

# INSPECTION REPORT



For the Property at:  
**123 Anywhere AVE**  
TAMPA, FL 33611

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Prepared for: BRUCE WAYNE  
Inspection Date: Thursday, January 16, 2020  
Prepared by: Derle Parmer HI11344



Handy Vet Inspections LLC  
Tampa, FL 33629  
813-981-2008

[www.handyvetinspections.com](http://www.handyvetinspections.com)  
[derle@handyvetinspections.com](mailto:derle@handyvetinspections.com)



January 16, 2020

Dear Bruce Wayne,

RE: Report No. 1046  
123 Anywhere Ave  
Tampa, FL  
33611

Thank you for choosing Handy Vet Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the state of Florida, the American Society of Home Inspectors (ASHI) and the International Association of Certified Home Inspectors Standards of Practice. This document defines the scope of a home inspection.

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

The report is the property of Handy Vet Inspections LLC and prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. If you wish the report be sent to a separate party, you must list that party on the agreement.

The report is effectively a snapshot of the visible and accessible areas of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update your report.

The report itself is copyrighted, and may not be used in whole or in part without Handy Vet Inspections' express written permission.

Again, thanks you for choosing Handy Vet Inspections to perform your home inspection. You had a choice and your choice is appreciated.

Sincerely,

Derle Parmer HI11344  
on behalf of  
Handy Vet Inspections LLC

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# SUMMARY

123 Anywhere Ave, Tampa, FL

January 16, 2020

Report No. 1046

[www.handyvetinspections.com](http://www.handyvetinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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PLUMBING

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**Note:** For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### ROOF DRAINAGE \ Gutters

**Condition:** • Gutters installed incorrectly. They should be installed behind the drip edge to allow water to run directly into the gutter. This installation allows water behind gutter and will cause future water damage.

**Implication(s):** Water damage to fascia, soffit and structure

**Location:** Exterior

**Task:** Correct

**Time:** As soon as possible

**Condition:** • [Clogged](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Task:** Clean

**Time:** Before Occupying Residence

### WALLS \ Wood siding

**Condition:** • [Too close to grade](#)

Wood in contact with soil will allow insects to enter the home and water damage to wall and structure. Recommend protecting from soil contact.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

**Location:** West Exterior

**Task:** Correct Protect

**Time:** Immediate

## Structure

### ROOF FRAMING \ Rafters/trusses

**Condition:** • Trusses in attic are fire damaged. Recommend obtaining disclosure about fire if available and further evaluation by a licensed professional structural engineer to ensure trusses are not compromised and options for repair if needed.

**Location:** Attic

**Task:** Further evaluation, disclosure

**Time:** Immediate

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## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Inoperative](#)

Unable to determine equipment this switch operates.

**Implication(s):** Equipment inoperative

**Task:** Repair or replace

**Time:** Immediate

**Condition:** • [Inoperative](#)

**Implication(s):** Equipment inoperative

**Location:** Master Bedroom

**Task:** Repair or replace

**Time:** Immediate

## Cooling & Heat Pump

### AIR CONDITIONING \ Refrigerant lines

**Condition:** • [Insulation - missing](#)

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Task:** Repair or replace

**Time:** Immediate

## Plumbing

### General

• Uninsulated Exposed Pipe on exterior of home. Insulate to protect from freezing

**Implication(s):** Water damage to structure and foundation erosion

**Location:** Exterior

**Task:** Protect

**Time:** Immediate

### WATER HEATER \ Temperature/pressure relief valve

**Condition:** • [Discharge tube missing](#)

**Implication(s):** Scalding

**Location:** Exterior

**Task:** Correct

**Time:** Immediate

### WASTE PLUMBING \ Sump pump

**Condition:** • The pump operates but float valve did not turn off the pump when it emptied the tank. Replace the float to ensure the pump operates correctly.

Additionally, Sump pump is missing or has faulty check valve to stop water from backfilling after pump stops. Install

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check valve to prevent pump from running excessively.

