

# J & M HOME INSPECTION ASSOCIATES, INC.

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Client  
Street Address  
Cincinnati, Ohio 45202

RE: Home Inspection at: 1234 Anywhere Street

Dear Client:

On Wednesday, October 13, 2010 between the hours of 10:00 AM and 12:00 PM J&M Home Inspection Associates, Inc. performed a visual inspection of the apparent conditions of readily accessible areas, systems, and components of the structure in compliance with the Standards of Practice of the American Society of Home Inspectors, A.S.H.I. The inspection was performed and the written report issued based on the scope and limitations as described and agreed upon in the inspection contract.

**PURPOSE AND SCOPE OF THE INSPECTION:** The purpose of the inspection was to provide the Client with information regarding the apparent condition of the systems and components of the structure as inspected on the day of the inspection, and to inform the Client of any systems and components inspected which, in the professional opinion of the inspector, are near the end of their useful service lives or are significantly deficient, and in need of immediate major repair.

**NO WARRANTY OR GUARANTEE:** This inspection is NOT, nor does it represent, a home warrantee of any kind, a guarantee against future problems or defects, an insurance policy or a substitute for Real Estate Disclosures which may be required by law.

**BUILDING CODES:** This inspection is NOT intended to determine if the structure or any of its components are in violation of any building codes or zoning ordinances. Any code references in this report are made only to indicate the source for an opinion, and are not intended to imply that this is the applicable code for this construction.

**USE OF THIS REPORT BY OTHERS:** This inspection report is for the sole use of the Client and, except as noted in the Inspection Contract, NO THIRD PARTY MAY RELY ON THIS REPORT FOR ANY PURPOSE.

**MOLD INSPECTION DISCLAIMER:** This inspection did NOT include the inspection for the absence or presence of mold or mold spores, the causes for mold or any potential resulting physical conditions or health or environmental hazards associated with the presence of mold or mold spores. The absence of visible mold in the structure at the time of the inspection is not a guarantee or warranty that mold or mold spores do not exist somewhere in the structure, nor that if conditions change following the inspection, mold will not become readily apparent. Determining the absence or presence of mold or mold spores requires specialized testing, which is beyond the scope of this inspection.

## **INSPECTION REPORT DEFINITIONS:**

**READILY ACCESSIBLE:** Exposed, or capable of being exposed for inspection or operation without the use of an extension ladder exceeding sixteen feet in length to gain access, and without the use of special tools to open or remove doors or panel covers.

**FURTHER EVALUATION AND REPAIR:** A qualified or licensed contractor should perform further evaluation and repairs if recommended. The client should obtain all paperwork pertaining to requested evaluation and repairs prior to closing. Unless agreed upon in writing at the time of the inspection, it is not within the scope or inspection fee for J&M to return to the inspected property to verify repairs.

**SERVICEABLE CONDITION:** Systems or components inspected in the report that appear to be in *serviceable condition* are defined as capable of being used, or serving the purpose for which they were intended. Serviceable systems or components may however, show some wear or deterioration consistent with their age.

**MAJOR DEFECT:** A *MAJOR DEFECT* is one that in the opinion of the inspector requires an immediate expenditure in excess of one thousand dollars to prevent further deterioration of the structure, or which severely affects the immediate habitability of the structure.

**SAFETY DEFECT:** A system or component inspected not capable of being used, or not servicing the purpose for which it was intended. Safety defects pose a risk to the safety and health of the occupants.

**DEFECT:** A system or component inspected not capable of being used, or is not serving the purpose for which it was intended.

**CONCERN:** A system or component inspected that requires further evaluation by an expert or qualified contractor to determine its significance before determining if, or what, corrective measures are necessary. This type of evaluation is beyond the scope of this inspection.

**MAINTENANCE:** Maintenance items are included in the report as a courtesy, and at the sole discretion of the inspector. Not all maintenance items will be included in the report. These items should be addressed as homeowner maintenance.

**OBSERVATIONS:** Observations are included in the report as a courtesy, and at the sole discretion of the inspector. In the opinion of the inspector, these types of common conditions do not require further evaluation or repairs.

Sincerely,

J&M Home Inspection Associates, Inc.  
Mark Benmayor / President  
John Rozmus / Vice President

----- **GENERAL INSPECTION INFORMATION** -----

**GENERAL INFORMATION:** The weather condition at the time of the inspection was dry and the temperature was approximately seventy to eighty degrees. The structure was unoccupied and furnished at the time of the inspection. The inspectors are not required to move personal property or furniture during the inspection. The following were present during the inspection: the client, the client's Realtor and the J&M Home Inspectors. For the purpose of this inspection, all references are made relative to the front of the structure facing the main road.

