Property Inspection Report

Smelly HomeBuyer

Property Address:
123 Bobs-a-Troll Lane
Knoxville FL
Dear Client,

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the INSPECTION AGREEMENT, which has already been sent to you for review. If you did not receive an agreement for review contact us immediately. In the event you do not agree to be bound by our INSPECTION AGREEMENT in its entirety, you must contact Fogarty Inspection Services immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.

The inspection report is an unbiased assessment of the property for the day it was created. It is essential you read this report in its entirety and determine what you feel is important in regards to corrections needed. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Fogarty Home Inspection Services performs all inspections in substantial compliance with the State of FL Standards. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly defective, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

State standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the FL Standards of Practice so that you clearly understand what things are included in the home inspection and report.

Home Inspectors are generalists. Our position is to discover basic visible defects with the home and either suggest action or recommend further evaluation by a specialist in the appropriate field. In many cases generalists can not diagnose conditions with major components or systems, due to the lack of specific licenses. Only individuals who carry the proper credentials can make proper assessments.

Any repairs or work suggested in this report should only be performed by qualified licensed individuals. We will not be responsible for any and all repairs made by sellers or unqualified individuals. While the inspector makes every effort to thoroughly inspect all aspects, so areas can be overlooked due to human error, or the event that areas are inaccessible. Some areas that are accessible can prohibit full view because objects or items that block or hinder full view of the space. Certain repairs may need to be performed, then an additional inspection may be needed to fully inspect an area.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part by any 3rd parties without the report owners express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Cordially Yours,

Sean Fogarty

321-506-5125

Comment Key or Definitions
**Functional (F)** = The item, component or unit was visually observed appeared to be functioning as intended for period construction. Normal wear and tear is allowable.

**Not Inspected (NI)** = We did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended. The reason could be from not having utilities on or not being able to gain access to a specific location. Other reasons may result from safety issues or fear of injury.

**Additional Evaluation Recommended (AE)** = The item or system in this category will require additional research or information to determine if an actual issue or defect exists. This can include Non-functioning items, environmental concerns, or potential issues that would require engineering or house plan review for determination.

**Deferred Maintenance (DM)** = Areas or components that are serviceable but are suspected to be near the end of their service life due to signs of wear, age or deterioration. Evaluation, service or replacement is advised.

**Safety Concern (S)** = Areas or items found in the building that could pose a health or injury risk, regardless of past or present code compliance, or proper construction practices.

**General Repair (R)** = Items or areas that need correction, but are not causing immediate harm or damage to the property. Any item noted in this category should be considered for repair.

**Defect (D)** = Items in this category are non-functioning, improperly constructed/installed or are presently creating damage to the structure. Anything listed in this category should require repair or correction by a licensed tradesman.

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<th>Standards of Practice:</th>
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<td>Customer and their agent</td>
<td>Single Family (2 story)</td>
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<table>
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<tr>
<th>Approximate age of building:</th>
<th>Temperature:</th>
<th>Weather:</th>
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<tbody>
<tr>
<td>2005</td>
<td>Over 65</td>
<td>Clear</td>
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<th>Precipitation in last 3 days:</th>
<th>Utility Status:</th>
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<td>Dry</td>
<td>No</td>
<td>All Utilities On and Functioning</td>
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**Inside Pets Present or Signs of Pets:**

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1. Out of Scope Considerations

Observations

1.0 PERMIT RESEARCH

**Condition** Not Inspected

Permit information is obtained so we can complete any needed insurance forms. Any permits on record for this building can be obtained or viewed by going online or contacting the local municipality.

Any additional construction or replacement of major systems that is not listed on the accessible permit information, may have been installed or constructed without a permit. A permit may exist, and sometimes requires additional homework to obtain this information.

Our inspection is not intended to ensure permit enforceability, and evaluation of any un-permitted construction or additions can only be inspected by what is visibly deficient or incorrect. Hidden defects cannot be determined.

Our general inspection disclaims any permit related construction issues and we will not be responsible for any future permit or code related issues for un-permitted applications. If the inspection or sellers disclosure has documented any updated appliances, retrofits or upgrades to the structure, we advise you consult with the local municipality to ensure lack of permits will not impact you in the future. In some cases additional fines or removal of un-permitted structures may be required.

1.1 ENVIRONMENTAL ISSUES

**Condition** Not Inspected

The following list are common items that can exist in a building, but are outside the scope of our general inspection.

