

Inspection Report

Mr. Jimmy Buffet

Property Address:
1200 Parrot Head Way
Key West FL



Fogarty Home Inspection Services

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Date: 12/4/2009	Time:	Report ID:
Property: 1200 Parrot Head Way Key West FL	Customer: Mr. Jimmy Buffet	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 my 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 (1 story)

Approximate age of building:

Over 10 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

Roof Ventilation:

Ridge vents
Soffit Vents

Method used to observe attic:

Walked

Roof Structure:

Engineered wood trusses

Ceiling Structure:

2X4

Attic info:

Scuttle hole

Attic Insulation:

Blown
Cellulose

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected, Major Deficiency

⊘ The roof covering has reached the end of its life expectancy. The covering does need to be replaced. While it could last a year or so, some areas may need patching as leaks develop. Recommend roofer to evaluate further.



1.0 Picture 1



1.0 Picture 2

1.1 FLASHINGS

Comments: Inspected, Repair or Replace

- 🔧 There does not appear to be any flashing where the roof meets the side of the home. This can be repaired with the new roof.



1.1 Picture 1

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Major Deficiency

- ⊘ (1) The pipe collars are deteriorated, and need replacing.
- ⊘ (2) The stove pipe is badly deteriorated and should not be used until replaced.



1.2 Picture 1

1.3 ROOF VENTILATION

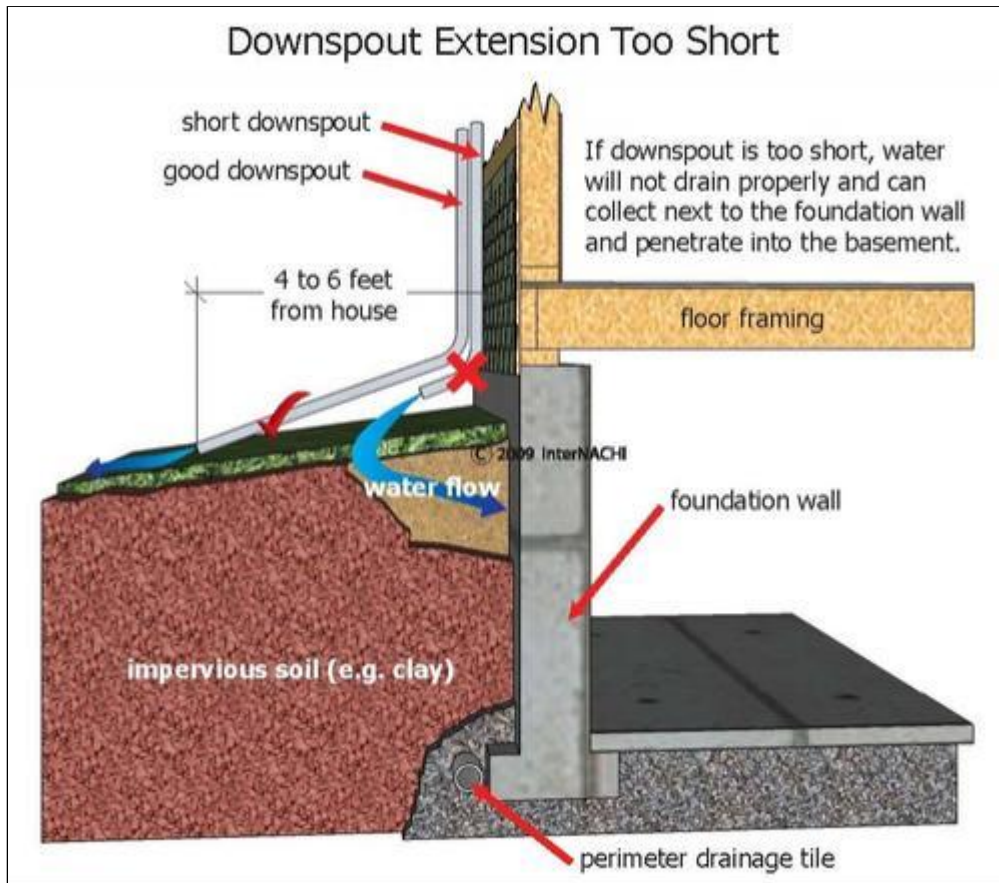
Comments: Inspected

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected, Repair or Replace

- 🔧 Some or all of the gutter downspouts could be extended. Gutters that drain against the home can cause soil erosion and foundation issues. Extending the downspouts (with black corrugated plastic pipe for example) will prevent water from running against the foundation areas, and prevent damage to the structure. If any previous settling has occurred, this will keep the situation from deteriorating any further.

The gutter on the back of the home needs re attachment.