----- **MAIN STRUCTURE AND ENTRANCE** -----

**MAIN STRUCTURE:** The inspected structure was reported to be approximately twenty two years old, consisted of a single family two story wood frame structure. Determining wall insulation type and value, or judging conditions inside the walls was not within the scope of this inspection. The main structure was inspected and appeared to be in serviceable condition.

**MAIN ENTRANCE:** There was a concrete walkway that led to the concrete stoop at the front of the structure. The walkway and main entrance were inspected and appeared to be in serviceable condition.

----- **EXTERIOR SIDING AND TRIM** -----

**EXTERIOR SIDING AND TRIM:** The exterior siding on the structure consisted of brick veneer and vinyl siding with aluminum clad and wood trim. The exterior siding protects the wall framing and interior finishes from the weather, therefore, any openings in the siding should be sealed to prevent water infiltration. A minimum clearance of four to six inches should be maintained between the ground and exterior wall covering. The exterior siding and trim were inspected and appeared to be in serviceable condition except as noted below.

**BRICK VENEER NOTE:** The Brick Industry Association classifies brick veneer wall assemblies on wood framed construction as drainage type cavity walls. Properly constructed and maintained, walls of this type provide good resistance to rain penetration. The air space between the brick veneer and framing allows any moisture penetration to flow down the back face of the veneer to the base flashing below where it is directed out through the weephole openings.

**BRICK VENEER MAINTENANCE, GROUND CONTACT:** There was brick to ground contact at the front and left side of the structure. This condition provides an environment favorable to insect infestation, wood deterioration of the adjacent framing and possible mold growth. Industry standards recommend a minimum of four inches between the lower edge of the brick and the ground. As general maintenance, this condition should be corrected.

**BRICK VENEER MAINTENANCE, CAULKING:** There were gaps between the exterior light fixture bases and the adjacent brick veneer. These gaps may allow water seepage behind the fixture and provide an environment favorable to corrosion of the electrical components. As general maintenance, the top and sides of the light fixture bases should be sealed.

VINYL SIDING DEFECT, NO DRIP EDGE: There was no metal drip edge flashing observed between the horizontal wood trim above the rear pass door and the adjacent J-channel. The absence of this flashing may allow water seepage behind the trim providing an environment favorable to wood rot. Industry standards require an approved corrosion-resistive flashing installed continuously above all projecting wood trim. This flashing should extend to the surface of the exterior wall finish and be installed to prevent water from entering the wall envelope. A qualified siding contractor should correct this condition before closing.

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**----- EXTERIOR DOORS AND WINDOWS -----**

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**EXTERIOR DOORS AND WINDOWS:** During the inspection, the exterior pass doors and a representative number of accessible windows were inspected. The primary windows were constructed of aluminum, double hung and stationary style with thermopane glass. The exterior doors and windows were inspected and appeared to be in serviceable condition except as noted below.

**THERMOPANE WINDOW NOTE:** A thermopane or double-pane window has two panes of glass separated by a trapped air space. This trapped air space acts as an insulator. During a limited visual inspection, it is not always possible to detect a failed seal on all thermopane windows as weather conditions change from morning to night and from season to season.

**THERMOPANE GLASS DEFECT, FOGGING:** There were defective thermopane glass seals observed to the left rear window in the living room (upper sash) and the left window in the front bedroom (lower sash). Fogging results when the seal fails and air leaks into the space between the two panes of glass. This condition does not affect the R-Value of the glass. Fogging between the glass panes cannot be repaired and the glass must be replaced. A qualified contractor should correct this condition before closing.

**WINDOW TENSIONER DEFECT:** There were defective window sash tensioners observed to the windows in the in the master bedroom (right). A qualified contractor should correct this condition before closing.

**DOOR SAFETY OBSERVATION, DEADBOLTS:** There were double keyed deadbolt type locks observed on all of the pass exterior doors. This type of interior keyed deadbolt lock may pose a safety hazard in exiting the building in the event of a fire. For safety reasons, it is recommended that all exterior pass doors be readily openable from the inside without the use of a key. For safety reasons, it would be advisable to consider replacing these locks.

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**----- EXTERIOR GROUNDS -----**

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**EXTERIOR GROUNDS INSPECTION EXCLUSIONS:** Fences, invisible pet fences, recreational facilities, detached storage buildings, trees and landscaping, erosion control and earth stabilization measures are NOT within the scope of this inspection.

