

# Inspection Report Details

Record 071211-1 - Report, Sample 6 McDermott Place, Brigantine, NJ 08203

## HOMEOWNER INFORMATION

### Additional Limitations

#### HOMEOWNER INFORMATION - Recommended

As stated in our agree-upon contract and required verbiage by the New Jersey Home Inspection Advisory Committee, home inspectors are defined as generalists and are not licensed engineers or experts in any craft or trade. As such, JFM recommends consulting with your realtor regarding obtaining a home owner's warranty. Typically, the home owner's warranty will cover the home owner in case of major repair items occurring during the first year of occupancy.

## GENERAL COMMENT

### Additional Limitations

#### GENERAL COMMENT - See General Comment

Frequently, during the sale of a home, homeowner's may accidentally conceal defects either by repainting, concealing/enclosing, adding insulation, or using other means. The home inspection is not an intrusive inspection and, as such, issues associated with items being concealed may not be noted. The seller's disclosure is used during a property transaction to reveal items/defects known by the owner and represents a legal document of which the seller assumes full responsibility. If problems arise, consult your seller's disclosure to determine whether the item was disclosed. Feel free to contact JFM if further investigation is needed or if clarification is needed for something written in the disclosure.

### Additional Limitations

#### Post Inspection Checklists - Oven Confirmed In Off Position, Thermostat Returned To Original Position, Windows Returned To Original Position, Appliances Returned To Original Settings, Water Sources Tested Confirmed Off, Heater and Electric Panel Covers Secured, Electric Breakers Conf

JFM Inspections, Inc. Home Inspectors are licensed inspectors in the State of New Jersey and full members in good standing with the American Society of Home Inspectors (ASHI). The contract terms for this home inspection have been made available to all parties prior to this inspection via our web site at [www.JFMInspections.com](http://www.JFMInspections.com). The Home Inspection Confirmation Email and Home Inspection Report Summary Email both contain information about and links to our contract terms and conditions. In addition, the full Report Binder contains a hard copy of our contract in Section 3. Clients are made aware that all of the terms and conditions in our contract are considered agreed upon and fully executed by all parties upon receipt of either the Home Inspection Confirmation Email, Home Inspection Report Summary Email, or Home Inspection Report Binder. Questions regarding the Contract Terms and Conditions must be addressed with and settled by JFM Inspections within 3 days of receipt of the Home Inspection Report Summary.

## ROOF

### Home Maintenance/Utility Disconnects

#### ROOF - General Comment

Roofs should be serviced every 3 to 5 years or as needed. During servicing, vegetated growth (moss/algae/etc.) should be removed, dirt/debris should be cleaned out from under shingles, flashings and plumbing boots should be inspected to determine if repair/replacement is needed, exposed nail heads should be checked to determine whether a fresh coat of sealant should be applied, lifting/loose shingles should be resecured, the chimney cap flashings should be checked and resealed, and the overall condition of the roof should be evaluated to determine life expectancy.

Some exposed nail heads were noted. We recommend having the roof serviced by a licensed roofer.

### Performing Intended Function

#### How Inspected - Walk on Roof

### Performing Intended Function

#### Roof Access Restricted - Not Restricted

## ROOF

Performing  
Intended Function

**Roof Style - Gable**

Performing  
Intended Function

**Roof Covering - Composite Shingle**

Performing  
Intended Function

**Approx. Age - 1 thru 5, 5 thru 10**

Home  
Maintenance/Utility  
Disconnects

**Number of Layers - 2**

It appears that at least two shingle layers may be present on the roof. Two layers of roofing shingles is generally the maximum number of layers permitted on a roofing system. Please note that during roof replacement, it will be necessary to remove all layers of shingles prior to re-roofing.

Performing  
Intended Function

**Roof Ventilation System - Ridge, Soffit**

Performing  
Intended Function

**Flashing - Aluminum, Asphalt, Rubber**

Asphalt patch used as flashings will require maintenance.

Performing  
Intended Function

**Plumbing/Piping Vents - ABS (Black Pipe)**

## EXTERIOR

Recommended  
Improvements &  
Items to Monitor

**EXTERIOR - General Comment**

One of the exterior louver covers for an exhaust is broken and should be replaced.

Safety Concerns

**Outside Outlets - Tested, Sample Number Tested**

The exterior outlets are not equipped with bubble covers. Bubble covers provide the best means of protection against moisture for exterior outlets. We recommend upgrading the exterior outlets with bubble covers.

Performing  
Intended Function

**Type of Building - Frame, 1 Story**

Performing  
Intended Function

**Exposed Foundation - Cement Block**

Performing  
Intended Function

**Soffit\Fascia - Vinyl**

Performing  
Intended Function

**Siding - Vinyl**

# EXTERIOR

**Home Maintenance/Utility Disconnects**

## Grading - Inadequate

In general, the surface drainage was noted as flat around select areas of the foundation. This favors the accumulation of rainwater at or near the foundation, which could lead to moisture related problems in subsurface areas of the home. Soils should be sloped away from the house to improve drainage. For suggestions on the degree of slope, look at the surface grade around the perimeter. At any given location, imagine if water were poured adjacent to the house at each location. The water should exhibit movement away from the house for a minimum of 6 feet. If the water flows towards the house or ponds along the foundation, the grading should be improved.

**Performing Intended Function**

## Trim Work - Wood, Vinyl

Some loose paint and wood rot noted.