**Implication(s):** Premature failure of pump

**Location:** Exterior

**Task:** Repair

**Time:** Immediate

## Interior

### CEILING \ General

**Condition:** • Shower ceiling not sealed to prevent water damage. Paint ceiling with a semigloss paint to properly seal and protect structure.

**Implication(s):** Water damage to drywall and structure.

**Location:** Bathroom

**Task:** Improve

**Time:** Immediate

### WINDOWS \ Sashes

**Condition:** • [Won't stay open](#)

**Implication(s):** Nuisance | Glass breaking | Physical injury

**Location:** Dining Room

**Task:** Repair

**Time:** Immediate

### APPLIANCES \ Dishwasher

**Condition:** • Backflow prevention high loop missing

**Implication(s):** Back-flow of water into the dishwasher, possibly contaminating dishes

**Location:** Kitchen

**Task:** Correct

**Time:** Immediate

## DESCRIPTION OF REPORT

The following report includes a Description of the homes systems and components as well as any Limitations that restricted our inspection. The most important part of the report is the Recommendations section. It is here we identify discovered defects in the home, including those listed above, and suggest improvements.

## WARRANTY OR PRE-SALE INSPECTION REPORT STANDARDS

A Warranty or Pre-Sale Inspection is intended to find defects within the home prior to a warranty expiration or listing the home for sale. This report, unless otherwise requested, will contain only defects that should be submitted to your warranty policy carrier/ builder or repaired before listing the home. Every area of your home was inspected to determine what visual defects were present. There may be sections within your report that contain no information other than the standards for inspecting that area. Rest assured the entire home was thoroughly inspected and a complete pack of photos is available upon request.

## LIMITING FACTORS

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The inspection is performed by a generalist, and in some cases, specialists are recommended to further investigate conditions identified in this report. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. The inspection provides great value, and adds considerably to your understanding of the home. However, it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits. A home inspection does not include an examination for pests, rot or wood destroying insects unless contractually part of this inspection. There are specialists available who can provide these services.

Please read the entire report carefully, and ask any questions you may have of the inspector. You are reminded that a home inspection addresses visually accessible components of the home, and does not include destructive testing or hidden defects. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type in a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

## NOT A CODE INSPECTION

This General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify problems with systems, components and/or conditions which may violate building codes. Although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

## WARRANTY VERIFICATION PRIOR TO PURCHASE

When a home is sold, the warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. Recommend you ask the seller how the sale of the home will affect any warranties presently covering any installed or updated system within the home. Additionally, you should confirm any seller claims by reading the warranties offered by all manufacturers, contractors and installers. The following are systems you should verify any and all warranty transfers for and obtain documentation before purchasing.

Roof Decking & Shingles/Covering | Kitchen/ Household Appliances | Water Treatment Systems | Storm Shutters/Covers | Doors & Windows | Alarm Systems | Water Heater | HVAC

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

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## General System Info

**General:** • General View of Roof



General View of Roof



General View of Roof



General View of Roof



General View of Roof

**General:** • The inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks. The inspector shall describe the type of roof covering materials and report the methods used to inspect the roofing. The inspector is NOT required to walk on the roofing, inspect interiors of vent systems, flues, and chimneys that are not readily accessible, or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**The home is considered to face :** • South

**Sloped roofing material:** • Composition shingles

**Approximate age:** • Verified via Permit

**Note:** See appendix

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**Approximate age:** • 3 years

**Roof Shape:** • Gable

## Limitations

**Inspection performed:** • By walking on roof

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SITE INFO	APPENDIX	REFERENCE							