**EXTERIOR GRADING & DRAINAGE:** The structure was located on a lightly to moderately sloped property. Control of rain and surface water adjacent to the structure is important to prevent water problems around the foundation. Proper site drainage slopes away from the structure and foundation. The grading appeared to be inadequately sloped to divert rainwater away from the foundation at the left side and rear of the structure.

**GRADING MAINTENANCE:** As noted above, there was negative drainage adjacent to the structure. Ground that slopes toward the structure can contribute to water seepage problems around the foundation and in the basement. The ground around the structure should be graded to slope down and away from the foundation so there are no low places or pockets where water can collect. As general maintenance, negative drainage should be corrected where possible.

**GROUNDS MAINTENANCE, SOIL EROSION:** There was soil erosion observed at the right rear corner of the structure. This condition may contribute to water seepage problems along the foundation. As general maintenance, this area should be filled in.

**WOOD DECK:** There was a wood deck located at the rear of the structure. The railings on the deck were inspected, and appeared to be in serviceable condition except as noted below. The deck structure was inspected, and appeared to be in serviceable condition.

**DECK RAILING SAFETY DEFECT, LOOSE RAILINGS:** The railings along the right side and rear of the deck were loose, and this condition poses a safety hazard. A qualified contractor should further evaluate and correct this condition before closing.

**DECK SAFETY OBSERVATION, WIDE OPENINGS:** The wide openings in the deck railings and step risers may pose a safety hazard to young children. Current construction practices require that these openings be less than four inches. If this is a concern to you, corrective measures should be taken.

**PATIO:** There was a brick patio located at the rear of the structure. The patio was inspected, and appeared to be in serviceable condition.

----- **DRIVEWAY AND GARAGE** -----

**DRIVEWAY:** There was a concrete driveway located at the front of the structure. The driveway was inspected and appeared to be in serviceable condition.

**GARAGE:** The parking structure consisted of a two car attached garage located at the front of the structure. Access to the garage was provided by one overhead roll-up style vehicle door. The garage vehicle door was inspected and appeared to be in serviceable condition. The concrete floor slab of the garage was inspected and appeared to be in serviceable condition. All concrete floor slabs experience some degree of cracking due to shrinkage during the drying process. This type of shrinkage crack does not have any structural significance. The walls and ceiling of the of the garage were inspected and appeared to be in serviceable condition. Determining the fire rating of the garage walls and ceiling was not within the scope of this inspection. The pass door between the garage and living space was inspected and appeared to be in serviceable condition.

**GARAGE DOOR OPENER:** The Genie brand automatic vehicle door opener was inspected and appeared to be in serviceable condition. The automatic reversing device was inspected and appeared to be in serviceable condition. For safety reasons, automatic reversing devices should be checked immediately upon moving in and then on a regular basis.

----- **FOUNDATION AND FLOOR STRUCTURE** -----

**FOUNDATION:** The foundation was constructed of concrete. The exterior and interior visible portions of the foundation were inspected, and appeared to be in serviceable condition.

**FOUNDATION OBSERVATION, SHRINKAGE CRACKS:** There were narrow shrinkage type cracks observed in the concrete foundation randomly around the perimeter of the structure. Foundation shrinkage type cracks occur as moisture in the concrete evaporates causing the wall to shrink into the voids created by the escaping moisture. Generally, foundation shrinkage cracks without lateral separation have no structural significance.

**FLOOR FRAMING:** The visible floor framing consisted of plywood sub-flooring installed over two inch by ten inch floor joists spaced sixteen inches on center. Eight inch steel I-beams and steel support posts provided load bearing support. During the inspection, probing of the floor framing components is performed only where deterioration is observed or suspected, and when it will not damage a finished surface. Insulation is not removed from the floor framing unless deterioration is observed or suspected. The visible floor framing was inspected, and appeared to be in serviceable condition.

----- **ROOF AND ROOF DRAINAGE** -----

**ROOF INSPECTION:** The roof inspection is an opinion of the general quality and overall condition of the roof covering and flashings. The inspection report does not represent a warranty or guarantee that the roof covering or flashings have not leaked in the past and that they will not leak in the future. Due to the height of the main roof, inspection of the roof covering and flashings was performed from the ground with the aid of binoculars, from the upper level windows and the edge of the lower roof.

**ASPHALT SHINGLE ROOF COVERING:** The roof structure was a gable and hip design covered with dimensional (laminated) style asphalt roof shingles. The average serviceable life of dimensional style asphalt roof shingle is twenty to twenty five years. The age of the roof shingles was reported by the seller to be approximately three years. Determining the absence or presence of roofing felt throughout the surface of the roof is not possible, and therefore, is not within the scope of the inspection. All roof coverings require periodic maintenance to remain watertight. This maintenance generally includes repair or replacement of damaged or missing shingles and repair of exposed fasteners. The roof shingles were inspected and appeared to be in serviceable condition.