- Mold
- Radon
- Chinese Drywall
- Asbestos
- Rodent, bat or pest feces/urine
- Buried tanks or soil contamination

Specific inspections intended to confirm or deny that any of the noted concerns are present during the inspection are not performed. These would require additional testing or an evaluation for positive conformation of their existence. In the event common signs or the potential presence are suspected by the inspector, we will report it and suggest further investigation. Mold would be a secondary result of moisture related building issues, and active visible moisture evidence would be documented if it found.

If additional testing is desired you can contact us to refer or perform these services.
2. Utilities

Observations

2.0 MAIN ELECTRICAL DISCONNECT

Electrical Shut Off Location: Outside with the service meter

Condition

General Information

Image(s) show shut off location.

2.1 MAIN WATER SHUT-OFF VALVE

Water Shut Off Location: At the water meter (near road)

Condition

General Information

A main shut off is located outside in the ground at the street. (right side)
3. Exterior Roofing and Penetrations

FL state standards of practice state the inspector is not required to inspect: (a) Components or systems that are not readily accessible; (b) Antenna or other installed accessories; (c) Interiors of flues or chimneys which are not readily accessible.

The inspector is not required to walk on the roof surface when, in the opinion of the inspector, the following conditions exist: (a) Roof slope is excessive to safely walk on; (b) There is no safe access to the roof; (c) Climatic conditions render the roof unsafe to walk on; (d) Condition of the roofing material or roof decking renders the roof unsafe to walk on; (e) Walking on the roof may cause damage to the roof covering materials; and (f) Walking will place any liability or danger to the homeowner or other representatives involved in the home inspection process.

The inspector is not required to disturb insulation.

Observations

3.1 ROOF COVERINGS

Roof Style: Hip, Shed
Inspection Method(s): Walked roof
Covering Materials Used: Dimensional Shingles, Modified bitumen

Condition General Repair

- (1) The exposed nails in the ends of the ridge caps need sealing to prevent leaks.

Inspection of the roof found areas where general maintenance and sealing are recommended. Some visible wear along ridge areas was also noted. Any places where nails or roof penetrations are found should also be properly sealed.

Lower edges at the back roof and other areas were also starting to separate. A roofing professional can review and perform repairs.
3.1 Item 1(Picture) 3.1 Item 2(Picture) 3.1 Item 3(Picture) 3.1 Item 4(Picture) 3.1 Item 5(Picture)

(2) The back porch roof was serviceable, but was showing signs of wear. Adding a specialty seal coat to this system will prolong the life of the system, and prevent leaks.

3.2 FLASHINGS, CHIMNEYS AND ROOF PENETRATIONS

Number of Sky Lights: None

Condition: Functional
3.3 **ROOF DRAINAGE SYSTEMS (gutters and downspouts)**

- **Gutter Materials:** Aluminum or Metal
- **Condition** Functional

3.4 **EAVES, SOFFITS AND FASCIAS**

- **Soffit/Facia Materials:** Metal
- **Condition** Functional
4. Exterior

According to FL state standards of practice, the inspector is not required to inspect: (a) Window and door screening, shutters, awnings, and similar seasonal or protective accessories and devices; (b) Fences; (c) Recreational facilities; (d) Outbuildings; (e) Swimming pools, seawalls, breakwalls, boat lifts and/or docks.

The inspector is not required to move furniture, appliances, lawn and garden equipment, tools, stored items, wall decorations, floor covering, clothing or any items that block the view and access to components or structures.

Observations

4.1 WALL CLADDING FLASHING AND TRIM

Siding Materials Used: Cement Stucco

Condition Functional

4.2 DOORS (Exterior)

Door Materials: Steel, Sliding Glass Door

Condition Functional

4.3 WINDOWS

Condition Functional

4.4 DECKS, BALCONIES, STOOPS, PATIOS, WALKWAYS, PORCHES, AND APPLICABLE RAILINGS

Appurtenance: Front Covered Stoop

Condition General Information

A racoon was found on the back deck eating a box of cracker jacks. Said he lived next door and was just visiting.

We suggest you get trash cans with locking lids just in case. Guy looks suspicious.