1.4 Picture 1



1.4 Picture 2



1.4 Picture 3

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

Comments: Inspected, Repair or Replace

🔧 There are evident leaks from the pipe collars.

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

Siding Material:

Wood

Exterior Entry Doors:

Wood

Steel

Appurtenance:

Deck with steps

Covered porch

Driveway:

Gravel

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace

- (1) The siding will need paint caulking and maintenance. The overall condition appears good. There are a few broken boards and some minor insect and water damage, but overall in fair shape. If the maintenance is not addressed the siding will deteriorate further.



2.0 Picture 1

- (2) The siding located on the side room of the home is not straight. The un level siding could be from improper installation or a result of slight settling. The roof line also shows some slight settling. You should have this issue investigated further if you choose to.

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

 The front door is corroded, and the wood trim is deteriorated at the bottom.

The side door is loose at the bottom hinge and does not close easily.



2.1 Picture 1



2.1 Picture 2

2.2 WINDOWS

Comments: Inspected, Minor Issue

Some of the window screens have some damage.

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

Comments: Inspected, Safety Concern

 There are several deck issues.

The deck ledger board is not attached properly to the wall or ledger of the home. A good reference to go by if what Knox county requires for all new decks constructed. The house ledger board shall be bolted (staggered top to bottom) to the house with $\frac{1}{2}$ " diameter lag bolts with washers that are long enough to fully penetrate the structural member of the house. Bolt spacing shall be 24" o.c. if joist span is less than 10', 16" o.c. if joist span is between 10' and 15' and 12" o.c. if joist span is over 15' to 22'.

The posts are not secured to the footing.

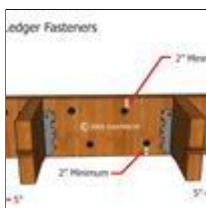
The landing for the steps is showing signs of settlement from the lack of posts or supports.

The hangers themselves are not fastened properly. They are lacking nails of any many of the fastening holes.

I recommend the overall condition be evaluated by a professional, and the noted deficiencies plus any other recommendations be made prior to closing if you choose to.

Not having a deck bolted can result in it to pull away from the home and cause injury or death.

Not having a deck bolted can result in it to pull away from the home and cause injury or death.



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3



2.3 Picture 4



2.3 Picture 5



2.3 Picture 6

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, Minor Issue, Repair or Replace

🔧 (1) There are several bushes and trees blocking a full view of the structure.



2.4 Picture 1

🔧 (2) There are a couple of places where the siding is covered by dirt and debris. This should be removed to prevent wood rot.



2.4 Picture 2

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected, Repair or Replace

🔧 Both hose bibs are damaged and need replacing.



2.6 Picture 1

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. 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

Exhaust/Range hood:

RE-CIRCULATE

Cabinetry:

Wood

Countertop:

Laminate

Clothes Dryer Vent Material:

None

Dryer Power Source:

220 Electric

Inspection Items

3.0 CEILINGS

Comments: Inspected

3.1 WALLS

Comments: Inspected, Minor Issue

The wallboard is damaged in many areas

3.2 FLOORS

Comments: Inspected

3.3 WINDOWS

Comments: Inspected, Repair or Replace

 Window screen is missing.

3.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Safety Concern

 The cabinets are full of apparent mold. This will have to be tested to confirm what it is.

The sink cabinet is missing the floor in one section.



3.4 Picture 1



3.4 Picture 2




3.4 Picture 3

3.5 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

3.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected, Repair or Replace

 The washer valve is corroded and might be leaking. This should be repaired as needed.

3.7 OUTLETS WALL SWITCHES and FIXTURES

Comments: Inspected, Safety Concern

 There is no cover on the stove outlet. This is a safety issue that needs correcting.



3.7 Picture 1

3.8 RANGE HOOD

Comments: Inspected

3.9 CLOTHES DRYER VENT PIPING

Comments: Inspected, Repair or Replace

 The vent pipe is missing.

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.

4(A). 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):

Carpet

Window Types:

Single-hung

Inspection Items

4.0.A CEILINGS

Comments: Inspected, Minor Issue

The drywall tape is coming loose in the middle of the ceiling.

4.1.A WALLS

Comments: Inspected

4.2.A FLOORS

Comments: Inspected

4.3.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

 One window will not open the other is damaged.

4.4.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.

4(B). 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

4.0.B CEILINGS

Comments: Inspected

4.1.B WALLS

Comments: Inspected

4.2.B FLOORS

Comments: Inspected

4.3.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

 The 2nd bedroom door is not installed properly and is damaged. The closet door is loose at the bottom and sticks.

Master bedroom doorknob is missing.

4.4.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

 2nd bedroom window screen is missing.