**ROOF SHINGLE MAINTENANCE, RAISED SHINGLES:** There were raised shingles observed randomly throughout the surface of the roof. A contributing factor to this condition is generally improperly seated shingle fasteners. A leak may develop if the fastener breaks the shingle surface, and/or these shingles may be more vulnerable to wind damage. As general maintenance, this condition should be addressed.

**ROOF DRAINAGE:** The roof drainage system consisted primarily of aluminum gutters and downspouts. Gutters are not water tested during the inspection and calculating gutter and downspout capacity is beyond the scope of this inspection. Regular maintenance and cleaning of the roof drainage system is necessary to avoid water problems around the edge of the roof and foundation. The roof drainage system was inspected and appeared to be in serviceable condition.

**SUB-SURFACE DRAINAGE INSPECTION DISCLAIMER:** The roof drainage was discharging into a sub-surface drain system. Since this drainage system was not visible, it was not within the scope of this inspection. The inspection was performed and the report issued based on acceptance of this disclaimer.

**CHIMNEY:** There was one chimney located at the left side of the structure. Evaluation of the interior flue lining or flue pipe of a chimney requires the services of a qualified chimney contractor, and therefore, is not within the scope of this inspection. Due to the height of the chimney, the upper exterior portions of the chimney and flashings were inspected from the ground with the aid of binoculars. The exterior of the chimney was inspected and appeared to be in serviceable condition.

**METAL B-VENT:** There was a metal B-vent flue pipe servicing the water heater and furnace. Inspection of the metal B-vent pipe was limited to the visible sections only. Sections within walls and ceilings are not visible, and therefore, are not within the scope of this inspection. The visible portions of the B-vent were inspected and observed to be in serviceable condition.

#### -----ATTIC SPACE AND ROOF FRAMING -----

**ATTIC SPACE INSPECTION:** Access to the attic spaces was located in the garage and master bedroom closet. Inspection of the attic space, roof framing, insulation and ventilation was performed from within the attic space. The attic space was inspected for visible and conclusive evidence of water seepage or condensation problems. Observations of conditions in the attic space were based on apparent conditions as observed on the day of the inspection.

**ATTIC SPACE MAINTENANCE, EXHAUST VENT:** The bathrooms exhaust fans in the master bath and second level full bath were discharging into the attic space. The warm moist air being discharged from a bathroom exhaust fan may contribute to providing an environment favorable to mold growth on the adjacent wood framing and sheathing surfaces. Industry standards require that these exhaust fans discharge directly to the exterior of the structure. As general maintenance, this condition should be corrected.

**ATTIC SPACE INSULATION:** The attic space floor was insulated with approximately eight to ten inches of loose fill fiberglass type insulation. Current construction practices recommend R-30 to R-38 insulation, or approximately twelve to sixteen inches in the attic floor.

**INSULATION RECOMMENDATION:** The amount of insulation in the attic space would be considered inadequate by current construction practices. Additional insulation in the attic space is recommended.

**ROOF FRAMING:** The primary framing of the roof structure consisted of 2" x 4" trusses spaced twenty-four inches on center and oriented strandboard decking. The roof framing and sheathing were inspected and appeared to be in serviceable condition.

**ATTIC SPACE VENTILATION:** Ventilation of the attic space is provided to discharge heat and water vapor to the exterior of the structure. Current construction practices recommend a combination of soffit and roof vents to provide adequate air flow through the attic spaces. Calculating ventilation requirements is beyond the scope of this inspection. Soffit vents and ridge vents provided ventilation of the attic spaces. Ventilation of the attic space and roof framing appeared to be consistent with current construction practices.

**ATTIC SPACE EXHAUST FAN:** There was a thermostatically controlled exhaust fan installed in the roof. The exhaust fan was functional at the time of the inspection.

----- **ELECTRICAL SERVICE AND WIRING** -----

**ELECTRICAL INSPECTION:** The electrical inspection was not technically exhaustive, did not include the use of meters or probes, nor did it determine code compliance. Actual electrical load and demand calculations require the services of a qualified electrician, and therefore, are beyond the scope of this inspection. The service amperage is determined by the lowest rating of the main service entrance wires, the listed amperage rating on the main service panel, or the size of the main disconnect. The inspection of low voltage wiring systems, including intercom systems, and security and/or fire alarm systems was not within the scope of this inspection.