4.4 Item 1(Picture)

4.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, FENCES AND RETAINING WALLS

Driveway Material: Concrete

Condition Functional
5. Garage

Observations

5.1 GARAGE CEILINGS
   Ceiling Materials: Drywall
   Condition: Functional

5.2 GARAGE WALLS (visible only)
   Interior Wall Materials: Drywall
   Condition: Functional

5.3 GARAGE FLOOR (visible only)
   Condition: Functional

5.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME
   Entry Door Material: Wood
   Condition: Functional

5.5 GARAGE DOOR (S)
   Door Type: One automatic
   Door Material: Metal
   Condition: Functional

5.6 GARAGE DOOR OPERATORS
   Auto-opener Manufacturer: CHAMBERLAIN
   Condition: General Repair

   (1) The electronic safety sensors on each side of the garage door exceed the minimum 6 inch height. Objects in the doors closing path may not trip the sensors. We suggest for safety you lower them to the manufactures recommended height.

Garage Door Sensors

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5.6 Item 1(Picture)
(2) Temporary wiring or extension cords were used to supply power to the garage door motor(s). It is recommended you have the wiring corrected and permanently install electrical outlets for all garage door motors.
# 6. Kitchen/Bathroom/Laundry

## Observations

<table>
<thead>
<tr>
<th>Section</th>
<th>Condition</th>
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<tr>
<td><strong>6.1 COUNTERS AND CABINETS (Kitchen/Bath/Laundry)</strong></td>
<td>Functional</td>
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<tr>
<td><strong>6.2 WALLS, SHOWER AND TUB SURROUNDS</strong></td>
<td>Functional</td>
</tr>
<tr>
<td><strong>6.3 COUNTERS AND CABINETS</strong></td>
<td>Functional</td>
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<tr>
<td><strong>6.4 EXHAUST FANS</strong></td>
<td>Functional</td>
</tr>
<tr>
<td><strong>6.5 CLOTHES DRYER VENT PIPING</strong></td>
<td>Additional Evaluation Recommended</td>
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- **Bathroom Exhaust Fan Types:** Fan only, Fan with light

The dryer vent was ran upwards through the wall and attic, and vented out of the roof. This prevents partial inspection of the pipe itself. Due to lint build-up, cleaning of the vent prior to obtaining the home is also suggested. For more information about dryer vents from the Consumer Product Safety Commission click here.
7. Appliances

Observations

7.0 DISHWASHER
Condition Functional

7.1 RANGES/OVENS/COOKTOPS
Condition Safety Concern

There is no anti tip bracket installed for the stove. These are required by the manufacturer to prevent the stove from tipping over onto small children. A bracket should be retro-fitted if you have small children.

7.2 RANGE HOOD
Condition Functional

7.3 FOOD WASTE DISPOSER
Condition Deferred Maintenance

The disposal worked but vibrated when running. General wear is suspected.

7.4 MICROWAVE COOKING EQUIPMENT
Condition Functional

7.5 REFRIDGERATOR
Refrigerator Brand: GENERAL ELECTRIC
Condition Functional
8. Interior Rooms and Hallways

FL state standards of practice note the inspector is not required to inspect: (a) Paint, wallpaper, window treatments, and other specialty finish treatments; (b) Carpeting; (c) Window treatments; (d) Central vacuum systems; (e) Recreational facilities; (f) Fire screens and doors, if not permanently attached; (g) Seals and gaskets on fireplaces; (h) Automatic fuel feed devices; (i) Mantles and fireplace surrounds; (j) Combustion make-up air devices; (k) Heat distribution assists whether gravity controlled or fan assisted in fireplaces.

The inspector is not required to: (a) Open or operate any windows or doors and access covers that are permanently or temporarily secured by mechanical means, are painted shut, or are blocked by stored items or furniture; (b) Ignite or extinguish fires; (c) Light gas fireplaces or heaters, or other unlit pilot light devices; (d) Determine draft characteristics for fireplaces and chimneys; (e) Move fireplace inserts or stoves or firebox contents; (f) Disturb insulation; (g) Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable; (h) Operate or evaluate any system, component or appliance that does not respond to normal user controls; (i) Operate any gas appliance that requires the manual lighting of a pilot light or burner device; (j) Operate any system, appliance or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required; (k) Operate any system, component, or appliance where in the opinion of the inspector, damage may occur; (l) Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost free features, or other specialist features as it applies to the appliance device; (m) Determine leakage from microwaves ovens; (n) Determine the presence or operation of back draft damper devices in exhaust devices; (o) Move any appliance; (p) Confirm operation of every control or feature of a system or appliance.