One window in the master bedroom is fogged up and the seal is damaged, and the other does not function properly. Recommend repair or replace both.

4.5.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected, Repair or Replace

- 🔧 One three prong outlet next to the bathroom is broken or damaged in the master bedroom. This is for your information. I recommend repair as needed.

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.

4(C). 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:

Sheetrock

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Window Types:

Single-hung

Inspection Items

4.0.C CEILINGS

Comments: Inspected

4.1.C WALLS

Comments: Inspected

4.2.C FLOORS

Comments: Inspected

4.3.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

- 🔧 Laundry room window will not fold out.

4.4.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected, Repair or Replace

- 🔧 There is no light fixture in the hallway.



4.4.C Picture 1


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(A). Hall Bath**Styles & Materials****Exhaust Fans:**

Fan only

Inspection Items**5.0.A COUNTERS AND CABINETS****Comments:** Inspected, Repair or Replace The floor of the cabinet is water damaged.

5.0.A Picture 1

5.1.A DOORS (REPRESENTATIVE NUMBER)**Comments:** Inspected**5.2.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Comments:** Inspected**5.3.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Comments:** Inspected, Minor Issue, Repair or Replace (1) The sink faucet leaks at the hall bath. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.

5.3.A Picture 1

 (2) The tub faucet and fixture is loose in the wall. It is also damaged and will need replacing.

The shower head is damaged and needs replacing

- 🔧 (3) The toilet is not connected and the components were removed from the tank. The toilet is also not the original and might not be properly installed on the floor. A qualified plumber should repair these issues.



5.3.A Picture 2



5.3.A Picture 3

- (4) The flooring is showing signs of water damage against the tub.



5.3.A Picture 4

5.4.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

5.5.A EXHAUST FAN

Comments: Inspected, Minor Issue

The bathrooms should be vented to the outside. Most construction runs the vent pipe out to the soffit areas, and the pipe usually get covered in insulation. I could not confirm your vents are hooked up properly without digging through the insulation. You should investigate this if you choose to.

5(B). Master Bath

Styles & Materials

Exhaust Fans:

Fan only

Inspection Items

5.0.B COUNTERS AND CABINETS

Comments: Inspected, Repair or Replace

- 🔧 Base cabinetry in master bath is damaged. I recommend repair or replace as necessary.



5.0.B Picture 1

5.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.2.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.3.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

- 🔧 (1) The cold water valve is turned off. There was evidence of a major leak inside the cabinet. The vanity will need replacing and the water valve will need further investigating to find the leak.
- 🔧 (2) The control knob on the faucet leaks when moved.
- (3) The toilet is damaged at the master bath. A qualified licensed plumber should repair or correct as needed.



5.3.B Picture 1

5.4.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

5.5.B EXHAUST FAN

Comments: Inspected, Repair or Replace

 The exhaust fan is not connected. I can not verify it is working properly.

6. 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: Masonry block	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 10
Wall Structure: Wood	Columns or Piers: Masonry block	Floor System Insulation: Faced Batts

Inspection Items

6.0 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

6.1 WALLS (Foundation or structural)



Comments: Inspected

6.2 COLUMNS OR PIERS

Comments: Inspected

6.3 FLOORS (Structural)

Comments: Inspected, Safety Concern

 There does not appear to be any bolts securing the sill plate to the foundation. Bolts help prevent the house from shifting  or being damaged in events such as impact or severe storms. Many counties do not enforce some building codes, and this could have been overlooked. I recommend repairing this to ensure structural stability.

6.4 CEILINGS (structural)

Comments: Inspected

6.5 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected, Repair or Replace


 All of the insulation is installed backwards. Some is damaged and missing.



6.5 Picture 1

6.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected, Repair or Replace

 The vapor barrier (plastic) on the crawlspace ground is deteriorated in areas and is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.



6.6 Picture 1

6.7 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

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.

7. 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): PVC	Plumbing Water Distribution (inside home): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste Line: PVC	Water Heater Power Source: Electric
Water Heater Manufacturer: A.O. SMITH	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Location: Crawlspace

Inspection Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace

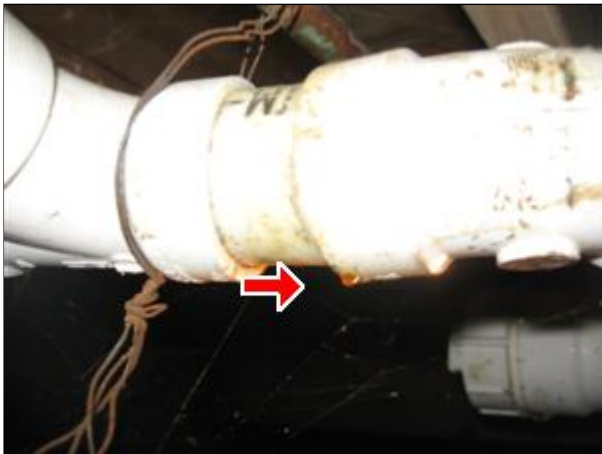
- (1) A couple of leaks were found under the home. One where the tub is located, and one at a joint connection near the tub. Also a piece of rubber was used to cap off a line. This is improper and should be repaired. A licensed plumber should evaluate and make repairs.