**Performing Intended Function**

## Front Entry Door - Metal

**Performing Intended Function**

## Side Entry Door - Metal

**Recommended Improvements & Items to Monitor**

## Basement/Crawl Entry Door - Wood Solid Core

The crawl entry panel has minor damage that could allow pest entry - recommend repair/replacement of the door.

**Recommended Improvements & Items to Monitor**

## Storm Doors - Aluminum

The closer at the storm door located off the kitchen is disconnected and should be repaired/restored.

**Performing Intended Function**

## Patio/Deck Doors - See Comments Above

**Performing Intended Function**

## Window Character Material - Vinyl

**Performing Intended Function**

## Window Character Type - Casement, Fixed

**Home Maintenance/Utility Disconnects**

## Weather Stripping - Rubber/Vinyl, Metal

It is difficult to tell whether the weatherstripping is adequate. During extreme cold weather, feel around the perimeter of the doors with the doors closed. If you feel a draft, consider replacing the existing weather stripping. This will be an ongoing maintenance item.

**Home Maintenance/Utility Disconnects**

## Caulking - Windows, Doors

Exterior caulking is usually found around windows, doors, electric meters, pipe penetrations, etc. Exterior caulking is a general maintenance item and will require reapplication every 3 to 5 years or as needed.

**Performing Intended Function**

## Fire Hydrant - Noted

**Performing Intended Function**

## Exterior Street Lighting - Adequate

# GROUNDS

**Performing Intended Function**

## GROUNDS - General Comment

**Performing Intended Function**

### Walks - Concrete

Cracks and some settlement noted.

**Recommended Improvements & Items to Monitor**

### Steps/Platform - Wood

The side entry stairs (right side if looking at the front of the house) have a loose railing and are weathered, We recommend repairs for safety. Expect to replace the stairs in the not too distant future.

**Performing Intended Function**

### Porches/Sunroom - Wood and Concrete

**Recommended Improvements & Items to Monitor**

### Decks/Balcony - Const. Gr. Wood

The deck appears aged and weathered and requires maintenance/repairs. In particular, dry, splintered wood was noted throughout and some raised nail/screw heads are present. As a minimum, we recommend correcting raised nail/screw heads and eliminating splintered areas. Maintenance will be required on an annual basis and, based on the current condition, replacement of the deck should be anticipated in the not too distant future.

**Performing Intended Function**

### Driveway/Parking Area - Concrete

Some cracks noted.

**Performing Intended Function**

### Hand Rail - Wood

**Home Maintenance/Utility Disconnects**

### Vegetation - Vegetation OK

When vegetation is in contact with the side of the house, it could create a direct route for wood boring insects to enter the house. As periodic maintenance, make sure to keep all vegetation trimmed away from the siding and roof.

**Home Maintenance/Utility Disconnects**

### Sprinkler System - No Sprinkler System Tested/Present

A sprinkler system is present. Consider contacting a local sprinkler company for winterizing and opening the system each year. This will help ensure that the heads are working/aligned properly in the spring and the system is sufficiently drained prior to winter.

**Recommended Improvements & Items to Monitor**

### Fencing - Wood

Several areas of the wood fencing, including posts, are damaged. In addition, the fence gate lock does not align properly. We recommend repairs where needed by a licensed Contractor. Expect to replace the fence in the not too distant future.

**Recommended Improvements & Items to Monitor**

### Shed - Wood

In general, the shed is weathered and extended life should not be expected.

**Performing Intended Function**

### Number of Outside Spigots - 2

## GROUNDS

### Home Maintenance/Utility Disconnects

#### Type of Outside Spigots - Frost Free

Hose connections should be shut off and drained before the first freeze each year. Add this to your annual maintenance program.

### Performing Intended Function

#### Surface Drains - None Tested

### Performing Intended Function

#### Exterior Secondary Crawl Areas - See Comments Under Crawl

## GUTTERS

### Home Maintenance/Utility Disconnects

#### GUTTER SYSTEM - General Comment

When areas of the gutters get debris/leaves, the drainage may be hindered. In addition, gutter support nails can become loose as the fascia begins to weather. As a routine maintenance item, have gutters cleaned seasonally as needed and have the gutter nails checked for stability.

### Primary Concerns/Defects

#### Inspected From - Roof

The front left side gutter is improperly pitched and is ponding water at the end of the gutter. We recommend repairs by a gutter professional.

### Performing Intended Function

#### Access Restricted - Not Restricted

### Home Maintenance/Utility Disconnects

#### Gutter Type - Aluminum

Gutters quite often will develop leaks at the joints/extensions. In addition, gutters can build up debris over time and require periodic cleaning. Monitor the condition of the gutters during heavy rains. Clean gutters and repair joints as needed.

### Recommended Improvements & Items to Monitor

#### Downspout Type - Aluminum

A missing downspout elbow was noted at the right rear corner of the house - recommend restoring where needed to improve drainage.

### Home Maintenance/Utility Disconnects

#### Downspouts Drainage - Drainage Inadequate

Some downspouts terminate too close to the foundation or at areas where the surface slope does not properly route the surface water away from the foundation. Downspouts should allow water collected to terminate at least six feet from the foundation. Recommend extending the downspouts or adjusting the surface grade/splash blocks as needed.

### Performing Intended Function

#### Splash Blocks - Plastic

## CHIMNEY

### Performing Intended Function

#### CHIMNEY - General Comment

## CHIMNEY

Performing  
Intended Function

**Chimney Inspected From - Roof**

Performing  
Intended Function

**Access Restricted - Cap Installed**

Could not view interior of chimney due to cap, caps are not removed as part of the home inspection.

