

Inspection Report

Mr. John Wayne

Property Address:
1010 Somewhere Ln
Anytown TN 11111



Fogarty Home Inspection Services

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Date: 12/4/2009	Time:	Report ID:
Property: 1010 Somewhere Ln Anytown TN 11111	Customer: Mr. John Wayne	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace, and also major deficiencies, suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended. 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.

Minor Issue (MI) = Items noted in this column are minor repairs that should have no impact on future problems. Items or components that also may be cosmetic and for your information.

Safety Concern = This column is for anything noted that could result in personal injury. Some safety concerns are associated with needed repairs, while other will address the need for items like smoke detectors or lack of GFCI outlets.

Repair or Replace (RR) = The item, component or unit may or may not require immediate attention. Certain things listed in this category will be mandatory future home maintenance or repair. Some items listed in this category are minor repairs, that if not corrected will become major problems in the near future. Other items listed here could be functioning, but need further evaluation or proper cleaning and maintenance to ensure they are satisfactory. There may also be recommendations to have proper licensed people to make any necessary repairs.

Major Deficiency (MD) = Items in this category are not functioning at all or improperly. Any areas or items that could cause death or personal harm, or are presently creating major damage to the structure or property. Anything listed in this category will require immediate repair or inspection and evaluation by a specialized licensed individual.

Standards of Practice:

NACHI National Association of Certified
Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Under 5 Years

Temperature:

Below 60

Weather:

Cloudy

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe readily visible: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The inspector is not required to: walk on any pitched roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, lightning arresters, de-icing equipment, or similar attachments, walk on any roof areas that appear, in the opinion of the inspector, to be unsafe, walk on any roof areas if it might, in the opinion of the inspector, cause damage, perform a water test, warrant or certify the roof.

Styles & Materials

Viewed roof covering from:

Walked roof

Roof-Type:

Gable

Roof Covering:

3-Tab fiberglass

Chimney (exterior):

Metal Flue Pipe

Sky Light(s):

None

Roof Ventilation:

Ridge vents

Soffit Vents

Method used to observe attic:

Walked

Roof Structure:

Engineered wood trusses

Ceiling Structure:

2X4

Attic info:

Attic hatch

Attic Insulation:

Blown

Fiberglass

Inspection Items

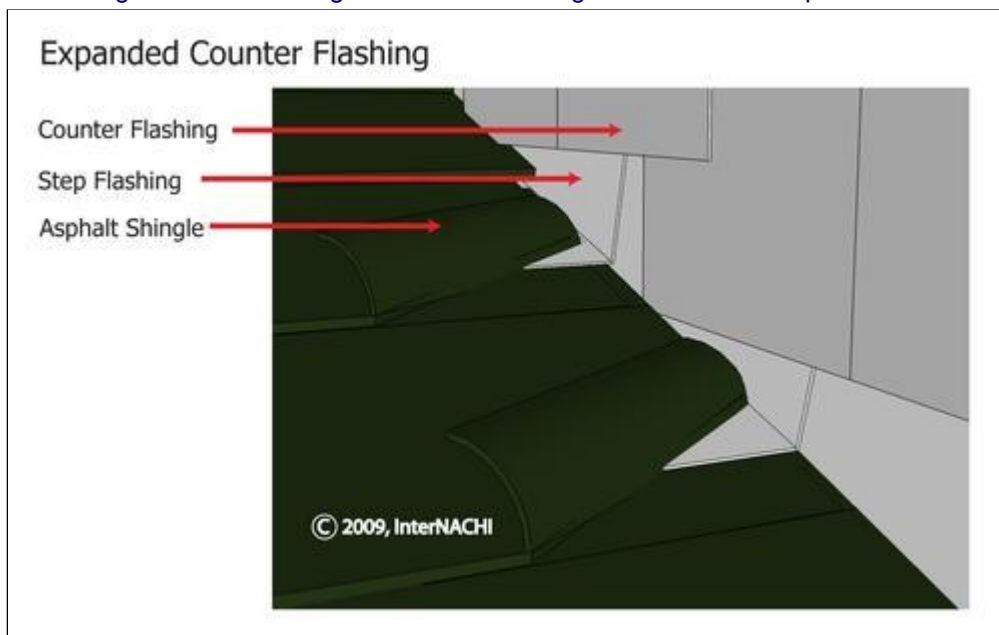
1.0 ROOF COVERINGS

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected, Repair or Replace

🔧 There is no counter flashing above the roof against the brick siding. This should be repaired.