7.0 Picture 1



7.0 Picture 2



7.0 Picture 3



7.0 Picture 4

- (2) The washer appears to be draining into the back yard. This will have to be investigated further to confirm this. If so, this should be corrected.



7.0 Picture 5

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

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

Comments: Inspected, Major Deficiency

- ⊘ The water heater is not operating and appears to be badly corroded., Recommend further evaluation and replacement if needed.



7.2 Picture 1



7.2 Picture 2



7.2 Picture 3

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected, Repair or Replace

- 🔧 The main shut off is leaking at the connection.



7.3 Picture 1

7.4 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.

8. 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:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CROUSE-HINDS

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Inspection Items

8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

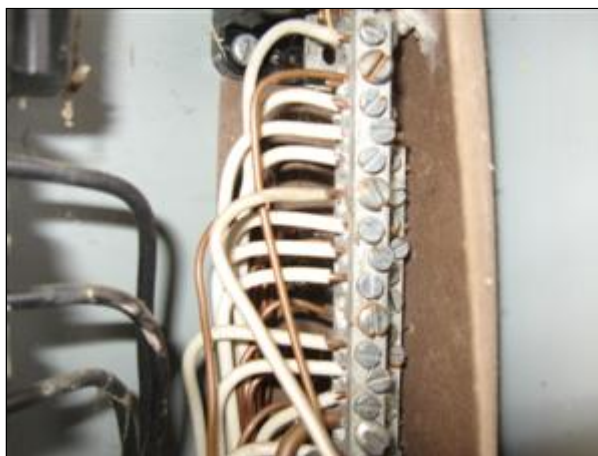
8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Safety Concern

+ The ground and neutral buss bar shows signs of corrosion from age. This should be cleaned to ensure proper electrical function.

There is one double tapped breaker in the panel. This should be repaired.

I can not confirm the manufacturer of the panel. There appears to be two types of breakers used. Unless the breaker is approved for the panel, it should not be used and should be replaced with the appropriate ones. An electrician should be able to correct this issue and any others noted.



8.1 Picture 1

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

Comments: Inspected

8.3 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

8.4 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

8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

8.7 SMOKE DETECTORS

Comments: Not Inspected

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.

9. 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

Heat System Brand:

UNKNOWN

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems (excluding wood):

Two

Ductwork:

Insulated

Filter Type:

Disposable

Number of Woodstoves:

One

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

UNKNOWN

Number of AC Only Units:

One

Inspection Items

9.0 HEATING EQUIPMENT

Comments: Inspected, Minor Issue, Major Deficiency

(1) The hvac unit is covered in foliage and this should be removed to prevent damage and allow proper function.

⊘ (2) The unit did not function properly. A licensed hvac person will need to come out and repair this unit.

The furnace is manufactured in 1988. I am unable to determine life remaining. It is past its serviceable life.

9.1 NORMAL OPERATING CONTROLS

Comments: Inspected, Repair or Replace

🔧 The thermostat appears to be damaged and might need replacing.

9.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Inspected

9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

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

Comments: Inspected, Major Deficiency

⊘ The vent pipe for wood burning furnace is damaged and can allow carbon monoxide into area. A replacement is needed. I recommend a qualified licensed heat contractor inspect further and repair as needed.

9.6 FIREPLACES OR WOODSTOVES

Comments: Not Inspected, Safety Concern

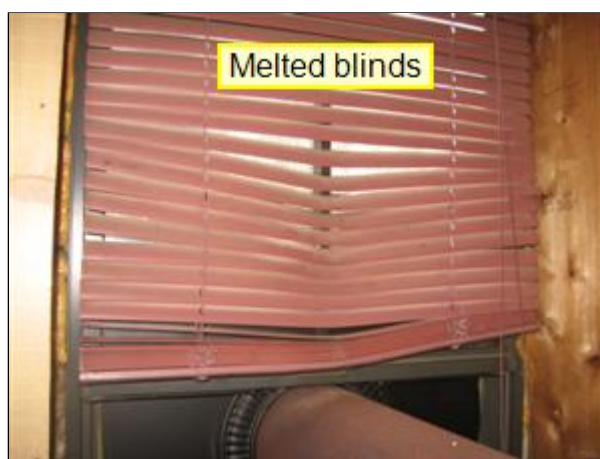
+ The woodstove does not appear to be safe and needs to be inspected further. The safety features installed to reflect the heat are made of wood and flooring tile. This is unsafe and needs replacing.