Recommended  
Improvements &  
Items to Monitor

**Chimney 1 Type - Metal**

Procedures followed as part of the home inspection are limited with regards to chimneys/flues due to the inability to access. The National Fire Protection Association (NFPA) recommends a Level II Inspection for all chimneys upon sale or transfer of a property. The Level II Inspection includes an examination of the chimney interior by video scanning or other comparable means of inspection and an evaluation of the flue to determine whether it is properly sized.

The chimney is a metal B-Vent, or double walled vent. Combustion gas is high in moisture and thus can corrode the inner lining of a B-Vent and go unnoticed. Significant rusting was noted on the outer casing of the vent. Based on this and articles written by the NFPA, we suggest getting a Level II Inspection completed on the fireplace/chimney. The inspection should be completed by someone trained in NFPA procedures. To obtain a list of certified personnel, visit the Chimney Safety Institute of America at <http://www.csia.org/homeowners/sweeps.htm>.

Performing  
Intended Function

**Chimney 1 Location - Main**

Performing  
Intended Function

**Flue Lining - Metal**

Performing  
Intended Function

**Chimney Top - Metal**

Performing  
Intended Function

**Chimney Cap - Rain, Screen**

## COOLING

Performing  
Intended Function

**COOLING SYSTEM - General Comment**

Performing  
Intended Function

**Cooling System 1 Brand - York**

Model: H4DE030S06A

Serial: W0E5110453

RLA: 12.8

Maximum Circuit Breaker: 25 Amps

Minimum Circuit Ampacity: 17.7 Amps

Recommended  
Improvements &  
Items to Monitor

**System 1 Condenser Location - Rear of House**

The air conditioner condenser is resting on unsecured block. We recommend the block be stabilized/grouted together to create a more secure base for the condenser.

Performing  
Intended Function

**System 1 Power - 208/230 Volts**

## COOLING

Performing  
Intended Function

**Cooling System 1 Tonnage - 2.5 Ton**

Performing  
Intended Function

**Cooling System 1 Approx. Age - 7**

Performing  
Intended Function

**Cooling System Coils and Fins - Clean**

Performing  
Intended Function

**Cooling System Electrical - Ext. Disconnect**

Recommended  
Improvements &  
Items to Monitor

**Cooling Lines - Insulation, Interior Insulation**

Some areas of insulation on the cooling lines are deteriorated and should be replaced.

Recommended  
Improvements &  
Items to Monitor

**Condensate Drain - Plastic**

The condensate drain terminates in the crawl. This is draining a large volume of condensate into the crawl and is adding to the already existing crawl moisture. We recommend extending the crawl drain outside the crawl to a minimum distance of 6 feet past the exterior foundation of the house.

Home  
Maintenance/Utilit  
y Disconnects

**Differential Temp 1 - Details**

When evaluating the air conditioner, the differential temperature (temperature of air supplied vs temperature of air returned) is measured and the temperature of the supply air is checked. If the differential temperature is greater than 12 degrees F, then the system is said to working within normal limits. If the differential temperature is below 12 degrees, or the supply air temperature is above 60 degrees F, then the system may require repairs.

Differential temperature (temperature of air supplied vs temperature of air returned) is greater than 12 degrees F (Supply Air Temp = 58 degrees F, Return Air Temp = 74 degrees F), indicating the air conditioner is performing its intended function. Based on the age and physical condition of the unit, expect to replace the air conditioner within the next 5 years. We recommend obtaining an annual service contract with a local HVAC professional to have the unit cleaned and serviced annually. This will help prolong the life of the unit.

Performing  
Intended Function

**Filter System Unit 1 - See Comments Under Furnace**

## ELECTRIC

Recommended  
Improvements &  
Items to Monitor

**ELECTRICAL SYSTEM - General Comment**

Some of the lighting was not functional, likely due to bad or missing bulbs. We recommend confirming that all lighting is operational during the final walk through.

Performing  
Intended Function

**Main Electrical Service - Attached To House**

Performing  
Intended Function

**Main Electrical Service Wire - Aluminum**

# ELECTRIC

Performing  
Intended Function

**Exterior Exposed Wiring - Lighting, Outlets**

Performing  
Intended Function

**Overhead Clearance - Est. Feet**

Performing  
Intended Function

**Voltage Available - 110 / 220**

Performing  
Intended Function

**Main Electrical Distribution Panel Accessibility - Typical**

Performing  
Intended Function

**Main Electrical Distribution Panel Location - Utility Room**

Recommended  
Improvements &  
Items to Monitor

**Main Electrical Disconnect - Outside**

The main breaker disconnect is located outside along the side of the house. The main disconnect is unlocked and, as such, could be tripped by anyone outside the house. We recommend installing a lock at the exterior panel to help prevent outsider access.

Home  
Maintenance/Utilit  
y Disconnects

**Main Panel - 150**

As part of your standard home maintenance, we recommend the main electric panel box be periodically maintained. During maintenance, the box should be cleaned, internal screws should be tightened, the mains should be regreased, and the weather seal/packing should be restored. Panel boxes should be serviced every 5 to 7 years or as needed.

Performing  
Intended Function

**Interior Wiring - Copper**

Performing  
Intended Function

**Type of House Wire - Romex**

Safety Concerns

**Grounding - Water Pipe, Driven Rod**

The water heater does not have a ground jumper. We recommend installation of a ground jumper for safety across the water lines to maintain a ground in case the water heater is ever removed.