1.1 Picture 1



1.1 Picture 2

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Minor Issue, Safety Concern

(1) All of the pipe collar nails, ridge cap nails, and ventilation nails should be caulked or sealed to help prevent leaks. This is normal preventative maintenance with all home, and should be expected. Caulking or sealing should be done every few years years to help prevent leaks.



1.2 Picture 1



1.2 Picture 2

- ⊕ (2) The hot water heater flue pipe is covered in insulation. 1" minimum clearance should be all the way around for safety reasons.



1.2 Picture 3

1.3 ROOF VENTILATION

Comments: Inspected

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected, Minor Issue

the gutters are bent smaller at the bottoms to accommodate the plastic tubing. This should be replaced with adapter to ensure proper drainage.



1.4 Picture 1

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Inspected

1.6 INSULATION IN ATTIC

Comments: Inspected

1.7 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Many leaks are only discovered when they are actively dripping. It is recommended that qualified roofers be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap
Brick

Siding Material:

Vinyl
Brick veneer

Exterior Entry Doors:

Wood
Steel

Appurtenance:

Covered porch

Driveway:

Concrete

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Minor Issue, Repair or Replace

🔧 (1) There is some mortar missing next to the keystone.



2.0 Picture 1

🔧 (2) The electrical outlet box should be sealed to prevent leaks.



2.0 Picture 2

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

🔧 The door has to be pulled in slightly to make the dead bolt work properly. Repairing this will ensure the door seals efficiently.

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, Safety Concern

🚧 The steps are failing on the deck. This should be repaired for safety reasons.

The hangers for the deck joist are undersized and should be larger.

The posts that support the roof have been modified to accommodate the deck. Decks should rest directly over a post. Notching the 6x6 post can weaken the integrity. Further evaluation is needed to know if the posts are safe or need to be replaced. It is your decision as to what repairs should be made.



2.3 Picture 1



2.3 Picture 2

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

2.7 OUTLETS (exterior)

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LIFT-MASTER

Inspection Items

3.0 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.1 GARAGE FLOOR

Comments: Inspected

3.2 GARAGE DOOR (S)

Comments: Inspected

3.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

3.5 Garage Ceilings

Comments: Inspected

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

KENMORE

Disposer Brand:

Pulverator

Exhaust/Range hood:

KENMORE

Range/Oven:

KENMORE

Built in Microwave:

KENMORE

Cabinetry:

Wood

Countertop:

Laminate

Clothes Dryer Vent Material:

PVC Rigid

Dryer Power Source:

220 Electric

Inspection Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 WINDOWS

Comments: Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Minor Issue

The countertop is loose next to the stove.

4.5 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

4.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

4.7 OUTLETS WALL SWITCHES and FIXTURES

Comments: Inspected

4.8 DISHWASHER

Comments: Inspected, Repair or Replace

 The dishwasher is missing a screw on the top bracket where it secures to the countertop.

4.9 RANGES/OVENS/COOKTOPS

Comments: Inspected, Safety Concern

 There is no anti tip bracket installed for the stove. This is a safety hazard and should be corrected.

4.10 RANGE HOOD

Comments: Inspected

4.11 FOOD WASTE DISPOSER

Comments: Inspected

4.12 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

4.13 CLOTHES DRYER VENT PIPING

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

5(A). Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Materials:

Drywall

Floor Covering(s):

Hardwood T&G

Inspection Items

5.0.A CEILINGS

Comments: Inspected

5.1.A WALLS

Comments: Inspected

5.2.A FLOORS

Comments: Inspected

5.3.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

5(B). Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Materials:

Drywall

Floor Covering(s):

Hardwood T&G

Window Types:

Single-hung

Inspection Items

5.0.B CEILINGS

Comments: Inspected

5.1.B WALLS

Comments: Inspected

5.2.B FLOORS

Comments: Inspected

5.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

 The jamb spring is weak or no longer works properly in the Living Room. . A qualified person should repair or replace as needed.