Recommendations

ROOF DRAINAGE \ Gutters

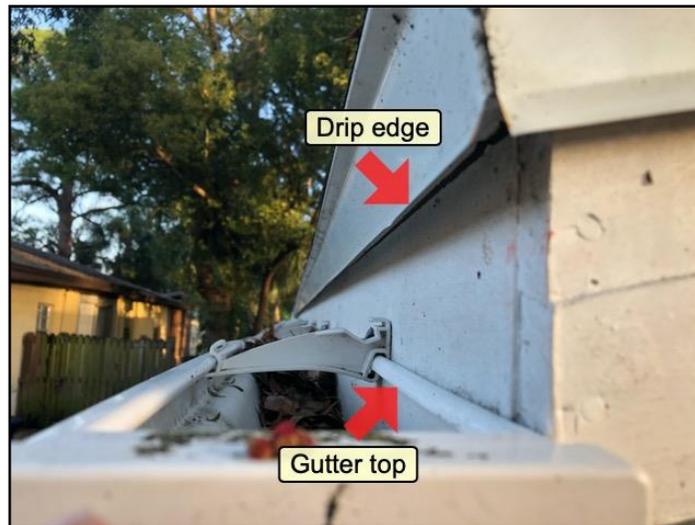
1. Condition: • Gutters installed incorrectly. They should be installed behind the drip edge to allow water to run directly into the gutter. This installation allows water behind gutter and will cause future water damage.

Implication(s): Water damage to fascia, soffit and structure

Location: Exterior

Task: Correct

Time: As soon as possible



Gutters installed incorrectly

2. Condition: • Clogged

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Clean

Time: Before Occupying Residence



Clogged



Clogged

# EXTERIOR

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## WALLS \ General

**3. Condition:** • Replace mesh on gable vents to stop pest.

**Location:** Exterior

**Task:** Improve

**Time:** As soon as practical



*Gable vent mesh ineffective*

## WALLS \ Wood siding

**4. Condition:** • [Too close to grade](#)

Wood in contact with soil will allow insects to enter the home and water damage to wall and structure. Recommend protecting from soil contact.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

**Location:** West Exterior

**Task:** Correct Protect

**Time:** Immediate

# EXTERIOR

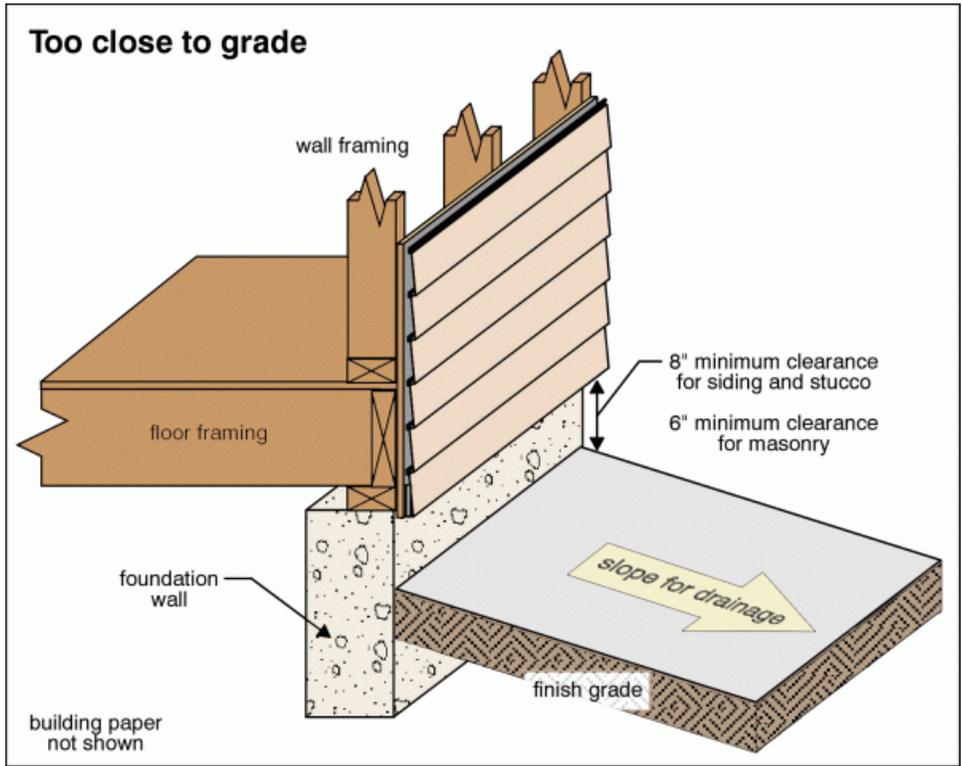
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*Too close to grade*