Observations

8.2 CEILINGS

Ceiling Materials: Drywall
Evidence of Roof Leaks Inside the Home: No signs or indications noted

Condition Functional

8.3 WALLS

Wall Materials: Drywall

Condition Functional

8.4 FLOORS

Coverings: Ceramic or Porcelain Tile, Carpet

Condition Functional

8.5 DOORS (REPRESENTATIVE NUMBER)

Interior Doors: Hollow core

Condition Functional

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Windows: Aluminum Framed, Single pane

Condition General Repair

Window(s) marked with blue dot sticker has a broken or damaged balancer mechanism (component that keeps window open). Correct as needed.

Location: hallway

8.7 CLOSET/STORAGE SPACES

Condition Functional

8.8 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Condition General Repair
Handrails for the stairwell were missing what is called a return. (as seen in image) A return prevents objects or clothes from becoming caught or hung on the ends of the railing, which could cause personal injury.
9. Structural Attic Components

FL State standards of practice do not require the inspector to enter or traverse any attic, if in the opinion of the inspector: (a) An unsafe or unsanitary condition exists; (b) Enter areas in which inadequate clearance exists to allow the inspector safe entry or traversing; (c) The potential exists to cause damage to insulation, ductwork, other components or stored items.

The inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

Observations

9.0 LIMITATIONS

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The attic was not accessible to evaluate master bedroom areas with vaulted ceilings due to minimal space. Areas that require crawling or sections blocked by materials that could be damaged are not evaluated (I.E. ductwork drywall or electrical). We also do not access any areas that would cause potential injury or risk entrapment.

All areas not accessible are disclaimed entirely. Additional supports or safe access would be required to make all sections available for inspection.

9.1 ROOF STRUCTURE AND ATTIC (Visible and Accessable only)

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<tbody>
<tr>
<td>General Information, Additional Evaluation Recommended</td>
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</tbody>
</table>

A stain was noted around the dryer vent pipe in the attic space. This area was tested and found dry, which may indicate an old leak.

We recommend monitoring this area during the next heavy rain for possible issues.

9.2 ROOF VENTILATION

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<tr>
<th>Condition</th>
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<tbody>
<tr>
<td>General Repair</td>
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</table>

No moisture detected

9.1 Item 1(Picture) 9.1 Item 2(Picture)
9.4 **INSULATION IN ATTIC**

**Attic Insulation:** Batt, Fiberglass, 9 inches batt insulation

**Condition** General Information

Insulation was a fiberglass batt style that was 9 inches thick or R-30. This was common for the age of the home.

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9.5 **ATTIC STAIRS**

**Condition** Functional

Soffit vents had been blocked by insulation. Ventilation in the attic was poor and should have improvements made. This will promote air circulation to keep the attic space cooler and prolong the life of the shingles.
10. Structural Components

FL State standards of practice do not require the inspector to enter or traverse any under-floor crawl space or attic, if in the opinion of the inspector: (a) An unsafe or unsanitary condition exists; (b) Enter areas in which inadequate clearance exists to allow the inspector safe entry or traversing; (c) The potential exists to cause damage to insulation, ductwork, other components or stored items.

The inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

Observations

10.0 LIMITATIONS

Condition Not Inspected

Defects, damage or cracking covered by building materials are impossible to find and report, unless additional visible, obvious signs or indications are present. Any hidden or concealed damage that would require removal of building materials or moving items is disclaimed. This includes discovered problems found at a later date by remodeling.

10.2 STRUCTURAL WALLS (visible only)

Wall Construction Materials: Masonry Block, Wood Framing

Condition Deferred Maintenance

Common settlement or shrinkage cracking was noted at the back right corner. Patching/sealing and repairs recommended.

10.3 CONCRETE SLAB FOUNDATION (visible only)

Slab Type: Combined Structural or Monolithic
Exterior Slab Foundation Visibility: Foundation Covered (not visible)

Condition Functional
11. Plumbing System

FL state standards of practice do not require the inspector to evaluate or inspect: (a) Wells or water storage related equipment; (b) Water conditioning systems; (c) Solar water heating systems; (d) Fire sprinkler systems; (e) Private waste disposal systems; (f) Irrigation system(s).

The inspector is not required to: (a) Test shower pans, tub and shower surround for leakage; (b) Operate safety valves or shut-off valves; (c) Determine whether water supply and waste disposal systems are public or private; (d) Determine the quantity or quality of the water supply, or if the function flow at the time of the inspection or thereafter will meet the client's needs.

