔍 Based on a slow drain or back-up at the lowest point in the structure the main waste lines may have obstructions. Significant repairs may be needed. If on a public sewer system, the property owners are usually responsible for repairs to the property side of the sewer and publicly owned lateral lines. Recommend that a qualified plumber inspect the waste lines using a camera scope device to determine if they need repair or replacement.

NOTE: If repairs are needed they are often expensive due to the need for excavation.



Photo 10-1

11) 🛠️🔍💧 Leaks were found in the drain pipes or fittings. A qualified plumber should evaluate and repair as necessary.

- behind kitchen sink in utility room



Photo 11-1

12) 🛠️🔍💧 The sump pump appeared to be inoperable. Water may accumulate in the building substructure during periods of heavy rain. Recommend that a qualified contractor evaluate and repair or replace the sump pump as necessary. For more information on sump pumps see:

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



Photo 12-1



Photo 12-2



Photo 12-3

13) **i** 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 13-1

Water Heater

14)  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 14-1

HVAC

15) 🗝️🔧🔍 Air filter needs 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 15-1

16) 🗝️🔧🔍📌 The last service date of the gas forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. 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 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas, this servicing should be performed every few years in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.



Photo 16-1



Photo 16-2

17) 🗝️🔧🔍 Dirt and debris found in register box and/or duct work. This could circulate dirt and dust into the air, aggravate allergies, and reduce energy efficiency. Recommend cleaning and maintaining.



Photo 17-1



Photo 17-2



Photo 17-3

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



Photo 18-1



Photo 18-2



Photo 18-3

Bathroom

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

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



Photo 19-1



Photo 19-2

Interior Doors & Windows & Stairs

20) 🛠️📌 Stairs loose or unstable when stepped on. Could cause loss of balance and fall. Recommend a qualified professional repair.

@ entry to utility room



Photo 20-1

21) 🛠️ Locks on window missing in bathroom. Recommend that a qualified person repair as necessary.



Photo 21-1

22) 🛠️ Screens were missing at all windows. Windows may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 22-1

23) 🛠️ 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.

- from kitchen to utility room



Photo 23-1



Photo 23-2

Attic and Roof Structure

24) **i** No access or accessible attic spaces were found or inspected at this property. Recommend access panel be installed as necessary so that a proper attic inspection can done.



Photo 24-1



Photo 24-2