Performing  
Intended Function

**Breakers in Use - 100 percent**

Performing  
Intended Function

**Electrical Defaults - Main Panel**

Safety Concerns

**Electrical Duplex Receptacles - 3 Slotted, Adequate**

A non GFCI outlet was noted in the crawl. We recommend upgrades by a licensed electrician. Upgrades should include all exterior outlets.

Performing  
Intended Function

**Junction Boxes and Switches - No Issues Noted**



# PLUMBING

**Home Maintenance/Utility Disconnects**

## **PLUMBING - General Comment**

A - New homeowners should make it a point to thoroughly clean out all spigot screens upon occupancy. Screens can clog and cause blockage/irregular water flow. Cleaning screens will be an annual maintenance item and the frequency will be based on the condition of the public water supply and supply piping.

B - Upon occupancy, drain lines should be cleared and areas of bathroom/kitchen caulking/grout reapplied where needed. This will be a common maintenance item.

**Performing Intended Function**

## **Water Source - Municipal**

**Performing Intended Function**

## **Main Supply Size - 3/4**

**Home Maintenance/Utility Disconnects**

## **Main Supply Type - Copper**

The main water shut off valve is located in the crawl. This valve, when turned clockwise, will shut down the water throughout the house.

**Primary Concerns/Defects**

## **Main Water Shut Off - Meter Pit**

The top of the exterior water meter pit is damaged. The pit is accessible and is packed with trash. We recommend consulting the water municipality to clean out the pit and insulate the piping as needed.

**Performing Intended Function**

## **Main Gas Valve - Outside**

**Performing Intended Function**

## **Interior Visible Water Pipes - Copper**

**Recommended Improvements & Items to Monitor**

## **Waste System - Municipal**

Concrete block pieces were noted supporting the plumbing waste line. We recommend consulting a licensed plumber regarding installing proper pipe hangars where needed.

**Performing Intended Function**

## **Interior Waste/Vent Pipes - ABS**

# W. HEATER NO. 1

**Home Maintenance/Utility Disconnects**

## **WATER HEATER No. 1 - General Comment**

Water heaters require maintenance on an annual basis. Consult the manufacturer's guidance for the recommended maintenance procedures. Maintenance can include:

- 1 - draining and cleaning the tank
- 2 - changing the anode rod
- 3 - replacing a heating element (electric water heaters only)
- 4 - testing the temperature/pressure relief valve (only test if the proper extension pipe is attached)
- 5 - adjusting the water heater thermostat

**Performing Intended Function**

## **Water Heater 1 Mfg. - Bradford White**

Model #: MI5036EN10  
Serial #: TK7360056

## W. HEATER NO. 1

**Recommended Improvements & Items to Monitor**

**Water Heater 1 Approx. Age - 12**

The average life expectancy for a gas water heater is 8 to 12 years. This water heater is 12 years old and at the average life expectancy. As a precaution against leakage, we recommend installing a containment pan and drip alarm around the base of the water heater. This will alarm you when the water heater begins to fail and contain any leakage to avoid water damage to surrounding areas. Based on the age and location, consider taking a proactive approach and replacing the water heater.

**Performing Intended Function**

**Water Heater 1 Size - 50**

**Performing Intended Function**

**Water Heater No.1 Fuel - Gas**

**Performing Intended Function**

**Water Heater No.1 Vent - Single Wall**

**Performing Intended Function**

**Water Heater No.1 Gas Piping - Valve Present**

**Performing Intended Function**

**Water Heater No.1 Cold Water Valve - Present**

**Performing Intended Function**

**Water Heater No.1 Temp. Pressure Relief Valve - Present**

**Performing Intended Function**

**Water Heater No.1 Exterior Jacket - Rust Noted**

## LAUNDRY

**Performing Intended Function**

**LAUNDRY - General Comment**

**Additional Limitations**

**System - Other**

The washer could not be tested due to the presence of clothing in the washing machine. As such, we could not confirm the drain line is open. As a precaution, run a small load initially to confirm the washer drainage does not back up into the house.

**Performing Intended Function**

**Laundry Water Faucets - Standard**

**Performing Intended Function**

**Washer Drains - Trapped Line**

**Performing Intended Function**

**Dryer Vented - Wall**

## LAUNDRY

**Performing  
Intended Function**

**Laundry Energy Source - 220 Electric**

**Recommended  
Improvements &  
Items to Monitor**

**Other Drainage - None**

The washer is resting directly on the floor. We suggest installing a containment pan under the washer and routing the pan drainage to the exterior to help protect against washer leakage.

**Performing  
Intended Function**

**Laundry Outlets - Non GFCI**

## FURNACE/AIR CONDITIONER NO. 1

**Home  
Maintenance/Utilit  
y Disconnects**

**FURNACE/AIR CONDITIONER No. 1 - General Comment**

If the heater is not properly cleaned and maintained, the life expectancy may be reduced. Upon occupancy, we recommend obtaining an annual service contract from either the local gas supplier or a licensed HVAC professional to help prolong the life of the heater.

**Performing  
Intended Function**

**Forced Air System 1 Mfg. - Trane**

Model #: BLD080E936B1  
Serial #: Y42 572132

**Performing  
Intended Function**

**Forced Air System 1 BTU Input Per Hour - Other**

Other = 80,000 BTU

**Recommended  
Improvements &  
Items to Monitor**

**Forced Air System 1 Approx. Age - 20 plus**

The current furnace is very old and extended life should not be expected. We suggest upgrading the system to a more energy efficient system.