Observations

11.0 LIMITATIONS

Plumbing Limitations Present: Under-slab Supply Pipes

**Condition** Not Inspected

(1) We do not test water shut off valves at sinks, toilets and laundry connections. Lack of use can cause leaks, and some may be stuck or frozen, which would require re-packing of rubber o-rings or replacement. We do not want to create potential leaks that can cause damage to the property. If you have older gate or twist style valves, replacing these with modern teflon packed lever type valves is suggested.

Plumbing materials installed below slab foundations will not be visible for inspection. Therefore any damage or leaks below the structure cannot be found unless other conditions exist to indicate potential issues. Direct under slab or buried pipes are disclaimed in their entirety.

(2) Plumbing materials installed below slab foundations will not be visible for inspection. Therefore any damage or leaks below the structure cannot be found unless other conditions exist to indicate potential issues. Direct under slab or buried pipes are disclaimed in their entirety.

11.1 WELL EQUIPMENT

**Well Location:** Front Yard

**Condition** Deferred Maintenance
11.3 PLUMBING WATER FAUCETS (hose bibs)
Condition Functional

11.4 MAIN PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS (VISIBLE ONLY)
Water Source: Public Utility
Water Supply Pipe (visible only): PVC
Visible Plumbing Water Distribution (inside home): CPVC
Condition Functional

11.5 MAIN PLUMBING DRAIN, WASTE AND VENT SYSTEMS (VISIBLE ONLY)
Plumbing Waste Line (visible only): PVC
Plumbing Waste Connection: Municipal Sewer
Condition Functional

11.6 LAUNDRY CONNECTIONS AND DRAIN
Condition Functional

11.7 INTERIOR WATER SUPPLY, FAUCETS AND FIXTURES (for kitchen and bath)
Water Shut Off Valves (for interior fixtures): CPVC Plastic
Condition Functional

11.8 INTERIOR DRAIN, TOILETS AND VENT SYSTEMS (for kitchen and bath)
Condition Defect

Location: (right side) Sink Hall bath

The plumbing waste line was leaking at the p-trap.

The stop valve linkage was also corroded.

11.9 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
**Water Heater Power Source:** Electric  
**Water Heater Manufacturer:** RHEEM  
**Water Heater Capacity:** 50 Gallon (2-3 people)  
**Water Heater Location:** Garage  
**Water Heater Manufacture Date:** Between 10 and 15 years, 2005

**Condition:** Deferred Maintenance

The water heater has past its expected service life. It was functioning properly at the time of the inspection, but should be monitored for leaks due to age. A replacement should also be considered.
12. Electrical System

FL State standards of practice do not require the inspector is not required to inspect: (a) Remote control devices; (b) Security alarm systems and components; (c) Low voltage wiring, systems and components, ancillary wiring and systems and components not a part of the primary electrical power distribution system; (d) Generators, photovoltaic solar collectors or battery or electrical storage devices and associated equipment.

The inspector is not required to: (a) Measure amperage, voltage or impedance; (b) Perform a load calculation; (c) Insert any tool, probe, or device into any electrical component; (d) Determine the accuracy of circuit labeling.

Observations

12.0 LIMITATIONS

Electrical Limitations: Hidden or Covered Wiring

Condition Not Inspected

Only visible electrical wires, devices and connections can be inspected. Any electrical wiring behind walls, dropped ceilings or hidden under insulation cannot be fully evaluated. All electrical below grade or under slabs is also disclaimed. Please note that we are limited due to obstructions, and hidden issues could go unnoticed.

12.1 SERVICE ENTRANCE WIRING / METER BASE

Service Conductor Entrance: Below Ground

Condition Functional

12.2 MAIN PANEL, OVERCURRENT DEVICES AND DISTRIBUTION PANELS

Electrical Service Size: 200 AMP
Panel Style or Type: Circuit breakers
Main Panel Manufacturer: SIEMENS

Condition Functional

12.3 POLARITY AND GROUNDING OF ELECTRICAL SYSTEM WITHIN 6 FEET OF THE GROUND OR INTERIOR PLUMBING FIXTURES

Condition Defect

The clamp that bonds the plumbing system to the electrical could not be located. A tradesman should try and locate this, and if not present make needed repairs. Copper or metal plumbing supply systems should be bonded to the main electrical panel to prevent stray electrical issues from injuring occupants.