5.5.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

5(C). Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Materials:

Drywall

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Window Types:

Single-hung

Inspection Items

5.0.C CEILINGS

Comments: Inspected

5.1.C WALLS

Comments: Inspected

5.2.C FLOORS

Comments: Inspected

5.3.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.4.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

 The left window in the 2nd bedroom has a spring that is not connected and needs repaired.

5.5.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

5(D). Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Materials:

Drywall

Floor Covering(s):

Carpet

Hardwood T&G

Interior Doors:

Hollow core

Window Types:

Single-hung

Inspection Items

5.0.D CEILINGS

Comments: Inspected, Minor Issue

The drywall tape is coming loose from the ceiling in the bonus room. This is for your information.

5.1.D WALLS

Comments: Inspected

5.2.D FLOORS

Comments: Inspected

5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4.D DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

 The window in the bonus room is damaged and needs to be repaired. The spring is off track or broken on one side.

5.6.D OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

6(A). Hall Bath

Styles & Materials

Exhaust Fans:

Fan only

Inspection Items

6.0.A COUNTERS AND CABINETS

Comments: Inspected

6.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.2.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.3.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

6.4.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

6.5.A EXHAUST FAN

Comments: Inspected

6(B). Master Bath

Styles & Materials

Exhaust Fans:

Fan only

Inspection Items

6.0.B COUNTERS AND CABINETS

Comments: Inspected

6.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.2.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace

 The tub drains slowly, and the stop valve does not function properly.

6.3.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Minor Issue

The water pressure seemed low on the shower and tub faucet, but increased while running. The regulator might need adjusting.

6.4.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

6.5.B EXHAUST FAN

Comments: Inspected

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Slab

Wall Structure:

Wood

Inspection Items

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

There is an apparent crack in the middle of the kitchen floor. I can not give you an answer as to if the crack is of concern or not. A structural engineer or qualified person would have to look at this. The crack does not appear to be a major concern, but you should get a second opinion if you choose to.,

7.1 WALLS (Foundation or structural)

Comments: Inspected

7.2 COLUMNS OR PIERS

Comments: Inspected

7.3 FLOORS (Structural)

Comments: Inspected, Minor Issue

7.4 CEILINGS (structural)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste Line: PVC	Water Heater Power Source: Gas (quick recovery)
Water Heater Manufacturer: BRADFORD-WHITE	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Location: Garage

Inspection Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The water shut off is located in the garage.

8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

8.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside

8.6 WATER PRESSURE TEST (List pressure)

Comments: Not Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. It is recommended that qualified plumbers be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SIEMENS

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Inspection Items

9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Safety Concern

+ There are a couple of grounds/neutral wires doubled up inside the panel. Each wire should be inserted individually in the buss bar. A qualified electrician should correct this issue if you choose to.

9.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

9.7 SMOKE DETECTORS

Comments: Inspected

9.8 CARBON MONOXIDE DETECTORS

Comments: Safety Concern

+ There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified electricians be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

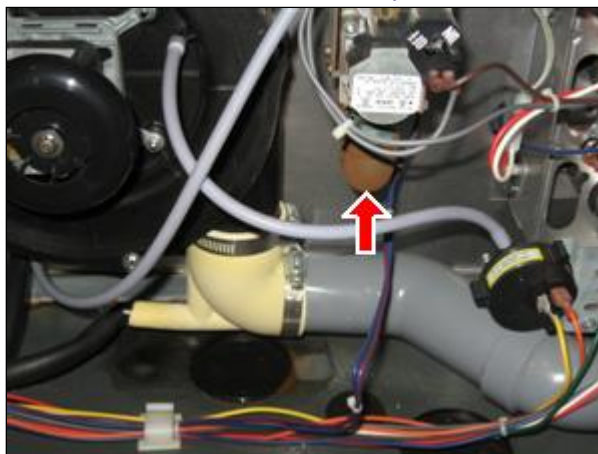
<p>Heat System Brand: GOODMAN</p>	<p>Heat Type: Forced Air Heat Pump Forced Air (also provides cool air)</p>	<p>Energy Source: Gas Electric</p>
<p>Number of Heat Systems (excluding wood): Two</p>	<p>Ductwork: Insulated</p>	<p>Filter Type: Disposable</p>
<p>Types of Fireplaces: Non-vented gas logs</p>	<p>Operable Fireplaces: One</p>	<p>Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)</p>
<p>Cooling Equipment Energy Source: Electricity</p>	<p>Central Air Manufacturer: GOODMAN</p>	<p>Number of AC Only Units: Two</p>