**ELECTRIC SERVICE:** The electrical service refers to the wires that run from the street or main pole to the structure either underground or overhead. The 120/240 volt aluminum underground electric service lateral was located at the right side of the structure. The electric service meter was located on the exterior wall of the structure. The electric meter/base was inspected and appeared to be in serviceable condition.

**MAIN SERVICE PANEL:** During the electrical inspection, main service panel covers are removed. The Cutler Hammer one hundred fifty amp main service panel was located on the basement wall. The main disconnect that is used to shut off the electrical system in case of an emergency was located in the main service panel. Overload protection devices are inspected visually, and are not operated or removed during the inspection. The overload protection devices for the branch circuit wiring consisted of circuit breakers. The branch circuits consisted primarily of 120/volt copper and 240/volt aluminum wiring. The electric service grounding connection was observed on an exterior ground rod. The main electrical service panel was inspected and appeared to be in serviceable condition except as noted below.

**SERVICE PANEL SAFETY DEFECT, OVERSIZED BREAKER:** The numbers 9, 11 and 14 twenty amp circuit breakers were oversized for the #14/wire branch circuit wiring protected. Overcurrent devices are designed to protect the wiring from overloads and short circuits; therefore, this condition poses a potential fire hazard. A qualified electrical contractor should correct this condition before closing.

**SERVICE PANEL SAFETY DEFECT, DOUBLE TAP:** There were two circuit breakers that were double tapped in the service panel. The terminal screw connections are not designed to adequately secure two branch circuit wires. A qualified electrical contractor should correct this condition before closing.

**SERVICE PANEL DEFECT, NO ANTIOXIDANT GEL:** There was no antioxidant gel observed on the 240/volt aluminum connections in the service panel. This gel prevents oxidation and corrosion of the aluminum wiring at these connections. A qualified electrical contractor should further evaluate and correct this condition before closing.

**SERVICE PANEL SAFETY DEFECT, MULTIPLE TAP NEUTRALS:** There were neutral conductors from separate branch circuits installed in the same termination slot on the bus bar, and neutral conductors and ground wires installed in the same termination slot on the bus bar. Multiple conductors in a single termination may pose a safety hazard when this circuit needs to be isolated. Industry standards require each grounded neutral conductor to have their own terminal. A qualified electrical contractor should further evaluate and correct this condition before closing.

**ELECTRICAL SAFETY DEFECT, NO PLUMBING BOND JUMPER:** There was no bonding jumper wire on the incoming metal water supply piping. For safety reasons, industry standards require a plumbing bond jumper to run around any meter or valve, such as the water shut-off valve, that could interrupt the grounding circuit if removed or replaced. A qualified electrical contractor should correct this condition before closing.

**ELECTRICAL WIRING:** The inspection of the electrical wiring included a random testing of accessible installed fixtures, switches, and outlets. All accessible outlets within six feet of plumbing fixtures and on the exterior were tested for grounding and polarity. Wiring within walls and ceilings is not visible, therefore, is not within the scope of this inspection. The accessible electrical wiring, outlets and switches were inspected and appeared to be in serviceable condition except as noted below.

**SAFETY DEFECT, REVERSED POLARITY OUTLETS:** There were outlets with reversed polarity, (hot-neutral reversed), located in the laundry room and second level hallway. An electrical outlet with reversed polarity can pose a serious safety hazard, and therefore, should not be used until corrected. A qualified electrical contractor should further evaluate and correct this condition before closing.

**SAFETY DEFECT, OPEN JUNCTION BOX:** There was an open junction box located on the basement ceiling, above the washing machine. For safety reasons, industry standards require that electrical junction boxes be closed with approved covers. For safety reasons, this condition should be corrected.

**GFCI PROTECTED OUTLETS:** A ground-fault circuit-interrupter protected outlet is intended to minimize electric shock hazards. GFCI outlets have a test and reset button, and should be tested monthly. GFCI protected outlets are currently required in the 120/volt circuits in kitchens, bathroom areas and whirlpool tubs, wet bars, unfinished basements, crawl spaces, attached and detached garages, utility buildings and all exterior locations. The absence of functional GFCI protected outlets in any of these locations poses a potential shock hazard. There were GFCI protected outlets located in the kitchen, bathrooms, basement, garage and exterior that were tested and observed to be in serviceable condition except as noted below.

**SAFETY DEFECT, GFCI OUTLET:** There was a defective GFCI outlet located in the garage. This condition poses a potential shock hazard and should be corrected. A qualified electrical contractor should correct this condition before closing.

**SMOKE DETECTORS:** Current construction practices require at least one smoke detector on each level and one in all sleeping areas. Smoke detectors should be tested immediately upon moving in and then on a regular basis as recommended by the manufacturer. Missing or non-functional smoke detectors pose a safety risk to the occupants in the event of a fire. The smoke detectors were tested by pushing the test button and observed to be in serviceable condition.

