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September 7, 2010

Jack Lawson

,

**RE: 272 Broadway  
Hamilton Twp., OH 45039  
Inspection #: 001-092010-0252**

Dear Jack:

On 9/7/2010 The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I hope the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at 513.469.1117.

Sincerely,

**The HomeTeam Inspection Service**

*Jon Helton*

**Jon Helton  
Managing Inspector**

File Number: **001-092010-0252**  
Address of Inspection: **272 Broadway**



**272 Broadway Street**

## **GENERAL DESCRIPTION:**

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the front door-side of the house. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Note: The house contained furnishings at the time of the inspection, for this reason, some wall & floor surfaces, electrical receptacles, windows and heating registers were not accessible for inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The approximate temperature at the time of the inspection was 80 to 85 degrees Fahrenheit, and the weather was sunny. The utilities were on at the time of the inspection and the house was occupied. The age of the home, as reported by the MLS sheet, is approximately 57 years old.

The inspected property consisted of a 1 & a half story masonry structure with aluminum siding. There were no major visual defects on the visual portions of the siding.

The home was situated on a light to moderately sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

There was a concrete walkway leading to concrete entry way in the front of the home. There were no major visual defects observed in the walkway or the entry way.

There was one retaining wall constructed of stone with mortar. The wall was in good condition. There were no major visual defects observed in the wall.

NOTE: The left stone retaining wall has areas that need to be sealed.[tuck pointed]

There was an asphalt driveway on the right side of the home. There were no major visual defects observed in the driveway.

## **PATIO:**

There was a concrete patio located on the left side of the home. There were no major visual defects observed to the patio.

## **DECKS:**

There was a wood deck located in the rear of the home. There did not appear significant deterioration of the wood, however, a wood deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure.

## **ROOF STRUCTURE:**

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from gutter level. The age of the roof covering, as reported by the seller, was approximately 10 years old. There appeared to be 3 layers of shingles on the roof at the time of the inspection.

There was minimal curling and minimal surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the second half of their useful life.

The roof drainage system consisted of aluminum gutters and aluminum downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure; also, the downspouts should be directed away from the foundation. There were no major visual defects observed on the visible portions of the gutters or downspouts.

NOTE: The left PVC downspout drain pipe is cracked and needs to be replaced.



This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

### **CHIMNEY:**

There was 1 chimney. Observation of the chimney's exterior was made from ground level with the aid of binoculars. The crown appeared to be in good condition; the flashing appeared to be in good condition. There were no major visual defects observed on the exterior of the chimney.

### **ATTIC STRUCTURE:**

The attic was accessed through a knee-wall in the upper level bedroom. The attic above the living space was insulated with batted & blown insulation, approximately 6 to 8-inches in depth.

Ventilation throughout the attic was provided by gable and roof vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 16 inches on center and tongue & groove sheathing.

Because of the configuration of the catwalk or lack thereof, which limited access, it was not possible to inspect all areas of the attic.

There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

### **FOUNDATION:**

The foundation was constructed of concrete block. A single inspection cannot determine whether movement of a foundation has ceased; any cracks should be monitored regularly.

There were normal settlement cracks observed on the foundation. These cracks did not appear to have any structural significance at the time of the inspection. There were no major visual defects observed on the visible portions of the foundation.



## **BASEMENT:**

The full basement was partially finished, and contained the following mechanical systems: furnace, water heater and sump pump. Also located in the basement; laundry room, family room, and utility room.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement.

NOTE: There was evidence of old water stains on the right basement wall. There is a drain around the front, left and right side of the basement floor going into the sump pump. Recommend to ask home owner when and who did the work and if there are warranties for work done.

## **FLOOR STRUCTURE:**

The visible floor structure consisted of a tongue & groove subfloor, supported by two-inch by ten-inch wood joists spaced 16 inches on center. There was a concrete block wall for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

## **PLUMBING:**

The visible water supply lines throughout the home were copper pipe. The water was apparently supplied by a public water supply. The visible waste lines consisted of PVC, cast iron & galvanized pipe. The home was apparently connected to a public sewer system.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was adequate. There were no major visual defects observed in the visible portions of the plumbing system.