Inspection Items

10.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

- 🔧 The gas furnace is gurgling and draining water into the furnace and the pan below. There is also a gas leak on one of the fittings inside the furnace. I would recommend a licensed hvac person to evaluate and service the unit,



10.0 Picture 1

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Minor Issue

The drain tubing is not glued together.



10.3 Picture 1

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

10.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

10.6 FIREPLACES OR WOODSTOVES

Comments: Inspected

10.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected, Minor Issue

(1) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

(2) The extra drain line plug needs to be sealed.



10.7 Picture 1

10.8 NORMAL OPERATING CONTROLS

Comments: Inspected

10.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed Hvac person would discover. Heat Exchangers in gas furnaces are not inspected. The only way to inspect them is to dismantle the unit, which far exceeds the standards of practice that are followed. Covers that are easily removed are done as a courtesy for you. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2008 : Licensed To Fogarty Home Inspection Services

Safety Concern Summary

Fogarty Home Inspection Services

3411 Long Hollow rd
Knoxville TN 37938
(865)256-5397
Tn License # 835

Customer

Mr. John Wayne

Address

1010 Somewhere Ln
Anytown TN 11111

1. Roofing / Chimneys / Roof Structure and Attic

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Minor Issue, Safety Concern

- ⚠ (2) The hot water heater flue pipe is covered in insulation. 1" minimum clearance should be all the way around for safety reasons.



1.2 Picture 3

2. Exterior

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Safety Concern

- + The steps are failing on the deck. This should be repaired for safety reasons.

The hangers for the deck joist are undersized and should be larger.

The posts that support the roof have been modified to accommodate the deck. Decks should rest directly over a post. Notching the 6x6 post can weaken the integrity. Further evaluation is needed to know if the posts are safe or need to be replaced. It is your decision as to what repairs should be made.



2.3 Picture 1



2.3 Picture 2

4. Kitchen Components and Appliances

4.9 RANGES/OVENS/COOKTOPS

Inspected, Safety Concern

- + There is no anti tip bracket installed for the stove. This is a safety hazard and should be corrected.

9. Electrical System

9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Safety Concern

- + There are a couple of grounds/neutral wires doubled up inside the panel. Each wire should be inserted individually in the buss bar. A qualified electrician should correct this issue if you choose to.