----- **PLUMBING SYSTEMS AND WATER HEATER** -----

**PLUMBING INSPECTION LIMITATIONS:** Underground pipes and pipes concealed within walls and ceilings cannot be evaluated for sizing, leaks, corrosion or blockage. Since these pipes are not visible, they are not within the scope of this inspection. Determining future drainage performance is beyond the scope of this inspection. Determining water quality requires laboratory testing, and therefore, was not within the scope of this inspection. The inspection was performed and the report issued based on acceptance of these limitations.

**MAIN WATER LINE AND SUPPLY LINES:** During the inspection the visible water supply lines were inspected for damage, leakage, or corrosion. Accessible plumbing fixtures were operated and inspected for visible leakage, functional water flow and volume. The main incoming supply line was constructed of copper pipe. The main water shut-off valve was located on the foundation wall at the front of the basement. This valve was tested, and was observed to be in serviceable condition. The water shut-off valve should be operated periodically to insure that it closes if necessary. The visible supply lines were constructed of copper piping. The visible supply lines were inspected and appeared to be in serviceable condition except as noted below. Water flow and volume observed at the plumbing fixtures appeared to be adequate at the time of the inspection.

**SUPPLY LINE DEFECT, ACTIVE LEAKAGE:** There was active leakage observed in a sweat joint above the water heater. A qualified plumbing contractor should further evaluate and correct this condition before closing.

**WASTE LINES AND DRAINAGE:** During the inspection, the visible waste lines were inspected for damage, corrosion and leakage. The ability of the drains to completely discharge the flow of water from the sink or basin was observed. The waste lines were constructed primarily of PVC plastic. The visible waste lines were inspected and appeared to be in serviceable condition. Drainage was observed at the plumbing fixtures and appeared to be adequate at the time of the inspection.

**GAS SUPPLY LINES:** Underground gas lines, and those concealed from view, were not within the scope of this inspection. Testing for gas leaks, carbon monoxide leaks, or evaluating gas line sizing was NOT within the scope of this inspection. For safety reasons, it is advisable to have carbon monoxide detectors on each level of the structure. The gas meter and main shut-off valve were located on the exterior wall of the structure. The visible gas lines were constructed of black iron piping. The visible gas lines were inspected and appeared to be in serviceable condition.

**WATER HEATER:** Hot water was supplied by a fifty gallon natural gas Kenmore water heater, model number 153.335411 and serial number K042900E147. Information on the water heater indicated that it was 6 years old. There was a temperature and pressure safety relief valve installed on the water heater. This safety valve cannot be tested during this inspection. For safety reasons, and to prevent potential scalding, the water heater temperature setting should not be above 120 degrees. The hot water temperature should be checked immediately upon moving in. The average serviceable life of a water heater is approximately ten to fifteen years. The water heater was vented into a metal B-vent. The water heater was inspected and was observed to be in serviceable condition except as noted below.

**WATER HEATER DEFECT, NO EXPANSION TANK:** Hot water supply systems require an expansion tank as a means of controlling increased pressure caused by the thermal expansion of hot water. There was no thermal expansion tank installed on the supply line side of the water heater. A qualified plumbing contractor should further evaluate and correct this condition before closing.

----- **INTERIOR DOORS, WALLS, CEILINGS & FLOORS** -----

**INTERIOR DOORS, WALLS, CEILINGS AND FLOORS:** The interior doors and hardware were inspected and appeared to be in serviceable condition. The interior walls and ceilings consisted primarily of drywall. The interior walls and ceilings were inspected and appeared to be in serviceable condition. The floor coverings consisted primarily of wood, carpeting and vinyl. Floor covering damage and stains may be hidden by furniture and personal property. Determining the condition of wood flooring under carpeting is not possible. A final walkthrough is recommended after all of the furniture and personal belongings have been removed. The flooring appeared to be in serviceable condition.

----- **BASEMENT** -----

**BASEMENT:** The basement was partially finished and included a family room and one full bath. All concrete floor slabs experience some degree of cracking due to shrinkage during the initial drying process. These narrow cracks generally do not have any structural significance. The basement walls and floors were inspected for visible evidence of water seepage that, in the opinion of the inspector, would significantly affect the habitability or use of this area. A dehumidifier is recommended to reduce potential condensation problems in the basement. The basement was dry at the time of the inspection, and there was no visible or conclusive evidence of previous water seepage.