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## General System Info

### General: • General View of Exterior



General View of Exterior



General View of Exterior



General View of Exterior



General View of Exterior

**General:** • The inspector shall inspect wall coverings, flashing, trim, eaves, soffits, and fascias. The inspector shall describe wall cladding materials. The inspector shall inspect attached and adjacent decks, balconies, stoops, steps, porches, railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls that are likely to adversely affect the building. The inspector is NOT required to inspect fences or boundary walls, geological & soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or presence or condition of buried fuel storage tanks, outbuildings other than garages & carports, seawalls, break-walls and docks. The inspector is NOT required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

# EXTERIOR

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**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout discharge:** • [Below grade](#) • [Above grade](#)

**Lot slope:** • [Away from building](#)

**Wall surfaces and trim:** • [Wood](#) • [Block](#)

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Recommendations

### ROOF FRAMING \ Rafter/trusses

**5. Condition:** • Trusses in attic are fire damaged. Recommend obtaining disclosure about fire if available and further evaluation by a licensed professional structural engineer to ensure trusses are not compromised and options for repair if needed.

**Location:** Attic

**Task:** Further evaluation, disclosure

**Time:** Immediate



Fire damage



Fire damage



Fire damage



Fire damage

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## General System Info

**General:** • The inspector shall inspect all structural components including foundations, floors, walls, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, ceiling structure and roof structure. The inspector is NOT required to provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches, traverse attic load-bearing components that are concealed by insulation or by other materials.

**Configuration:** • [Slab-on-grade](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Concrete](#)

**Exterior wall construction:** • [Wood frame](#) • Concrete block

**Roof and ceiling framing:** • [Trusses](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**6. Condition:** • [Inoperative](#)

Unable to determine equipment this switch operates.

**Implication(s):** Equipment inoperative

**Task:** Repair or replace

**Time:** Immediate



*Switch at front door inoperative*

**7. Condition:** • [Inoperative](#)

**Implication(s):** Equipment inoperative

**Location:** Master Bedroom

**Task:** Repair or replace

**Time:** Immediate



*Inoperative*

**General System Info**

**General:** • General View of Electrical



*General View of Electrical*



*General View of Electrical*



*General View of Electrical*

**General:** • The inspector shall observe service entrance conductors, Service equipment, grounding equipment, main over current device, main and distribution panels, amperage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their ampacities, 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 presence/absence and operation of ground fault circuit interrupters and Smoke detectors (detectors part of a central system will not be operated). The 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 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

Exceeding the standards others only meet

# ELECTRICAL

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ancillary wiring that is not a part of the primary electrical distribution system.

**Service entrance cable and location:** • [Overhead aluminum](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - exterior wall](#)

**Distribution panel type and location:** • Breakers - Hallway

**Electrical panel manufacturers:** • Square D

**Auxiliary panel (subpanel) rating:** • [200 Amps](#)

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#) • [GFCI - kitchen](#)

**Smoke alarms (detectors):** • [Present](#)

# HEATING

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## General System Info

**General:** • The home inspector shall observe permanently installed heating systems including: Heating equipment; 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, duct insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The 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.

**System type:** • Air Handler w/ Heating Element

**Fuel/energy source:** • [Electricity](#)

**Heat distribution:** • [Ducts and registers](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Recommendations

### General

8. • Recommend annual servicing by a professional HVAC company. This will increase the life of the entire HVAC system by keeping critical areas clean and ensure worn components are identified. Systems that are not cleaned regularly are more prone to failure and/or increased heating and cooling costs.