9.8 CARBON MONOXIDE DETECTORS

Safety Concern

- + There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

Repair Replace Summary

Fogarty Home Inspection Services

3411 Long Hollow rd
Knoxville TN 37938
(865)256-5397
Tn License # 835

Customer

Mr. John Wayne

Address

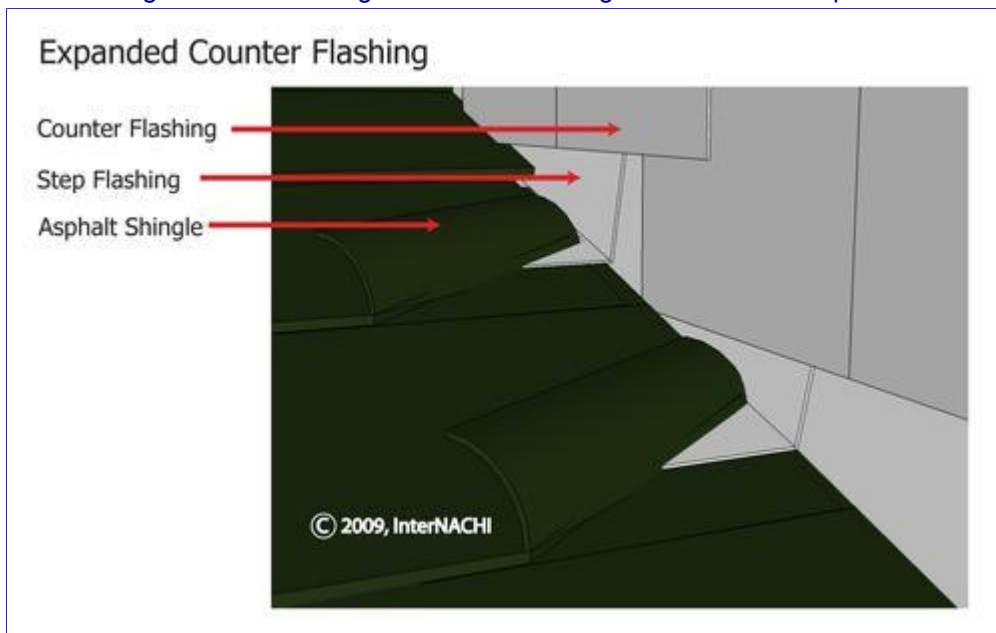
1010 Somewhere Ln
Anytown TN 11111

1. Roofing / Chimneys / Roof Structure and Attic

1.1 FLASHINGS

Inspected, Repair or Replace

There is no counter flashing above the roof against the brick siding. This should be repaired.



1.1 Picture 1



1.1 Picture 2

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Minor Issue, Repair or Replace

- 🔧 (1) There is some mortar missing next to the keystone.



2.0 Picture 1

- 🔧 (2) The electrical outlet box should be sealed to prevent leaks.



2.0 Picture 2

2.1 DOORS (Exterior)

Inspected, Repair or Replace

- 🔧 The door has to be pulled in slightly to make the dead bolt work properly. Repairing this will ensure the door seals efficiently.

4. Kitchen Components and Appliances

4.8 DISHWASHER

Inspected, Repair or Replace

- 🔧 The dishwasher is missing a screw on the top bracket where it secures to the countertop.

5(B). Living Room

5.4.B WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

- 🔧 The jamb spring is weak or no longer works properly in the Living Room. . A qualified person should repair or replace as needed.

5(C). Bedrooms**5.4.C WINDOWS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

-  The left window in the 2nd bedroom has a spring that is not connected and needs repaired.


5(D). Hallway and Other Rooms**5.5.D WINDOWS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

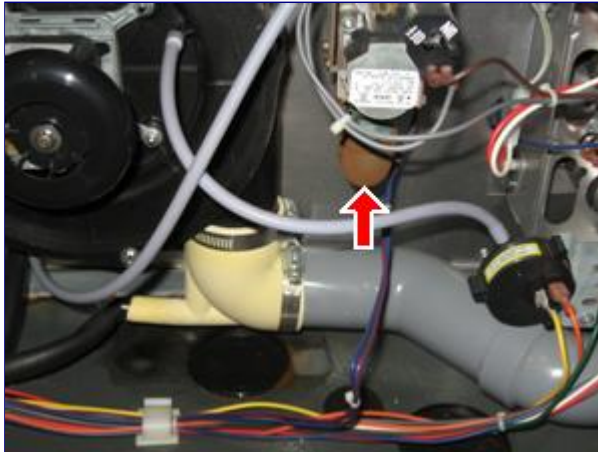
-  The window in the bonus room is damaged and needs to be repaired. The spring is off track or broken on one side.

6(B). Master Bath**6.2.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Inspected, Repair or Replace**

-  The tub drains slowly, and the stop valve does not function properly.

10. Heating / Central Air Conditioning**10.0 HEATING EQUIPMENT****Inspected, Repair or Replace**

-  The gas furnace is gurgling and draining water into the furnace and the pan below. There is also a gas leak on one of the fittings inside the furnace. I would recommend a licensed hvac person to evaluate and service the unit,



10.0 Picture 1

INVOICE

Fogarty Home Inspection Services
 3411 Long Hollow rd
 Knoxville TN 37938
 (865)256-5397
 Tn License # 835
 Inspected By: Sean Fogarty

Inspection Date: 12/4/2009

Report ID:

Customer Info:	Inspection Property:
Mr. John Wayne	1010 Somewhere Ln Anytown TN 11111
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,501 - 2,000	260.00	1	260.00
			Tax \$0.00
			Total Price \$260.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.