**Performing  
Intended Function**

**Forced Air System No. 1 Location - Utility Room**

**Performing  
Intended Function**

**Forced Air System Energy Source - Gas**

**Performing  
Intended Function**

**Hot Air System - Direct Drive**

**Performing  
Intended Function**

**Heat Exchanger Flame Pattern - Fail**

**Primary  
Concerns/Defects**

**Heat Exchanger Visual - Could Not See**

The furnace heat exchanger could not be fully inspected for cracks during the inspection. The furnace is 26 years old and past the life expectancy and does not appear to have been serviced in a while. A significant amount of rust/buildup was noted inside the burn chamber which may indicate wear inside the heat exchanger. The heat shield appears to be missing and damaged/improperly repaired wiring was noted behind the furnace cover. We recommend the furnace be certified by a licensed HVAC professional, including a full visual inspection of the heat exchanger. Expect to replace the furnace in the very near future if it passes certification.

## FURNACE/AIR CONDITIONER NO. 1

### Primary Concerns/Defects

#### Distribution System Type - Down Flow

One section of the ductwork in the crawl is partially disconnected. In addition, molds and heavy condensation were noted at the insulation throughout. We recommend repairs by an HVAC professional. Consider replacing the solid ductwork with insulated flex duct.

### Performing Intended Function

#### Distribution System Material - Metal Duct

### Performing Intended Function

#### Thermostat - Programmable

### Performing Intended Function

#### Vent System - Single Walled

### Home Maintenance/Utility Disconnects

#### Filter System - Disposable

The air filter installed is disposable and should be replaced every 1 to 3 months depending on use. When replacing, make sure to install the filter properly by aligning the filter directional arrow with the direction of the air flow (remember that the air flows down the return air duct towards the heater).

### Performing Intended Function

#### Humidifier - Not Present

### Performing Intended Function

#### Additional Items Investigated - Carbon Monoxide Levels Checked Inside Home

## CRAWL SPACE

### Additional Limitations

#### CRAWL SPACE - General Comment

A - The home inspection typically does not include a termite/pest inspection. We recommend a full pest inspection by a licensed pest control company prior to settlement.

B - New Jersey, Delaware, and Pennsylvania all have documented cases of elevated radon levels. Recommend radon testing be completed in the home to determine if a radon mitigation system is warranted.

### Additional Limitations

#### Crawl Space Type - Full

JFM makes no guarantee or warranty with regard to water infiltration in the crawl. JFM may or may not observe signs of water penetration at the time of inspection. Certain signs of water infiltration may not have been evident during the inspection. You are advised as with any sub-surface structure that there is a possibility of water infiltration with any rain storm, especially heavy soaking rains. Other factors affect water infiltration such as improper grading, changes to the grading as a result of landscaping or plantings, clogged gutters, rain soaked soils etc.

### Performing Intended Function

#### Crawl Space Access - Exterior

### Primary Concerns/Defects

#### Crawl Space Foundation Walls - Cement Block

What appear to be new flood vents were installed throughout the crawl foundation. Vertical cracks were noted at the block foundation joints at the block above these vents as a result of missing lintels. Any new vent cut into the foundation block requires that you add a lintel (preferably a steel lintel) over the opening. The lintel needs to overlap the vent opening by at least 1/4 the size of the opening at each side. Lintels allow you to make openings in the foundation wall without structure degradation. We recommend consulting a licensed Contractor regarding adding lintels above all post construction crawl vents.

## CRAWL SPACE

Performing  
Intended Function

**Crawl Space Bridging - Wood**

Performing  
Intended Function

**Crawl Space Structural Columns - Bearing Wall, Cement Block**

Performing  
Intended Function

**Crawl Space Structural Beams - Wood**

Performing  
Intended Function

**Crawl Space Ceiling Sub Floor - Plywood**

Performing  
Intended Function

**Crawl Space Floor Joist - 2X10X16 O.C.**

Primary  
Concerns/Defects

**Crawl Space Drainage - None**

The house is built on a crawl space. Crawls in this area are prone to moisture. Moisture stains were noted up the foundation wall and block pier supports. Heavy molds were noted in spots and the insulation was saturated in spots. In addition, the condensate drain is draining several gallons of condensate to the crawl during use of the air conditioner.

We recommend consulting a wet basement/crawl specialist regarding maintaining a dry crawl. Once rendered dry, molds should be properly cleaned and sanitized by a mold professional and wet insulation should be replaced. In addition, consider the following:

- 1 - Restore the proper slope of the front gutter to correct the drainage.
- 2 - Keep crawl vents in the open position when temperatures are above freezing.
- 3 - Install a vapor barrier utilizing a minimum 6 mil poly sheeting overlapped a minimum of 12 inches.
- 4 - Maintain gutter drains a minimum of 6 feet from the foundation and restore grading where needed.

Recommended  
Improvements &  
Items to Monitor

**Crawl Space Insulation - Between Joist, Box Header**

Some uninsulated piping was noted in the crawl. Piping located in a crawl is more susceptible to freezing during the winter. As such, we recommend all plumbing located in the crawl be properly insulated.

Performing  
Intended Function

**Crawl Space Ventilation - Wall Vents**

Recommended  
Improvements &  
Items to Monitor

**Crawl Space Floor Vapor Barrier - Not Present**

A vapor barrier (poly sheathing) is not installed. Typically, the poly sheets should be overlapped a minimum of 12 inches and the poly should be a minimum 6 mil thick. We recommend consulting a licensed Contractor to properly install a vapor barrier.