12.4 BRANCH CIRCUIT WIRING

Branch Wiring Style: Non-metallic sheathed (NM or Romex)
Single Strand Branch Circuit Material (15 and 20 AMP): Copper
12.5 VISIBLE ELECTRIC WIRING AND CONNECTIONS IN ATTIC
   Condition Functional

12.6 EXTERIOR OUTLETS and ELECTRICAL FIXTURES
   Condition Deferred Maintenance, General Repair

   (1) Right side outlet was missing the weather cover.

   (2) A rear patio fan did not work when tested.

   (3) A front garage light did not work. Small controls on the base were stuck or corroded from weather.

12.7 INTERIOR OUTLETS, SWITCHES AND FIXTURES

   Electrical Safey Features (Ground/Arc fault safety): Safety features were installed where required

   Condition General Repair

   The light control chain was broken for one of the bedroom ceiling fans.

12.8 SMOKE AND CARBON MONOXIDE DETECTORS

   Smoke Detectors: Hard wired together in all rooms required

   Condition Functional
According to the FL state standards of practice, the inspector is not required to inspect: 1. Interiors of flues or chimneys which are not readily accessible; 2. Heat exchangers; 3. Humidifiers or dehumidifiers; 4. Electronic air filters, sanitizers, or UV lights; 5. Solar space heating systems; 6. Internal components such as coils and pans.

With regards to HVAC distribution systems, the inspector is not required to inspect: 1. Electronic air filters, sanitizers, or UV lights; 2. Humidistats; 3. Automatic HVAC zoned systems, dampers, controls, that are not readily accessible; 4. Removable window air conditioning systems.

The inspector is not required to: (a) Determine heat supply adequacy or distribution balance; (b) Operate heat pump systems when ambient temperatures pose the potential for damage to the air conditioning system; (c) Determine cooling supply adequacy, distribution balance or indoor air quality; (d) Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.

13.0 LIMITATIONS

HVAC Limitations: System Design and Efficiency, Ductwork Interior

Condition Not Inspected

(1) Proper duct sizing/balance for air distribution or load calculations were not performed, and beyond our scope. Equipment efficiency and adequate sizing of the HVAC equipment can be estimated, but proper sizing is not possible without an additional evaluation of the home.

All units are inspected visually and when access is available. All units are inspected inconsistently due to make/model and installation practices. Refrigeration charge or checking for leaks are not part of the inspection.

(2) Duct work is visually inspected for general function, but we do not report on cleanliness or design type due to age. Interior portions of ducts are also not inspected. All duct systems will have some level of dust or allergen accumulation. If you have allergy issues or concerns, a company that performs cleaning may be considered.

13.1 COOLING/HEAT PUMP EQUIPMENT

Cooling Source: Electric Heat Pump (also provides heat)
2nd Unit Cooling Source: Electric Heat Pump
Cooling Equipment Size: 2.5 Ton Unit
2nd Unit Equipment Size: 3 Ton Unit (estimated)
Manufacturer: TEMPSTAR
2nd Unit Manufacturer: TEMPSTAR
Age: 2005
2nd unit Age: 2005

Condition General Repair

The irrigation system had been spraying the outside of the units themselves. While currently working, deterioration or rust will shorten the service life of the equipment. We cannot determine life remaining.

Inspection of the inside air handlers found coil build up or slime covering the coils. This will prevent air flow or reduce efficiency.
13.2 HEATING EQUIPMENT

Main Heat Source: Electric Heat Pump with Aux. Heat Strips
2nd Unit Heat Source: Electric Heat Pump with Aux. Heat Strips
Heat Equipment Size: 5kw heat strip, 20,000 to 30,000 BTU
2nd Unit Heat Equipment Size: 5kw heat strip, 30,000 to 40,000 BTU
Manufacturer: TEMPSTAR
2nd Unit Manufacturer: TEMPSTAR
Age: 2005
2nd Unit Age: 2005

Condition: Functional

13.3 HVAC DISTRIBUTION SYSTEMS AND COMPONENTS

Ductwork Materials: Fiberglass Insulated Duct Board, Flexible duct
Heat/Air source supplied to all rooms: Yes
Filter Type: Disposable
Filter Location: Kitchen
2nd Unit Filter Location: Main Hallway

Condition Deferred Maintenance

The plywood return cabinet had visible water damage from suspected past condensation clogs or leaking. Replacement of this lid is recommended when the unit is upgraded.