9. • [Condenser \(air conditioner\) is not protected from leaves and debris. Recommend condenser be covered with a screen](#) to prevent leaves from entering condenser housing. The following link is a suggestion of the type of screen recommended.

### AIR CONDITIONING \ Condensate pump

10. **Condition:** • Place condensate drain pump in dedicated drain pan to prevent water damage to flooring/structure if pump fails.

**Implication(s):** Water damage to flooring/structure

**Location:** Air Handler

**Task:** Protect

**Time:** Immediate



*Pump not in drain pan*

### AIR CONDITIONING \ Refrigerant lines

11. **Condition:** • [Insulation - missing](#)

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Task:** Repair or replace

**Time:** Immediate

# COOLING & HEAT PUMP

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Insulation - missing

## General System Info

### General: • General View of Cooling System



Condenser (AC)



AC Label

# COOLING & HEAT PUMP

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Air Handler Label

Air Handler

**General:** • The home inspector shall observe permanently installed cooling systems including: Cooling equipment; Normal operating controls; Automatic safety controls; vents, where readily visible; Cooling distribution systems including fans, pumps, ducts and piping, with supports, duct insulation, air filters, registers, radiators, and fan coil units. The inspector shall describe: Energy source, cooling equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Determine the effectiveness of Ultraviolet lighting within a system; Operate automatic safety controls; or Observe: The interior of ducts/vents; Humidifiers; Electronic air filters; or determine the uniformity or adequacy of cooling supply to the various rooms.

**Air conditioning type:** • [Air cooled](#)

**Compressor approximate age:** • 7 years

**Temperature difference:**

• 23°



23°

# COOLING & HEAT PUMP

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- Acceptable temperature difference: 14° to 22°
- This suggests good performance.

## Location of the thermostat for the cooling system:

- Hallway



*Hallway*

**Condensate system:** • Discharges to exterior

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## Recommendations

### General

**12.** • Abandoned whole house fan vent grill is not insulated and allows large loss of conditioned air. Install insulation to optimize HVAC system and save on energy bill.

**Location:** Attic

**Task:** Improve

**Time:** As soon as practical



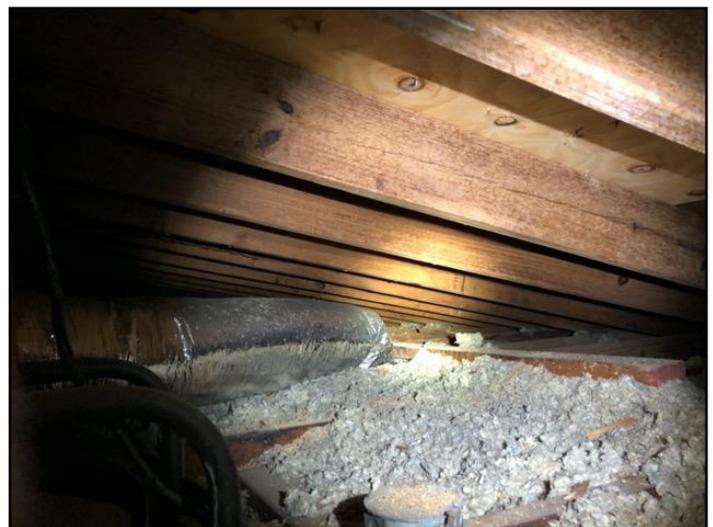
*No insulation*

## General System Info

**General:** • General View of Insulation & Attic



*General View of Insulation & Attic*



*General View of Insulation & Attic*

# INSULATION AND VENTILATION

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General View of Insulation & Attic



General View of Insulation & Attic

**General:** • The inspector shall inspect: Insulation and vapor retarders in unfinished spaces if accessible, ventilation of attics and foundation areas, kitchen, bathroom, laundry, and similar exhaust systems and clothes dryer exhaust systems if accessible. The inspector will describe type of insulation and vapor retarders in unfinished spaces if visible and absence of insulation in unfinished spaces at conditioned surfaces. The inspector is NOT required to disturb any insulation.