Performing  
Intended Function

**Crawl Space Floor Type - Sand**

## CRAWL SPACE

### Primary Concerns/Defects

#### Crawl Space Framing - Issues Noted

Heavy moisture was noted throughout the crawl. In addition, what appears to be wood boring insect damage was noted (possibly Powder Post Beetles). As a result of the damp conditions, we measured 30+ % moisture at the floor joists and main beam throughout a large part of the crawl. In addition, the following structural concerns were noted:

1 - The main beam is soft from the 2nd block beam support (2nd support from the rear foundation wall) to the front foundation wall of the house. The beam is sagging along the center line between the 3rd and 4th block pier and 4th and 5th block pier (counting from the rear foundation wall). The sag between the 4th and 5th block pier has split the main beam and it is starting to fail. The main beam should be evaluated by a licensed Contractor to determine proper corrective action.

2 - Soft wood was noted at the floor joists located between the 2nd block pier support and the front foundation wall (second block pier support counting from the rear foundation wall). Sections of the floor joists were so soft that our screwdriver penetrated easily into the joists with light pressure. The floor joists should be fully evaluated by a licensed Contractor to determine proper corrective action.

3 - The framing was boxed out where the HVAC duct plenum passes through the sub flooring into the crawl. The header(s) and associated framing used to box out the duct plenum is exhibiting wood rot and softening. We recommend repairs by a licensed Contractor.

Based on what we observed in the crawl space, it is likely that the majority of the main beam will have to be replaced. In addition, a large percent of the floor joists will require sistering/repair.

## KITCHEN

### Recommended Improvements & Items to Monitor

#### KITCHEN 1 - General Comment

Some areas of the kitchen counters are not adequately braced/anchored down. We recommend repairs where needed to secure.

### Performing Intended Function

#### Kitchen 1 Walls - Drywall

### Performing Intended Function

#### Kitchen 1 Ceiling - Drywall

### Performing Intended Function

#### Kitchen 1 Floors - Vinyl

### Performing Intended Function

#### Kitchen 1 Doors Windows - Tested

### Recommended Improvements & Items to Monitor

#### Kitchen 1 Cabinets - Laminate

The face of one of the kitchen drawers is loose and one of the cabinet doors is off center. We recommend repairs where needed.

### Performing Intended Function

#### Kitchen 1 Sink - Stainless

### Performing Intended Function

#### Kitchen 1 Sink Faucet - Single Lever

### Primary Concerns/Defects

#### Kitchen 1 Drain and Trap - ABS

One of the kitchen sink drain fittings is split and should be replaced.

## KITCHEN

Performing  
Intended Function

**Kitchen 1 Garbage Disposal - Continuous Feed**

Performing  
Intended Function

**Kitchen 1 Dishwasher Mfg. - GE**

Recommended  
Improvements &  
Items to Monitor

**Kitchen 1 Dishwasher Approx. Age - 10 or older**

The dishwasher is old and extended life should not be expected. Typical life expectancy for a dishwasher is 10 years.

Performing  
Intended Function

**Kitchen 1 Trash Compactor - None**

Performing  
Intended Function

**Kitchen 1 Exhaust Fan Hood - Hood Ductless**

Performing  
Intended Function

**Kitchen 1 Range Oven - Free Standing**

Recommended  
Improvements &  
Items to Monitor

**Kitchen 1 Surface Cook top - Gas**

The front left burner did not auto ignite during the inspection - recommend the stove/stovetop be cleaned and serviced by a certified technician.

Safety Concerns

**Kitchen 1 Wall Receptacles - Grounded**

Non GFCI outlets were noted in the kitchen. We recommend consulting a licensed electrician regarding upgrading the kitchen outlets to GFCI's where needed.

Performing  
Intended Function

**Kitchen 1 Switches Fixtures - Fixed**

## BATH1

Performing  
Intended Function

**BATHROOM 1 - General Comment**

Performing  
Intended Function

**Bath 1 Location - 1st Floor Hall**

Performing  
Intended Function

**Bathroom Doors, Windows - Door Lock**

Performing  
Intended Function

**Bathroom Electric Switches and Fixtures - Wall**

Performing  
Intended Function

**Bathroom Receptacles - Grounded, GFCI**

## BATH1

**Recommended  
Improvements &  
Items to Monitor**

**Bathroom Walls and Ceilings - Drywall**

The surface of the ceiling paint in the hall bathroom is cracking and will eventually peel. Monitor and repair as needed.