9.6 Picture 1



9.6 Picture 2



9.6 Picture 3

9.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

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).

9.8 NORMAL OPERATING CONTROLS

Comments: Inspected

9.9 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.

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Safety Concern Summary

Fogarty Home Inspection Services

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

Customer

Mr. Jimmy Buffet

Address

1200 Parrot Head Way
Key West FL

2. Exterior

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

Inspected, Safety Concern

⊕ There are several deck issues.

The deck ledger board is not attached properly to the wall or ledger of the home. A good reference to go by if what Knox county requires for all new decks constructed. The house ledger board shall be bolted (staggered top to bottom) to the house with $\frac{1}{2}$ " diameter lag bolts with washers that are long enough to fully penetrate the structural member of the house. Bolt spacing shall be 24" o.c. if joist span is less than 10', 16" o.c. if joist span is between 10' and 15' and 12" o.c. if joist span is over 15' to 22'.

The posts are not secured to the footing.

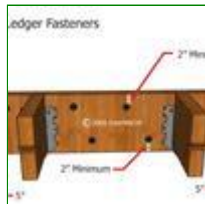
The landing for the steps is showing signs of settlement from the lack of posts or supports.

The hangers themselves are not fastened properly. They are lacking nails of any many of the fastening holes.

I recommend the overall condition be evaluated by a professional, and the noted deficiencies plus any other recommendations be made prior to closing if you choose to.

Not having a deck bolted can result in it to pull away from the home and cause injury or death.

Not having a deck bolted can result in it to pull away from the home and cause injury or death.



2.3 Picture 1



2.3 Picture 2

2. Exterior



2.3 Picture 3



2.3 Picture 4



2.3 Picture 5



2.3 Picture 6

3. Kitchen Components and Appliances

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Safety Concern

+ The cabinets are full of apparent mold. This will have to be tested to confirm what it is.

The sink cabinet is missing the floor in one section.



3.4 Picture 1



3.4 Picture 2

3. Kitchen Components and Appliances



3.4 Picture 3

3.7 OUTLETS WALL SWITCHES and FIXTURES

Inspected, Safety Concern



There is no cover on the stove outlet. This is a safety issue that needs correcting.



3.7 Picture 1

4(C). Hallway and Other Rooms

4.4.C OUTLETS SWITCHES AND FIXTURES

Inspected, Repair or Replace

- 🔧 **+** There is no light fixture in the hallway.



4.4.C Picture 1

6. Structural Components

6.3 FLOORS (Structural)

Inspected, Safety Concern

- 🔧 **+** There does not appear to be any bolts securing the sill plate to the foundation. Bolts help prevent the house from shifting or being damaged in events such as impact or severe storms. Many counties do not enforce some building codes, and this could have been overlooked. I recommend repairing this to ensure structural stability.

8. Electrical System

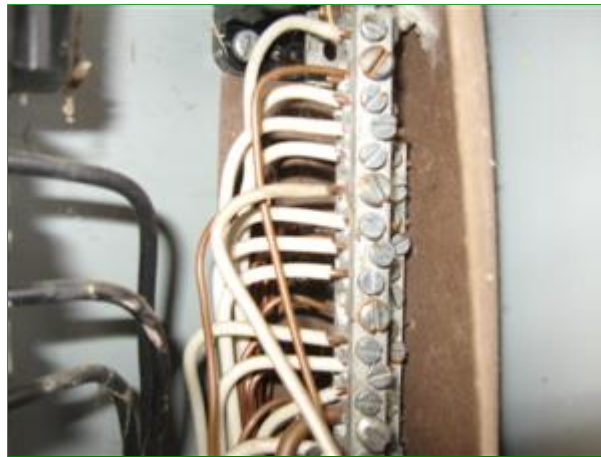
8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Safety Concern

- ✚ The ground and neutral buss bar shows signs of corrosion from age. This should be cleaned to ensure proper electrical function.

There is one double tapped breaker in the panel. This should be repaired.

I can not confirm the manufacturer of the panel. There appears to be two types of breakers used. Unless the breaker is approved for the panel, it should not be used and should be replaced with the appropriate ones. An electrician should be able to correct this issue and any others noted.