**Attic/roof insulation material:** • [Cellulose](#)

**Attic/roof insulation amount/value:** • The era of this home commonly installed only 4 inches of insulation, however, today's standard is much higher. For every inch of insulation the value is R3. Insulation is recommended to be at least R30 to best insulate the house equating at least 10 inches of blown cellulose. Contact a licensed professional insulation contractor for options.

**Attic/roof insulation amount/value:** • [R-12](#)

**Attic/roof ventilation:** • [Roof and soffit vents](#)

## Limitations

**Attic inspection performed:** • From access hatch

## Recommendations

### General

**13.** • Uninsulated Exposed Pipe on exterior of home. Insulate to protect from freezing

**Implication(s):** Water damage to structure and foundation erosion

**Location:** Exterior

**Task:** Protect

**Time:** Immediate



### WATER HEATER \ Temperature/pressure relief valve

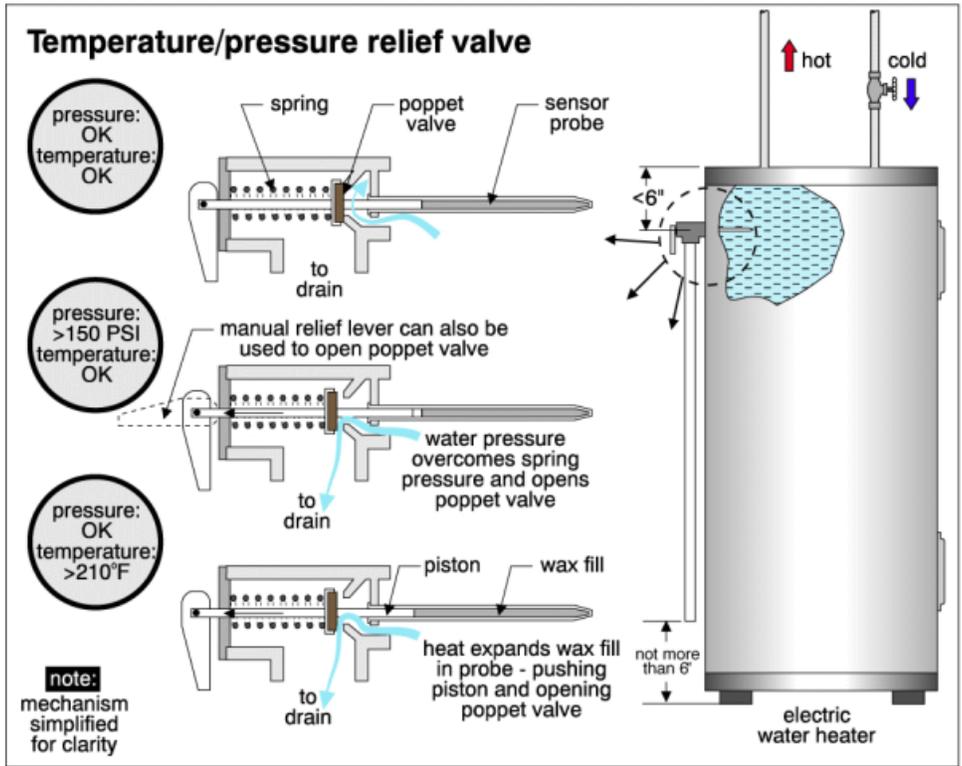
**14. Condition:** • [Discharge tube missing](#)

**Implication(s):** Scalding

**Location:** Exterior

**Task:** Correct

**Time:** Immediate



Discharge tube missing

**WASTE PLUMBING \ Sump pump**

**15. Condition:** • The pump operates but float valve did not turn off the pump when it emptied the tank. Replace the float to ensure the pump operates correctly.

Additionally, Sump pump is missing or has faulty check valve to stop water from backfilling after pump stops. Install check valve to prevent pump from running excessively.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

**Implication(s):** Premature failure of pump

**Location:** Exterior

**Task:** Repair

**Time:** Immediate



*Missing check valve*

## General System Info

**General:** • The inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The 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 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 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, onsite water supply quantity and quality, onsite 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.