NOTE: The left exterior water faucet needs to be properly anchored to the wall.

The water meter was located in the front yard. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement.

There was a sump pump located in the basement. The sump crock was in good condition. The sump pump was functional.



There was a 50 gallon capacity, electric water heater located in the basement. The water heater was manufactured by General Electric; information on the water heater indicated that it was manufactured approximately 7 years ago. A temperature and pressure relief valve (T & P) and overflow leg was present; the overflow leg did terminate close to the floor; for safety purposes, the presence of a T & P valve and an overflow leg terminating close to the floor is essential. The water heater was functional.

Serial number: GE1003R04253

### **ELECTRIC SERVICE:**

The overhead electric service wire entered the home on the left side wall.

The electric meter was located on the left exterior wall.

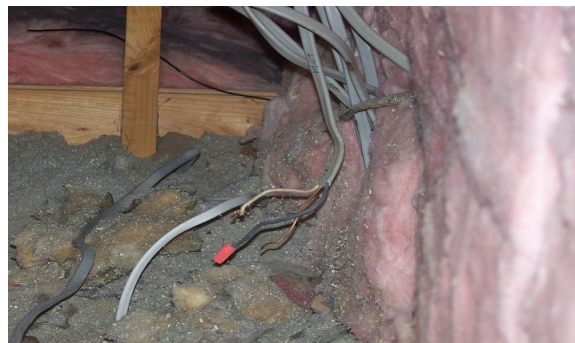
The 125 amp service wire entered a Square D service panel, located on the basement wall with a 100 amp and 120/240-volt rated capacity. The branch circuits within the panel were copper in the 120-volt circuits and copper & aluminum in the 240-volt circuits. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched.

The visible house wiring consisted primarily of the Romex and cloth-covered type.

One or more three prong type outlets in the home tested as having an open ground. This means that the third prong, also known as the ground prong is not doing its job. This is usually caused by a missing ground connection at an electrical device in the circuit. This condition is usually easily correctable by an electrician. Open grounds in wet locations is considered a safety issue and should be corrected. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.

NOTE: The living room and first level two bedrooms have open ground receptacles. A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and found to be functional.

NOTE: The attic has an electric wire that needs to be installed into a junction box.



Ground fault circuit interrupters (GFCIs), if present, were also tested. GFCI receptacles are installed to protect against accidental contact of electrical equipment with water; most homes built prior to the late-1970s were not required to have GFCI receptacles, however, all newer construction and room additions after the late-1970s were required to have GFCI receptacles if within six feet of plumbing or in any potential wet areas (i.e., exterior, garage). All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the bathroom & exterior. The present and tested GFCIs were functional.

Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

### **SMOKE ALARMS:**

For safety reasons, the smoke alarms should be tested upon occupancy and on a monthly basis thereafter. The batteries, if any, should be replaced with new ones when you move into the house, and then replaced every six months thereafter. In addition, it should be noted that the National Fire Protection Association estimates that smoke detectors have an approximate useful life of 10 years.

### **WINDOWS, DOORS, WALLS AND CEILINGS:**

The primary windows were constructed of vinyl, double hung and gliders style, with double pane glass. A representative number of accessible windows were operated and found to be functional.

NOTE: The dining room vinyl window, top lock, needs to be repaired. The second level hallway window sash was missing and sellers noted it was being repaired.

One or more of the insulated window panes throughout the home had a defective thermal seal. A defective thermal seal can be identified when fogging is observed between the panes of glass. A defective thermal seal does not affect the performance of the window. Repair of the thermal seal can be accomplished by replacing the affected glass panel.

There were defective thermo pane seals at the following locations: the kitchen window.



All exterior doors were operated and found to be functional.

NOTE: The living room threshold needs to be sealed.



The interior wall and ceiling surfaces were finished with plaster & drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

#### **MAIN LEVEL:**

The main level consisted of a kitchen, dining room, living room, one bathroom, and two bedrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the first level.

The visible portions of the cabinets and counter tops were in good condition.

The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The Whirlpool electric oven/range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Air Care vented range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Whirlpool refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The In-Sink-Ertor disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

## **SECOND LEVEL:**

The second level of the home consisted of 2 bedrooms. There were no major visual defects observed on the second level.