**BASEMENT WATER ENTRY RISK:** Considering the negative exterior drainage and since the basement is below the grade of the land, there is a vulnerability to water seepage and condensation problems. This inspection is not a guarantee or warranty that there were no water seepage problems in the past, or that there will not be water seepage problems in the future.

**LAUNDRY FACILITY:** The laundry room was located on this level. Washing machines and dryers are not tested or moved during the inspection. For safety reasons, the dryer exhaust duct should always discharge directly to the exterior of the structure. Lint accumulation in a dryer duct poses a potential fire hazard. To prevent lint accumulation, the use of flexible metal duct should be limited to the connection of the dryer to the adjacent rigid metal duct and the dryer duct should be cleaned and inspected on a regular basis.

**DRYER DUCT LENGTH, SAFETY OBSERVATION:** The maximum recommended length of a dryer exhaust duct is twenty-five feet from the dryer location to the exterior termination. 2.5/feet for each 45-degree bend, and 5/feet for each 90-degree bend reduce this length. The length of this dryer duct exceeded this minimum recommendation, and therefore may pose a fire hazard by not discharging the entire lint residue to the exterior. This dryer duct will require routine cleaning to remain clear of lint. For safety reasons, this dryer duct should be cleaned before closing.

**DRYER DUCT SAFETY DEFECT, LINT:** As observed from the exterior dryer duct damper, there was a significant amount of lint in the visible portion of this duct. Lint filled dryer ducts will adversely affect the performance of the dryer and may pose a fire hazard. For safety reasons, this duct should be cleaned before closing and then on a regular basis.

**SUMP PUMP:** There was a sump pump located in the basement. Failure of the sump pump may contribute to water seepage into the basement. The sump pump should be checked on a regular basis. The sump pump was inspected and observed to be in serviceable condition.

----- **FIRST LEVEL AND KITCHEN** -----

**FIRST LEVEL:** The first level consisted of a kitchen, dining room, living room, family room, study and one half bath. The kitchen and bathroom fixtures were inspected and observed to be in serviceable condition except as noted below.

**BATHROOM MAINTENANCE, LOOSE TOILET:** The toilet in the hallway bathroom was not adequately secured to the floor. This condition can allow water seepage between the wax seal and toilet base and into the adjacent framing. A qualified plumbing contractor should correct this condition before closing.

**KITCHEN APPLIANCES:** The kitchen appliances noted below were inspected. Self-cleaning or continuous cleaning operations, portable microwave ovens, clocks, timing devices and the thermostat accuracy of appliances were not within the scope of this inspection. Appliances are not moved during the inspection. J&M does not guarantee or warrant that any appliance found serviceable during the inspection will remain serviceable for any period of time following the inspection.

**GAS OVEN/RANGE:** The Frigidaire oven/range was inspected and observed to be in serviceable condition.

**RANGE HOOD:** The Air Care range hood was inspected and observed to be in serviceable condition.

**DISHWASHER:** The Amana dishwasher was run through one cycle during the inspection. During this cycle the dishwasher was observed for leaks. Determining the adequacy of washing or drying was not within the scope of this inspection. The dishwasher was observed to be in serviceable condition.

**REFRIGERATOR:** The Amana refrigerator was inspected and observed to be in serviceable condition. Icemakers, if present, are not within the scope of the inspection.

**DISPOSAL:** The Insinkerator disposal was inspected and observed to be in serviceable condition.

**KITCHEN CABINETS AND COUNTERS:** The kitchen cabinets, sink and counter tops were inspected and appeared to be in serviceable condition.

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**SECOND LEVEL**

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**SECOND LEVEL:** The second level consisted of a master bedroom and bath, three bedrooms and one full bath. The bathroom fixtures were inspected and observed to be in serviceable condition. The interior stairs and railings to the second level were inspected and appeared to be in serviceable condition.

**WHIRLPOOL TUB:** There was a whirlpool tub located in the master bath. The whirlpool tub was filled and operated during the inspection. The electrical circuit for the whirlpool tub was tested. The electric circuit for the whirlpool tub was GFCI protected in the main electric service panel. For safety reasons, the GFCI breaker should be tested upon moving in, and then monthly. The whirlpool tub was observed to be in serviceable condition.

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**FIREPLACE**

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**FIREPLACE FLUE INSPECTION DISCLAIMER:** Inspection of the flue pipe or chimney flue servicing a fireplace was NOT within the scope of this inspection. This type of inspection requires the services a qualified chimney contractor. The inspection was performed and the report issued based on acceptance of this limitation.