**Water supply source:** • Public

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:**

• Meter

# PLUMBING

123 Anywhere Ave, Tampa, FL

January 16, 2020

Report No. 1046

[www.handyvetinspections.com](http://www.handyvetinspections.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
SITE INFO	APPENDIX	REFERENCE							



Meter

Water heater type: • Water Temperature



Water heater type:

- [Conventional](#)

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING**
  - INTERIOR
- SITE INFO
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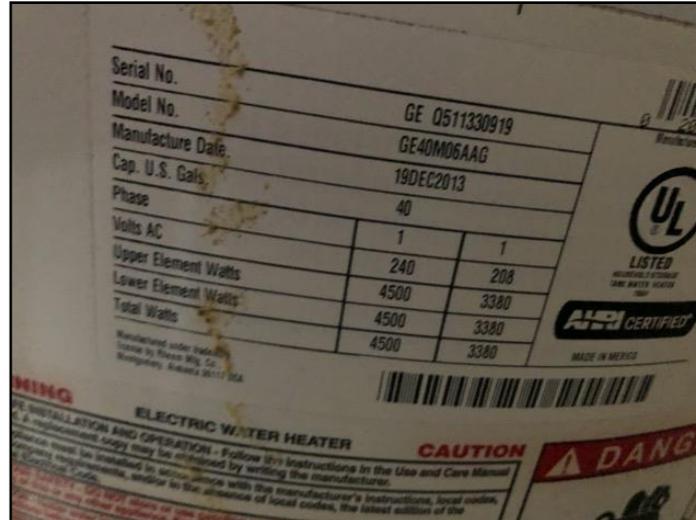
Conventional

Water heater fuel/energy source: • [Electric](#)

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age:

• 6 years



Manf 2013

Water heater typical life expectancy: • [Water heaters should be flushed annually to remove sediment. All water heaters accumulate sediment in the bottom which reduces efficiency and the overall life of the unit. The link in this section is a How To on draining a water heater.](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

# PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

## Limitations

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	<b>INTERIOR</b>
SITE INFO	APPENDIX	REFERENCE							

**Recommendations**

**CEILINGS \ General**

**16. Condition:** • Shower ceiling not sealed to prevent water damage. Paint ceiling with a semigloss paint to properly seal and protect structure.

**Implication(s):** Water damage to drywall and structure.

**Location:** Bathroom

**Task:** Improve

**Time:** Immediate



*Ceiling not sealed from water*

**CEILINGS \ Plaster or drywall**

**17. Condition:** • [Patched](#)

Patch over dining room table was tested with a moisture meter and found to be dry during the inspection. To better cover the water stain use a coat of oil based paint to seal the stain properly. Water based paint will only reactivate the stain and allow further bleed-through of the new coat.

**Implication(s):** Chance of damage to contents, finishes and/or structure

**Location:** Dining Room

**Task:** Correct

**Time:** As soon as practical

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Patched



Patched

**WALLS \ Plaster or drywall**

**18. Condition:** • [Cracked](#)

Typical crack observed in living room wall and ceiling. Monitor and contact a licensed professional structural engineer if crack widens. Proper repair of the crack is recommended by a licensed professional drywall contractor.