8.1 Picture 1

9. Heating / Central Air Conditioning**9.6 FIREPLACES OR WOODSTOVES****Not Inspected, Safety Concern**

- +** The woodstove does not appear to be safe and needs to be inspected further. The safety features installed to reflect the heat are made of wood and flooring tile. This is unsafe and needs replacing.



9.6 Picture 1



9.6 Picture 2



9.6 Picture 3

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Repair Replace Summary

Fogarty Home Inspection Services

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

Customer

Mr. Jimmy Buffet

Address

1200 Parrot Head Way
Key West FL

1. Roofing / Chimneys / Roof Structure and Attic

1.1 FLASHINGS

Inspected, Repair or Replace

 There does not appear to be any flashing where the roof meets the side of the home. This can be repaired with the new roof.



1.1 Picture 1

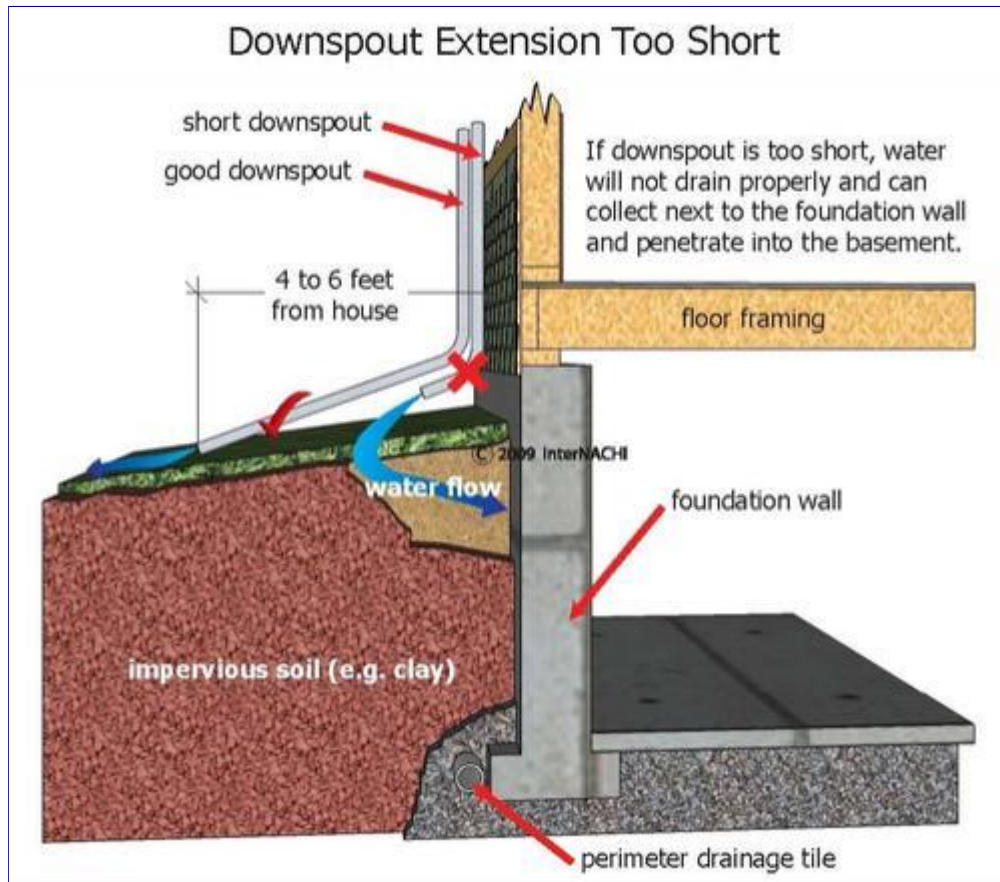
1. Roofing / Chimneys / Roof Structure and Attic

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Inspected, Repair or Replace

Some or all of the gutter downspouts could be extended. Gutters that drain against the home can cause soil erosion and foundation issues. Extending the downspouts (with black corrugated plastic pipe for example) will prevent water from running against the foundation areas, and prevent damage to the structure. If any previous settling has occurred, this will keep the situation from deteriorating any further.

The gutter on the back of the home needs re attachment.



1.4 Picture 1



1.4 Picture 2



1.4 Picture 3

1. Roofing / Chimneys / Roof Structure and Attic

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

Inspected, Repair or Replace

 There are evident leaks from the pipe collars.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

- (1) The siding will need paint caulking and maintenance. The overall condition appears good. There are a few broken boards and some minor insect and water damage, but overall in fair shape. If the maintenance is not addressed the siding will deteriorate further.



2.0 Picture 1

- (2) The siding located on the side room of the home is not straight. The un level siding could be from improper installation or a result of slight settling. The roof line also shows some slight settling. You should have this issue investigated further if you choose to.