**Performing  
Intended Function**

**Bathroom Sink Faucets - Single Lever**

**Performing  
Intended Function**

**Bathroom Sink Stopper - Push Pull**

**Performing  
Intended Function**

**Bathroom Sink Basin - Cast Marble**

**Performing  
Intended Function**

**Bathroom Sink Drain and Trap - ABS**

**Performing  
Intended Function**

**Toilet Bowl and Tank - 2 Piece**

**Performing  
Intended Function**

**Toilet Operation - Flushes, Drains, Refills**

**Performing  
Intended Function**

**Bathtub Faucets - Single Lever**

**Performing  
Intended Function**

**Bathtub Stopper - Concealed**

**Performing  
Intended Function**

**Seal Around Tub and/or Shower - Caulk, 1 Piece Surround**

**Performing  
Intended Function**

**Bathroom Ventilation - Window, Electric Fan Attic/Indoors**

**Performing  
Intended Function**

**Bathroom Floor - Vinyl**

**Performing  
Intended Function**

**Bath Showerhead - Standard**

**Performing  
Intended Function**

**Shower/Tub Wall Encl. - Fiberglass**

**Performing  
Intended Function**

**Shower Drain - Tub**



## BATH1

Performing  
Intended Function

Shower Faucets - Tub

Performing  
Intended Function

Bathroom Extras - None

## BATH2

Performing  
Intended Function

BATHROOM 2 - General Comment

Performing  
Intended Function

Bath 2 Location - Master Bedroom

Performing  
Intended Function

Bathroom 2 Doors, Windows - Door Lock

Performing  
Intended Function

Bathroom 2 Electric Switches and Fixtures - Wall

Performing  
Intended Function

Bathroom 2 Receptacles - Grounded, GFCI

Performing  
Intended Function

Bathroom 2 Walls and Ceilings - Drywall

Performing  
Intended Function

Bathroom 2 Sink Faucets - Single Lever

Performing  
Intended Function

Bathroom 2 Sink Stopper - Push Pull

Performing  
Intended Function

Bathroom 2 Sink Basin - Cast Marble

Performing  
Intended Function

Bathroom 2 Sink Drain and Trap - ABS

Performing  
Intended Function

Bath 2 Toilet Bowl and Tank - 2 Piece

Performing  
Intended Function

Bath 2 Toilet Operation - Flushes, Drains, Refills

Performing  
Intended Function

Bath 2 Bathtub Faucets - Single Lever

## BATH2

Performing  
Intended Function

**Bath 2 Bathtub Stopper - Concealed**

Performing  
Intended Function

**Bath 2 Seal Around Tub/Shower - Caulk, 1 Piece Surround**

Recommended  
Improvements &  
Items to Monitor

**Bathroom 2 Ventilation - Electric Fan Attic/Indoors**

The master bath exhaust fan was not functioning during the inspection and should be repaired/replaced as needed.

Performing  
Intended Function

**Bathroom 2 Floor - Vinyl**

Performing  
Intended Function

**Bath 2 Showerhead - Standard**

Performing  
Intended Function

**Bath 2 Shower/Tub Wall Encl. - Fiberglass**

Performing  
Intended Function

**Bath 2 Shower Drain - Tub**

Performing  
Intended Function

**Bath 2 Shower Faucets - Tub**

Performing  
Intended Function

**Bathroom 2 Extras - None**

## MAIN ATTIC

Performing  
Intended Function

**MAIN ATTIC - General Comment**

Performing  
Intended Function

**Attic Accessibility - Accessibility Adequate**

Performing  
Intended Function

**Attic Entry Access - Hatch**

Performing  
Intended Function

**Attic Access Location - Closet, Bedroom**

Performing  
Intended Function

**Attic Structural Framing Type - Conventional**

Performing  
Intended Function

**Attic Structural Framing Spacing - 16 inches on Center**

## MAIN ATTIC

Performing  
Intended Function

**Attic Sheathing - Plywood**

Performing  
Intended Function

**Attic Floor Insulation - Fiberglass, Roll**

Recommended  
Improvements &  
Items to Monitor

**Attic Insulation Thickness - 8 inches**

As noted, the attic insulation is approximately R-20 and represents an insufficient R-Value based on current recommended standards. We recommend upgrading attic insulation to a minimum R-38 to properly insulate the attic.

Performing  
Intended Function

**Attic Ventilation - Gable End, Ridge, Soffit**

Performing  
Intended Function

**Attic Wiring - Covered with Insulation**

Performing  
Intended Function

**Attic Vent Pipes - Vented Outside**

Safety Concerns

**Attic Exhaust - Terminates in Attic**

The bathroom ceiling exhaust fans terminate in the attic. This could cause condensation and moisture problems in the attic, eventually leading to possible mold issues. Recommend extending the exhausts directly out the attic.

Performing  
Intended Function

**Attic Chimney - Metal**

Performing  
Intended Function

**Attic Receptacles/Switches - No issues**

## INTERIOR

Additional  
Limitations

**INTERIOR ROOMS - General Comment**

A - The house still had stored items at the time of the inspection. As such, furniture and general household appliances and fixtures were in place limiting some visual areas within the home. Many times, through the course of moving (both moving in and moving out of the house), fixtures, walls, ceilings, appliances, plumbing/gas/oil lines, and any other reachable area within the home can be inadvertently damaged. JFM can not guarantee the house will be in the same condition the day you move in as it was the day we inspected it. As such, to further protect your investment, we suggest performing your own visual inspection during the final walk through to look for damage that may have occurred as a result of moving activities. If noted, we recommend making mention of the areas to determine how the areas were damaged and repairing as needed.

B - Plug in air fresheners were noted in nearly every outlet in the Family Room and Dining Room. These are likely being used to mask the smell of cigarette smoke. Rid the house of cigarette smoke as needed. Potential remedies can include cleaning/replacing carpet, repainting walls and ceilings, ventilating the house by opening windows for an extended period of time, having the house professionally cleaned, having the ducts cleaned, etc.

