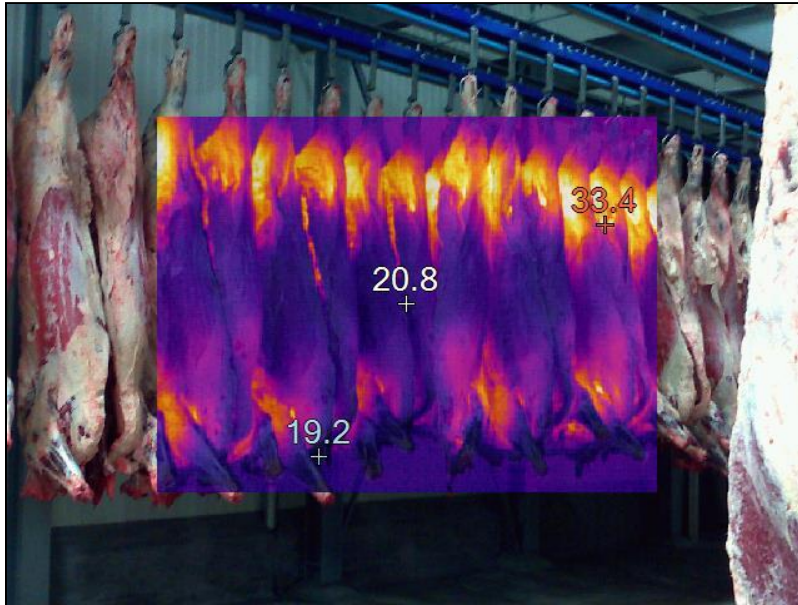


# Property Inspection Report

## Smelly HomeBuyer

**Property Address:**  
123 Bobs-a-Troll Lane  
Knoxville FL





Florida License #HI8351  
Certified Master Inspector  
InterNACHI Certified Professional Inspector  
Infraspection Certified Infrared Thermographer #8788



<b>Date:</b> 11/7/2015	<b>Time:</b> 09:00 AM	<b>Report ID:</b>
<b>Property:</b> 123 Bobs-a-Troll Lane Knoxville FL	<b>Customer:</b> Smelly HomeBuyer	<b>Real Estate Professional:</b>

**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 your 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.

**Standards of Practice:**

FL Home Inspector Standards of Practice

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

2005

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Precipitation in last 3 days:**

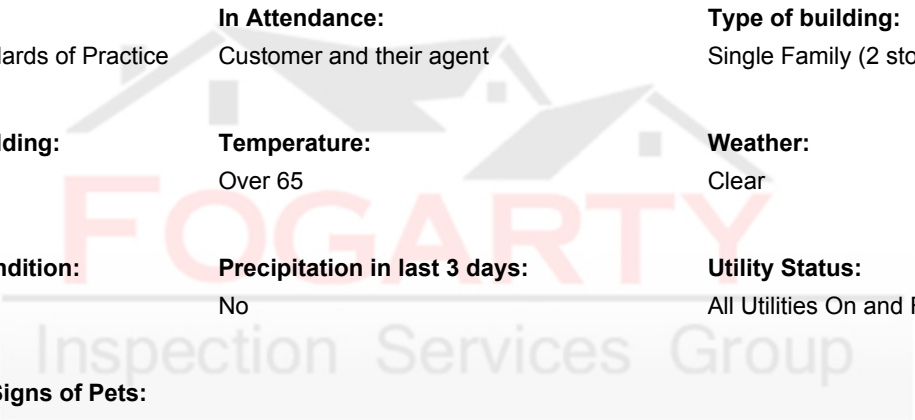
No

**Utility Status:**

All Utilities On and Functioning

**Inside Pets Present or Signs of Pets:**

No



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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 ENVIROMENTAL 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.



2.0 Item 1(Picture)

#### 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.

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3.1 Item 1(Picture)




3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(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.



3.1 Item 5(Picture)

**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, break-walls, 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