2.1 DOORS (Exterior)

Inspected, Repair or Replace

- The front door is corroded, and the wood trim is deteriorated at the bottom.

The side door is loose at the bottom hinge and does not close easily.



2.1 Picture 1



2.1 Picture 2

2. Exterior

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

Inspected, Minor Issue, Repair or Replace

- (1) There are several bushes and trees blocking a full view of the structure.



2.4 Picture 1

- (2) There are a couple of places where the siding is covered by dirt and debris. This should be removed to prevent wood rot.



2.4 Picture 2

2. Exterior

2.6 PLUMBING WATER FAUCETS (hose bibs)

Inspected, Repair or Replace

- Both hose bibs are damaged and need replacing.



2.6 Picture 1

3. Kitchen Components and Appliances

3.3 WINDOWS

Inspected, Repair or Replace

- Window screen is missing.

3.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Inspected, Repair or Replace

- The washer valve is corroded and might be leaking. This should be repaired as needed.

3.9 CLOTHES DRYER VENT PIPING

Inspected, Repair or Replace

- The vent pipe is missing.

4(A). Living Room

4.3.A WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

- One window will not open the other is damaged.

4(B). Bedrooms**4.3.B DOORS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

-  The 2nd bedroom door is not installed properly and is damaged. The closet door is loose at the bottom and sticks.

Master bedroom doorknob is missing.

4.4.B WINDOWS (REPRESENTATIVE NUMBER)**Inspected, Repair or Replace**

-  2nd bedroom window screen is missing.

One window in the master bedroom is fogged up and the seal is damaged, and the other does not function properly. Recommend repair or replace both.

4.5.B OUTLETS SWITCHES AND FIXTURES**Inspected, Repair or Replace**

-  One three prong outlet next to the bathroom is broken or damaged in the master bedroom. This is for your information. I recommend repair as needed.

4(C). Hallway and Other Rooms**4.3.C WINDOWS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

-  Laundry room window will not fold out.

4.4.C OUTLETS SWITCHES AND FIXTURES**Inspected, Repair or Replace**

-   There is no light fixture in the hallway.



4.4.C Picture 1

5(A). Hall Bath

5.0.A COUNTERS AND CABINETS

Inspected, Repair or Replace

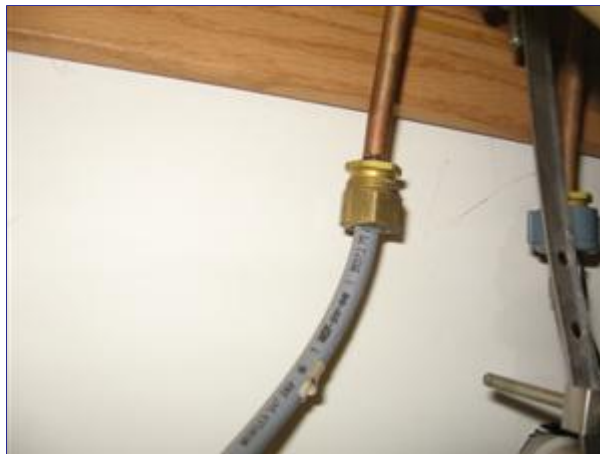
 The floor of the cabinet is water damaged.



5.0.A Picture 1

5(A). Hall Bath**5.3.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Inspected, Minor Issue, Repair or Replace**

- ✎ (1) The sink faucet leaks at the hall bath. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.



5.3.A Picture 1

- ✎ (2) The tub faucet and fixture is loose in the wall. It is also damaged and will need replacing.

The shower head is damaged and needs replacing

- ✎ (3) The toilet is not connected and the components were removed from the tank. The toilet is also not the original and might not be properly installed on the floor. A qualified plumber should repair these issues.



5.3.A Picture 2



5.3.A Picture 3



5(B). Master Bath**5.0.B COUNTERS AND CABINETS****Inspected, Repair or Replace**

-  Base cabinetry in master bath is damaged. I recommend repair or replace as necessary.



5.0.B Picture 1

5.3.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Inspected, Repair or Replace**

-  (1) The cold water valve is turned off. There was evidence of a major leak inside the cabinet. The vanity will need replacing and the water valve will need further investigating to find the leak.
-  (2) The control knob on the faucet leaks when moved.

5.5.B EXHAUST FAN**Inspected, Repair or Replace**

-  The exhaust fan is not connected. I can not verify it is working properly.

6. Structural Components

6.3 FLOORS (Structural)

Inspected, Safety Concern

- ✎ **+** There does not appear to be any bolts securing the sill plate to the foundation. Bolts help prevent the house from shifting or being damaged in events such as impact or severe storms. Many counties do not enforce some building codes, and this could have been overlooked. I recommend repairing this to ensure structural stability.