## **HVAC INSPECTION REPORT:**

The heating, ventilating and air conditioning systems were inspected as part of this whole house inspection. Annual maintenance of the heating and cooling equipment will maximize the system's useful life and is essential for safe & efficient performance.

### **HEATING SYSTEM:**

The home was heated by a UNI Cell fuel oil forced air furnace. The unit was located in the basement of the home and has an approximate input heating capacity of 119,000 BTUH. Information on the unit indicated that it was manufactured approximately 15+ years ago.

Serial number: AN172M36948639

Model number: OBUA95-03

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The heating system was functional at the time of the inspection but should be cleaned and serviced.



## **COOLING SYSTEM:**

The electric outdoor air conditioner condensing unit was a Goodman; information on this unit indicated that it was manufactured approximately 6 years ago.

Model number: CKL30-1G  
Serial number: 0403587268

The unit was operated at the time of the inspection and appeared to be functional.

The A/C unit operates best when vegetation is kept off of the unit.

## **DUCTWORK:**

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

The duct work were covered with a material that has the characteristics of asbestos. The material did not appear to be damaged or deteriorating at the time of the inspection. It is advisable to avoid disturbing the substance prior to any testing. The only way to confirm the contents of the material is to have a sample tested by a qualified laboratory. If the substance is of any concern, a qualified asbestos testing firm should be contacted.

NOTE: The duct work seams, has areas that were covered with a material that has characteristics of asbestos.

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#### **HVAC AIR FILTER TYPE:**

The disposable filter should be inspected monthly and replaced on an as-needed basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

#### **HVAC CONTROLS:**

The control for the heating & air conditioning system appeared to be functional.

#### **TERMITE INSPECTION:**

The Termite Inspection (aka Wood Destroying Insect Inspection) was performed by a state-licensed inspector.

## Summary:

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. ONCE THE HOME INSPECTION CONTINGENCY PERIOD EXPIRES, YOU MAY NOT BE ABLE TO CANCEL YOUR PURCHASE CONTRACT BASED UPON THE RESULTS OF THIS OR ANY OTHER INSPECTION.

**DO NOT RELY UPON THIS SUMMARY OF THE INSPECTION REPORT. THE SUMMARY IS NOT INTENDED TO BE COMPREHENSIVE. YOU MUST READ THE ENTIRE INSPECTION REPORT, WHICH CONTAINS MORE DETAILED DESCRIPTIONS OF THE PROPERTY AND ITS SYSTEMS AND COMPONENTS. SECTION HEADINGS IN THE REPORT ARE FOR REFERENCE PURPOSES ONLY AND DO NOT AFFECT THE MEANING OR INTERPRETATION OF THE REPORT. THE ORDER IN WHICH THE SYSTEMS AND COMPONENTS OF THE PROPERTY ARE PRESENTED IS NOT INTENDED TO REFLECT THE RELATIVE IMPORTANCE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY. YOU MUST DETERMINE THE IMPORTANCE OF EACH SYSTEM AND COMPONENT OF THE PROPERTY FOR YOURSELF.**

## Minor Defects

- The left PVC downspout drain pipe is cracked and needs to be replaced.
- The second level hallway window sash was missing and seller noted it was being repaired.
- The dining room vinyl window, top lock, needs to be repaired.
- There were defective thermo pane seals at the following locations: the kitchen window.

## Safety Concerns

- The left stone retaining wall has areas that need to be sealed.[tuck pointed]
- There was evidence of old water stains on the right basement wall. There is a drain around the front, left and right side of the basement floor going into the sump pump. Recommend to ask home owner when and who did the work and if there are warranties for work done.
- The left exterior water faucet needs to be properly anchored to the wall.
- The living room and first level two bedrooms have open ground receptacles.
- The attic has an electric wire that needs to be installed into a junction box.
- The living room exterior door threshold needs to be sealed.
- The heating system was functional at the time of the inspection but should be cleaned and serviced.
- The A/C unit operates best when vegetation is kept off of the unit.
- The duct work seams, has areas that were covered with a material that has characteristics of asbestos.

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