If you have allergy concerns, sanitizing or cleaning the entire return cabinet should also be a consideration.

13.4 NORMAL OPERATING CONTROLS, SAFETY CONTROLS AND ELECTRICAL WIRING

Condition Functional
14. Hurricane Protection Features

Observations

14.0 TEMPORARY SHUTTER PROTECTION

Temporary Shutters: Metal or Lexan Panels

Condition General Information

The home was equipped with temporary storm shutters at some or all glazed or glass openings. We do not however confirm that all shutters are present or that they fit correctly. The appropriate amount of shutters and proper fit should be confirmed to ensure all are present.
15. Lawn Sprinklers

Observations

15.0 SPRINKLER OPERATION
Condition Functional

15.1 IRRIGATION PUMP
Condition Functional

15.3 CONTROLLERS
Condition General Repair

The main indexing valve was leaking at the top.

15.4 ROTARY OR STATIONARY HEADS
Condition Deferred Maintenance

General maintenance and spray head adjustments needed.
Fogarty Inspection Services Group is providing you with a 226 page Safe at Home Book as part of your inspection report. This book is full of helpful safety information for items and issues around the home. You may save the link for future viewing anytime you wish. Click the link below and enjoy, as a gift from us.

**Safe Home Book**

The Safe Home Book contains chapters on the following:

**CHILD SAFETY** 12 safety devices to protect your children, crib safety, furniture and TV tip-over hazards, anti-tip brackets, window falls, safety glass, child-proofing windows and stairs, garage doors and openers, trampoline safety, tree swings, tree houses.

**LADDERS AND STAIRWAYS** Ladder safety, attic pull-down ladders, stairways, deck safety.

**SWIMMING POOL SAFETY** Home pools, swimming pool barriers, pool alarms, pool drain hazards, pool water pathogens, saunas.

**HOME SECURITY** Burglar-resistant homes, bump keys, the 10 best places to hide valuables in your home, window bars, safe rooms (panic rooms).

**FIRE SAFETY** Dryer vent safety, pilot lights, hearths and hearth extensions, holiday safety, fire stops, clothes closet lighting, barbecue safety, kerosene heaters, attached garage fire containment, non-conforming bedrooms, window wells, fire extinguishers, smoke alarms, fire sprinklers, house numbers.

**ELECTRICAL SAFETY** Aluminum wiring, knob-and-tube wiring, ungrounded electrical receptacles, ground-fault circuit interrupters (GFCI), arc-fault circuit interrupters (AFCI), electric fences, generators.

**ENVIRONMENTAL CONCERNS** Asbestos, asbestos cement siding, lead facts, formaldehyde, carbon monoxide, back drafting, fireplace fuel, ventless fireplaces, mold, central humidifiers, bathroom ventilation, sewer gases, pesticides, pet allergens, grey water, backflow prevention, carpeted bathrooms, Chinese drywall, home heating oil tanks, underground fuel storage tanks, compost pile hazards, Hantavirus, plants and indoor air quality.

**MOTHER NATURE** Earthquake preparedness, tornado inspections, wind mitigation, windbreaks, tree dangers, lightning, poison ivy, oak and sumac, rodents, bed bugs, venomous pests, snow guards, defensible space, emergency preparedness.

**ELDERLY SAFETY** Aging in place, aging in place checklist, anti-scald valves.
Summary

Customer
Smelly HomeBuyer

Address
123 Bobs-a-Troll Lane
Knoxville FL

3. Exterior Roofing and Penetrations

General Repair

ROOF COVERINGS
(1) The exposed nails in the ends of the ridge caps need sealing to prevent leaks.

Inspection of the roof found areas where general maintenance and sealing are recommended. Some visible wear along ridge areas was also noted. Any places where nails or roof penetrations are found should also be properly sealed.

1. Lower edges at the back roof and other areas were also starting to separate. A roofing professional can review and perform repairs.

(2) The back porch roof was serviceable, but was showing signs of wear. Adding a specialty seal coat to this system will prolong the life of the system, and prevent leaks.

5. Garage

General Repair

GARAGE DOOR OPERATORS
3. (1) The electronic safety sensors on each side of the garage door exceed the minimum 6 inch height. Objects in the doors closing path may not trip the sensors. We suggest for safety you lower them to the manufactures recommended height.

4. (2) Temporary wiring or extension cords were used to supply power to the garage door motor(s). It is recommended you have the wiring corrected and permanently install electrical outlets for all garage door motors.