# INTERIOR

## Safety Concerns

### Interior Rooms - Living Room, Family Room, Dining Room, Hallway Entry, Bedrooms

The following are some general tips for allergy sufferers:

- 1 - Check if previous owners ever had a pet. Pet hair can be an issue as it is often difficult to completely remove. Carpets should be steam cleaned prior to occupancy.
- 2 - Carpets can hold allergens. Consider having more of the carpeting removed and replaced with hard wood flooring.
- 3 - Inquire into upgrading the current heater filter with a HEPA filter. Upgrading to an electric filter is also an option.
- 4 - Utilize home air cleaners to cycle the ambient air and clean during off-hours.
- 5 - Limit outdoor exposure when pollen counts are highest; between 5:00 am and 10:00 am. Keep your windows closed as much as possible during pollen season and stay in an air-conditioned home and workplace.
- 6 - Mow grass before it grows tall, so it doesn't produce seedheads and pollen and remove weeds from your yard before they have a chance to pollinate.
- 7 - Encase pillows in zippered allergen impermeable covers or wash every two weeks in hot water (130 degrees). Encase mattress and box spring in zippered allergy mattress covers and wash all blankets, sheets, pillowcases, and mattress pads in hot water (about one hundred and thirty degrees) every two weeks.
- 8 - Control the humidity in your home. Maintain/clean humidifiers and air conditioners regularly. Have ducts cleaned regularly as needed.
- 9 - Use an exhaust fan or open a window after bathing and wash shower curtains, bathroom tiles, and grout regularly.
- 10 - Minimize fabric surfaces, such as carpets and rugs. Carpets act as a continuous collector for house dust mites. If possible, remove wall-to-wall carpeting. Replace with hardwood floors or tile.

## Performing Intended Function

### Number of Bedrooms - 3

## Recommended Improvements & Items to Monitor

### Interior Walls - Dry Wall

- A - Common cracks were noted in the walls. Recommend repairs as needed. This will be an ongoing maintenance item.
- B - Several of the walls were painted over wallpaper and/or a border. Monitor and repair as needed.

## Performing Intended Function

### Interior Ceilings - Dry Wall

## Performing Intended Function

### Interior Floors - Vinyl, Carpet, Tile

## Recommended Improvements & Items to Monitor

### Interior Switches - Sample Number Test

Some switches located in the Living Room/Dining Room could not be accounted for during the inspection. Some may be to lighting with burned out bulbs and some may be out of use. We recommend consulting the owner/tenant to determine the function of the light switches.

## Safety Concerns

### Interior Outlets - Three Prong Grounded

The top face of one of the Dining Room outlets was taped over. In addition, the outlet and cover are loose. We recommend repair/replacement of the outlet as needed by a licensed electrician.

## Performing Intended Function

### Interior Cabinets and Shelving - Heavy Storage

Access limited by heavy storage.

## Recommended Improvements & Items to Monitor

### Interior Doors - Doors Do Not Close Flush

Some interior doors close tight, possibly due to wood expansion and issues noted in the crawl. We recommend shaving doors where needed once crawl structural repairs have been completed.

## Performing Intended Function

### Closets - Doors in Place

## INTERIOR

### Recommended Improvements & Items to Monitor

#### Smoke Detectors - Other

A - Confirm that smoke detectors and fire extinguisher(s) have been installed per local code requirements, including functionality of the detector, wiring of the detector, and maintenance of the detector. In most cases, the wiring used is not readily visible and is not included in the inspection. Smoke detectors should be installed as per manufacturer's instructions. Fire extinguishers typically need to be mounted within 5 feet of the floor and within 10 feet of the kitchen or as local code dictates. See the required Certificate of Occupancy Inspection for more details.

B - Upon occupancy, make sure to replace any smoke detector over 10 years of age and carbon monoxide detector based on manufacturer's specifications. In addition, change all batteries in smoke detectors and carbon monoxide detectors upon occupancy and every change of season thereafter.

### Additional Limitations

#### Carbon Monoxide Detector - Other

Confirm that a working carbon monoxide detector will be present outside the bedrooms and as per local code/ordinance upon occupancy. Change batteries upon occupancy and as needed.

### Performing Intended Function

#### Ceiling Fan - Sample Number Tests

### Primary Concerns/Defects

#### Windows - Sample Number Operated

The following observations were noted with the windows that should be repaired by a window professional:

- 1 - Two of the front casement windows have cracked panes and should be repaired/replaced.
- 2 - Several of the casement window cranks are stripped and should be replaced.

### Additional Limitations

#### Additional Items - Other

The home inspection is not a mold inspection. Mold identification, testing and analysis are not completed as part of a home inspection. Molds can develop in a short period of time (less than 48 hours) if conditions become conducive to their growth. As such, if conditions become favorable, molds can develop between the end of the home inspection and settlement. For this reason, JFM excludes anything related to mold in our home inspection reports. If molds are of particular concern to you, you can consult a reputable mold professional regarding a full mold inspection prior to settlement. In addition, the following can be done between the end of the inspection and beginning of settlement to help minimize conditions favorable for mold growth:

- 1 - Make sure the house is left temperature controlled, even if unoccupied. Heat should be provided in the winter and air conditioning in the summer (if possible). Air circulation and temperature control must be maintained.

### Additional Limitations

#### Additional Items #2 - Other

There are certain areas of the house that can not be inspected/tested as part of a home inspection. These include the condition of the main plumbing effluent pipe outside of the house under the ground surface, the condition of walls/ceilings/floors/etc. behind finished areas, the condition of framing members (beams, joists, sub flooring, etc.) behind finished areas or behind areas not visible as a result of stored items, the condition of electrical wiring and junction boxes behind finished areas, etc. JFM reserves judgement on these areas and is not responsible for issues surfacing as a result of any hidden defect.