6.5 INSULATION UNDER FLOOR SYSTEM

Inspected, Repair or Replace

- ✎ All of the insulation is installed backwards. Some is damaged and missing.



6.5 Picture 1

6.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Inspected, Repair or Replace

- ✎ The vapor barrier (plastic) on the crawlspace ground is deteriorated in areas and is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.



6.6 Picture 1

7. Plumbing System

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

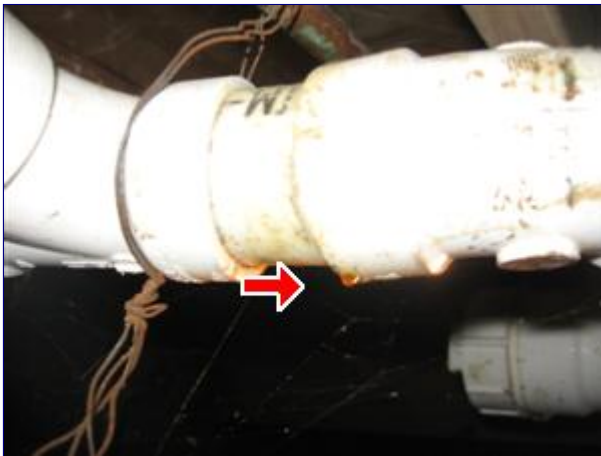
(1) A couple of leaks were found under the home. One where the tub is located, and one at a joint connection near the tub. Also a piece of rubber was used to cap off a line. This is improper and should be repaired. A licensed plumber should evaluate and make repairs.



7.0 Picture 1



7.0 Picture 2



7.0 Picture 3



7.0 Picture 4

(2) The washer appears to be draining into the back yard. This will have to be investigated further to confirm this. If so, this should be corrected.



7.0 Picture 5

7. Plumbing System

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected, Repair or Replace

-  The main shut off is leaking at the connection.



7.3 Picture 1

9. Heating / Central Air Conditioning

9.1 NORMAL OPERATING CONTROLS

Inspected, Repair or Replace

-  The thermostat appears to be damaged and might need replacing.

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Major Deficiency Summary

Fogarty Home Inspection Services

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

Customer

Mr. Jimmy Buffet

Address

1200 Parrot Head Way
Key West FL

1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS

Inspected, Major Deficiency

- ⊘ The roof covering has reached the end of its life expectancy. The covering does need to be replaced. While it could last a year or so, some areas may need patching as leaks develop. Recommend roofer to evaluate further.



1.0 Picture 1



1.0 Picture 2

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Major Deficiency

- ⊘ (1) The pipe collars are deteriorated, and need replacing.
- ⊘ (2) The stove pipe is badly deteriorated and should not be used until replaced.



1.2 Picture 1

7. Plumbing System

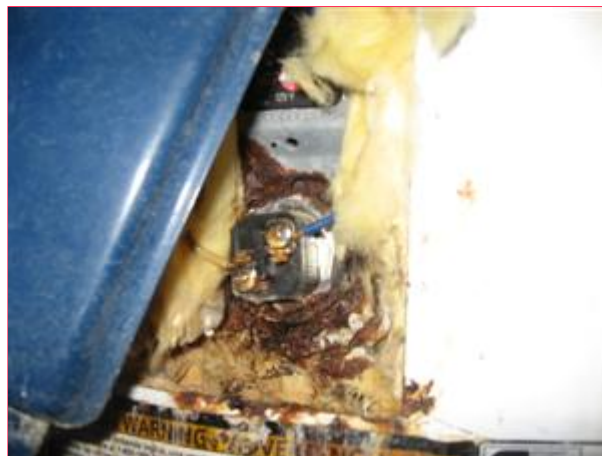
7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Major Deficiency

- ⊘ The water heater is not operating and appears to be badly corroded., Recommend further evaluation and replacement if needed.



7.2 Picture 1



7.2 Picture 2



7.2 Picture 3

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT

Inspected, Minor Issue, Major Deficiency

- ⊘ (2) The unit did not function properly. A licensed hvac person will need to come out and repair this unit.

The furnace is manufactured in 1988. I am unable to determine life remaining. It is past its serviceable life.

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

Inspected, Major Deficiency

- ⊘ The vent pipe for wood burning furnace is damaged and can allow carbon monoxide into area. A replacement is needed. I recommend a qualified licensed heat contractor inspect further and repair as needed.

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. Jimmy Buffet	1200 Parrot Head Way Key West FL
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft up to 1,500	235.00	1	235.00
Special coupon	0.00	1	0.00
			Tax \$0.00
			Total Price \$125.00

Payment Method:

Payment Status:

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.