6. Kitchen/Bathroom/Laundry

Additional Evaluation Recommended

CLOTHES DRYER VENT PIPING
The dryer vent was ran upwards through the wall and attic, and vented out of the roof. This prevents partial inspection of the pipe itself. Due to lint build up, cleaning of the vent prior to obtaining the home is also suggested. For more information about dryer vents from the Consumer Product Safety Commission click here.
7. Appliances

Deferred Maintenance

**FOOD WASTE DISPOSER**
6. The disposal worked but vibrated when running. General wear is suspected.

Safety

**RANGES/OVENS/COOKTOPS**
7. There is no anti tip bracket installed for the stove. These are required by the manufacturer to prevent the stove from tipping over onto small children. A bracket should be retro-fitted if you have small children.

8. Interior Rooms and Hallways

General Repair

**WINDOWS (REPRESENTATIVE NUMBER)**
Window(s) marked with blue dot sticker has a broken or damaged balancer mechanism (component that keeps window open). Correct as needed.
8. Location: hallway

**STEPS, STAIRWAYS, BALCONIES AND RAILINGS**
Handrails for the stairwell were missing what is called a return. (as seen in image) A return prevents objects or clothes from becoming caught or hung on the ends of the railing, which could cause personal injury.

9. Structural Attic Components

General Repair

**ROOF VENTILATION**
Soffit vents had been blocked by insulation. Ventilation in the attic was poor and should have improvements made. This will promote air circulation to keep the attic space cooler and prolong the life of the shingles.

Additional Evaluation Recommended

**ROOF STRUCTURE AND ATTIC (Visible and Accessible only)**
A stain was noted around the dryer vent pipe in the attic space. This area was tested and found dry, which may indicate an old leak.
11. We recommend monitoring this area during the next heavy rain for possible issues.

10. Structural Components

Deferred Maintenance
11. Plumbing System

**Deferred Maintenance**

**WELL EQUIPMENT**
13. The main well casing was showing corrosion or scaling. Maintenance is needed to prevent pipe rot.

**HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**
14. The water heater has past its expected service life. It was functioning properly at the time of the inspection, but should be monitored for leaks due to age. A replacement should also be considered.

**Defect**

**INTERIOR DRAIN, TOILETS AND VENT SYSTEMS (for kitchen and bath)**
Location: (right side) Sink Hall bath

15. The plumbing waste line was leaking at the p-trap.

The stop valve linkage was also corroded.

12. Electrical System

**General Repair**

**EXTERIOR OUTLETS and ELECTRICAL FIXTURES**
16. (1) Right side outlet was missing the weather cover.
17. (2) A rear patio fan did not work when tested.
18. (3) A front garage light did not work. Small controls on the base were stuck or corroded from weather.

**INTERIOR OUTLETS, SWITCHES AND FIXTURES**
19. The light control chain was broken for one of the bedroom ceiling fans.

**Defect**

**POLARITY AND GROUNDING OF ELECTRICAL SYSTEM WITHIN 6 FEET OF THE GROUND OR INTERIOR PLUMBING FIXTURES**
The clamp that bonds the plumbing system to the electrical could not be located. A tradesman should try and locate this, and if not present make needed repairs. Copper or metal plumbing supply systems should be bonded to the main electrical panel to prevent stray electrical issues from injuring occupants.

13. Heating / Central Air Conditioning

**Deferred Maintenance**

**HVAC DISTRIBUTION SYSTEMS AND COMPONENTS**
The plywood return cabinet had visible water damage from suspected past condensation clogs or leaking. Replacement of this lid is recommended when the unit is upgraded.

21. If you have allergy concerns, sanitizing or cleaning the entire return cabinet should also be a consideration.

**General Repair**

**COOLING/HEAT PUMP EQUIPMENT**

The irrigation system had been spraying the outside a/ compressors. This has caused rust or corrosion of the units themselves. While currently working, deterioration or rust will shorten the service life of the equipment. We cannot determine life remaining.

22. Inspection of the inside air handlers found coil build up or slime covering the coils. This will prevent air flow or reduce efficiency.

General cleaning and service of the equipment is recommended.

15. **Lawn Sprinklers**

**Deferred Maintenance**

**ROTARY OR STATIONARY HEADS**

23. General maintenance and spray head adjustments needed.

**General Repair**

**CONTROLLERS**

24. The main indexing valve was leaking at the top.