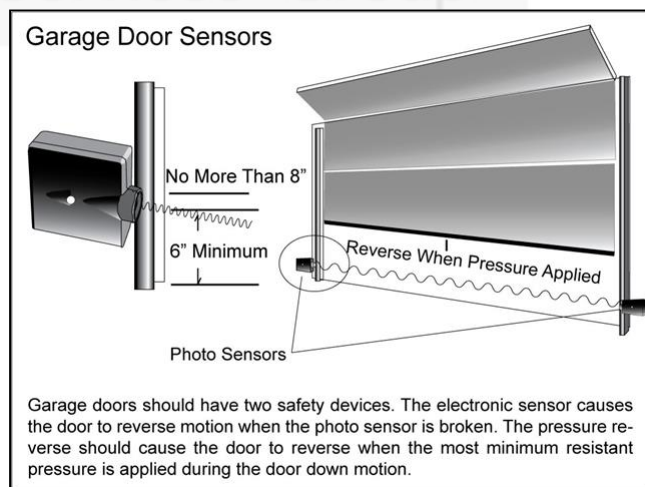
#### 5.6 GARAGE DOOR OPERATORS

Auto-opener Manufacturer: CHAMBERLAIN

Condition General Repair



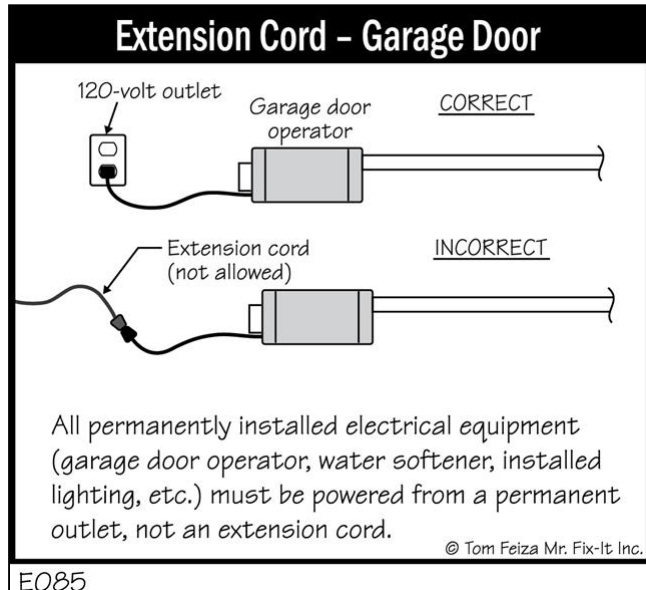
(1) The electronic safety sensors on each side of the garage door exceed the minimum 6 inch height. Objects in the doors closing path may not trip the sensors. We suggest for safety you lower them to the manufactures recommended height.



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.



5.6 Item 2(Picture)



## 6. Kitchen/Bathroom/Laundry

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### Observations

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#### 6.1 COUNTERS AND CABINETS (Kitchen/Bath/Laundry)

Condition Functional

#### 6.2 WALLS, SHOWER AND TUB SURROUNDS

Condition Functional

#### 6.3 COUNTERS AND CABINETS

Condition Functional

#### 6.4 EXHAUST FANS

Bathroom Exhaust Fan Types: Fan only, Fan with light

Condition Functional

#### 6.5 CLOTHES DRYER VENT PIPING

Dryer Vent Material (visible only): Rigid Metal Tubing, Vertically ran through attic

Condition Additional Evaluation Recommended



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](#).

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## 7. Appliances

### Observations

#### 7.0 DISHWASHER

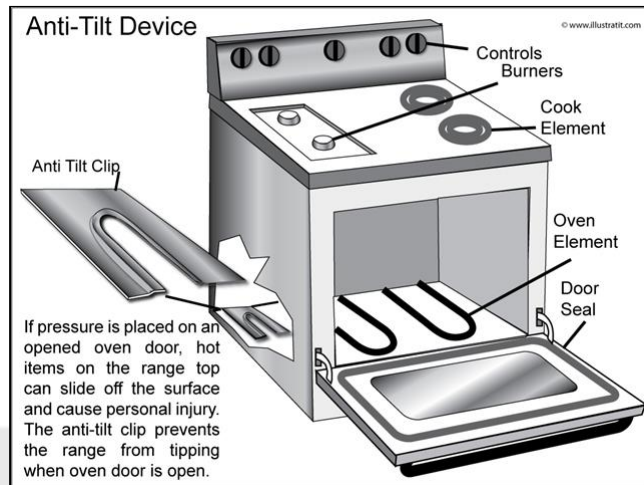
Condition Functional

#### 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.



7.1 Item 1(Picture)

#### 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.



8.8 Item 1(Picture)



## 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

##### Condition Not Inspected

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)

##### Condition General Information, Additional Evaluation Recommended



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.



9.1 Item 1(Picture)



9.1 Item 2(Picture)

#### 9.2 ROOF VENTILATION

##### Condition General Repair



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.



9.2 Item 1(Picture)

#### 9.4 INSULATION IN ATTIC

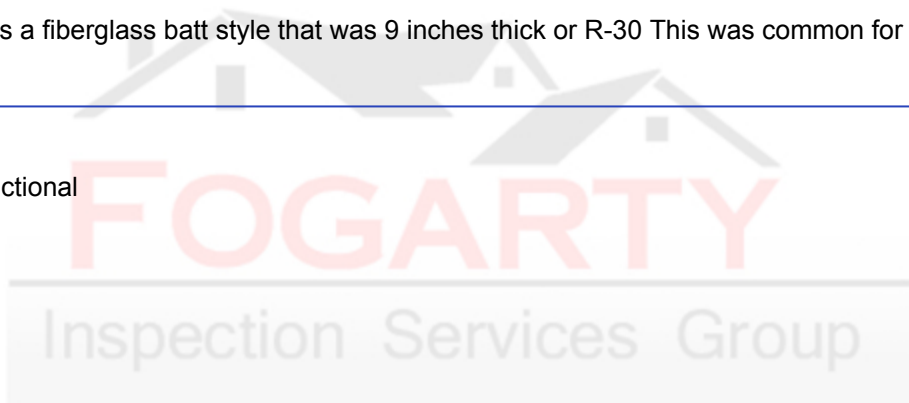
*Attic Insulation:* Batt, Fiberglass, 9 inches batt insulation