**FAMILY ROOM FIREPLACE:** This fireplace was a masonry wood burning type with gas logs. The flue damper was operated and appeared to be in serviceable condition. The firebox was inspected and appeared to be in serviceable condition except as noted below. The fireplace was inspected and appeared to be in serviceable condition except as noted below.

**GAS LOG SAFETY NOTE:** Gas log manufacturers require a spacer to be installed in the flue damper to prevent the damper from closing completely. There was NO safety spacer observed in the damper of this fireplace. For safety reasons, it would be advisable to correct this condition.

**FIREPLACE MAINTENANCE, LOOSE MORTAR:** There was missing and deteriorated mortar observed between the bricks in the combustion chamber of the family room fireplace. Mortar used in the combustion chamber is subject to high surface temperatures and possibly corrosive effects from combustion gases. A qualified masonry contractor should correct this condition before using the fireplace.

----- **HEATING AND COOLING** -----

**GENERAL INFORMATION:** The HVAC inspection was performed in compliance with the Standards of Practice of the American Society of Home Inspectors, A.S.H.I. and the report was issued based on the scope and limitations as described and agreed upon in the inspection contract. The inspection was visual only, and did not include the disassembly of any parts or system components. The HVAC inspection was performed using normal operating controls and by removing access panels provided by the equipment manufacturer or installer for routine homeowner maintenance. It was not within the scope of the HVAC inspection to determine or calculate the uniformity, adequacy or efficiency of the heating system, the cooling system, or the air supply system. There will be some temperature variation from room to room, most noticeable during the cooling season. The HVAC inspection does not constitute a guarantee or warranty of any kind, nor does it represent that any system observed functional at the time of the inspection will remain so for any period of time following the inspection.

**GAS FIRED FORCED AIR FURNACE:** The forced air furnace was manufactured by Janitrol, model number JPX-100-20EFA and serial number L0415E1389774. Information on the furnace indicated that it is approximately 6 years old. The furnace is a high boy model with a listed capacity of 100,000 BTU's. The average serviceable life of a gas fired forced air furnace is approximately fifteen to twenty years. The furnace is vented into a metal B-vent. The furnace did start and run during the inspection, and appeared to be in serviceable condition.

**HUMIDIFIER:** There was no humidifier in this system.

**AIR FILTER:** There was a 16" x 25" x 1" disposable filter on this system. Regular cleaning or changing of air filters is important for proper furnace performance. Dirty air filters can cause damage to the furnace and waste energy dollars.

**THERMOSTAT:** The set-back model thermostat was manufactured by Lux, and was located on the dining room wall. Determining the accuracy of the thermostat settings was not within the scope of this inspection. The thermostat was observed to be in serviceable condition.

**AIR CONDITIONING:** The air conditioner was manufactured by Janitrol, model number ACK-1230-3776 and serial number ACK0437A38776. Information on the air conditioner indicated that it is approximately 6 years old. The average serviceable life of an air conditioner compressor is ten to fifteen years. The air conditioner did start and run during the inspection, and appeared to be in serviceable condition.

**AIR CONDITIONER MAINTENANCE:** The outside condenser is dirty. Air conditioning systems rely on a constant flow of air through the system to operate properly. This condition can affect the efficiency of the air conditioner. As general maintenance, this unit should be cleaned.

**GAS SUPPLY INSPECTION LIMITATIONS:** Underground gas lines, and those concealed from view, were not within the scope of this inspection. Testing for gas leaks, carbon monoxide leaks, or evaluating gas line sizing was NOT within the scope of this inspection.

----- **WOOD DESTROYING INSECT INSPECTION** -----

**WDI INSPECTION:** The visual inspection for wood-destroying insects was conducted by a state licensed WDI Inspector and included the readily accessible areas of the structure. The wood destroying insect report is indicative of the condition of the structure on the date of the inspection only, and is not to be construed as a guarantee or warrantee against latent, concealed, or future infestations or defects. Wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas of the structure.

**PEST MANAGEMENT:** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions that promote insect infestation in and around the structure. Factors that may lead to wood destroying insect infestation include: earth to wood contact, improper grading, improper drainage, firewood stacked against the structure, wood mulch or ground cover in contact with the structure, tree branches touching the structure, landscape timbers and wood decay adjacent to the structure.

----- **RADON TEST** -----

**RADON MEASUREMENT:** Radon is a naturally occurring gas produced by the breakdown of uranium in soil, rock, and water. Since the air pressure in the structure is generally lower than the adjacent soil, radon gas is drawn into the structure through foundation and floor slab cracks, and other openings. The radon test was performed by a state licensed professional and in accordance with EPA measurement procedures. Radon information is available on line at: <http://www.epa.gov/radon/pubs/hmbyguid.html>