**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.

#### 9.5 ATTIC STAIRS

**Condition** Functional



## 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.

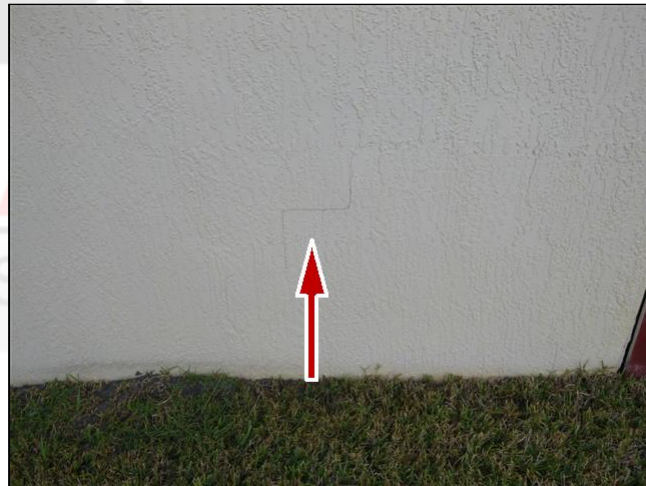
#### 10.2 STRUCTURAL WALLS (visible only)

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.



10.2 Item 1(Picture)

#### 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



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



11.1 Item 1(Picture)

### **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

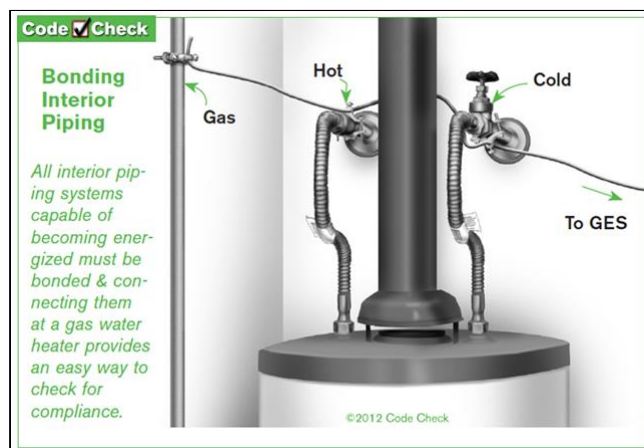
**Condition** Functional

#### 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.



12.3 Item 1(Picture)

#### 12.4 BRANCH CIRCUIT WIRING

**Branch Wiring Style:** Non-metallic sheathed (NM or Romex)

**Single Strand Branch Circuit Material (15 and 20 AMP):** Copper



Condition Functional

### 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.



12.6 Item 1(Picture)



(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 Safety 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

## 13. Heating / Central Air Conditioning



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.

### Observations

#### 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 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.

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.



13.1 Item 1(Picture)



13.1 Item 2(Picture)



13.1 Item 3(Picture)



13.1 Item 4(Picture)

### **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.



13.3 Item 1(Picture)

**13.4 NORMAL OPERATING CONTROLS, SAFETY CONTROLS AND ELECTRICAL WIRING**

**Condition** Functional



## 14. Hurricane Protection Features

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### Observations

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#### 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.



15.3 Item 1(Picture)

### 15.4 ROTARY OR STATIONARY HEADS

Condition Deferred Maintenance



General maintenance and spray head adjustments needed.

## 24. Certified Master Inspector- Safe at Home Book

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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](#)

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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).

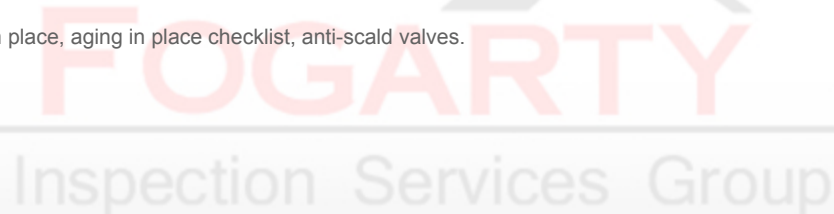
FIRE SAFETY Dryer vent safety, pilot lights, hearths and hearth extensions, holiday safety, fire stops, clothes closet lighting, barbecue safety, kerosene heaters, attached garage fire containment, non-conforming bedrooms, window wells, fire extinguishers, smoke alarms, fire sprinklers, house numbers.

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

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### 3. Exterior Roofing and Penetrations

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#### General Repair

##### ROOF COVERINGS

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

1. 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.

2. (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.

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### 5. Garage

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#### 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.

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### 6. Kitchen/Bathroom/Laundry

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#### Additional Evaluation Recommended

##### CLOTHES DRYER VENT PIPING

5. 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

9. 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

10. 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 Accessable 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

**STRUCTURAL WALLS (visible only)**

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

**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**

20. 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.

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## 15. Lawn Sprinklers

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## 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.

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