**Location:** Living Room

**Task:** Monitor

**Time:** Ongoing



Cracked



Cracked

**WINDOWS \ Sashes**

**19. Condition:** • [Won't stay open](#)

**Implication(s):** Nuisance | Glass breaking | Physical injury

**Location:** Dining Room

**Task:** Repair

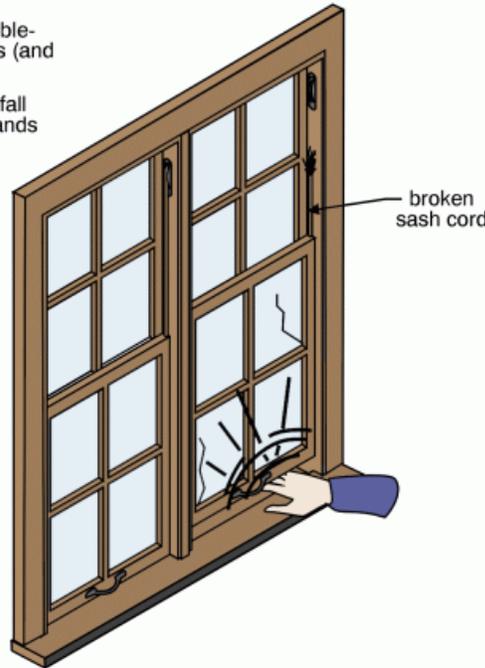
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							

Time: Immediate

**Watch for faulty windows**

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



*Won't stay open*

**APPLIANCES \ Dishwasher**

**20. Condition:** • Backflow prevention high loop missing

**Implication(s):** Back-flow of water into the dishwasher, possibly contaminating dishes

**Location:** Kitchen

**Task:** Correct

**Time:** Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	APPENDIX	REFERENCE							



*Backflow prevention high loop missing*

## General System Info

**General:** • The inspector shall inspect entryway doors, windows, interior doors, garage doors, walls, ceiling, floors, steps, stairways, balconies, railings, countertops and a representative number of installed cabinets. The inspector shall inspect installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. The inspector shall operate all entryway and interior doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is NOT required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatment, central vacuum systems, recreational facilities, installed and free-standing kitchen and laundry appliances, appliance thermostats including their calibration, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance, operate, or confirm the operation of every control and feature of an inspected appliance.

## Limitations

**Inspection limited/prevented by:** • Inspection limited by occupant's personal items, storage and or furniture.

# INTERIOR

123 Anywhere Ave, Tampa, FL

January 16, 2020

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Storage/furnishings



Storage/furnishings



Storage/furnishings



Storage/furnishings

# INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Storage/furnishings



Storage/furnishings



Storage/furnishings

# INTERIOR

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*Storage/furnishings*

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors), security systems, central vacuum

# SITE INFO

123 Anywhere Ave, Tampa, FL      January 16, 2020

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## General System Info

**Weather:** • Sunny

**Approximate temperature:** • 82°

**Attendees:** • Buyer's representative

**Occupancy:** • There was no one home during the inspection. • The home was furnished during the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection Start time:** • The inspection started at 7:30 a.m.

**Approximate inspection End time:** • The inspection ended at 11:00 a.m.

**Approximate date of construction:** • 1958

**END OF REPORT**

# APPENDIX

123 Anywhere Ave, Tampa, FL January 16, 2020

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www.handyvetinspections.com

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
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- PLUMBING
- INTERIOR
- SITE INFO
- APPENDIX**
- REFERENCE

Record ~~PTD 17-0107155~~

[Add to cart](#)  
[Add to collection](#)

## Residential Roof Trade Permit

Record Status: **Complete**  
Expiration Date: 10/23/2017

Record Info ▾ Payments ▾ Custom Component

## Work Location

~~7717 W. ... Ave~~  
T 33611

Could not connect to the GIS Server.

## Record Details

### Applicant:

Russell Dodson  
Code Engineered Systems, Inc.  
PO Box 1593  
Ruskin, FL, 33575  
Work Phone: 8136457700  
Mobile Phone: 8133338560  
Fax: 8136718095  
cesystems2@gmail.com

### Licensed Professional:

RUSSELL E DODSON cesystems2@gmail.com  
CODE ENGINEERED SYSTEMS INC  
11405 BRIGHT STAR CIRCLE  
TALLAHASSEE, FL 32305  
Roofing Contractor CCC1327305

### Project Description:

17 SQ, Peel-n-Stick, GAF Timberline Shingles, 2 1/2/12 pitch, 1 story residential.

### Owner:

Benjamin Sonntag And Danielle Butman  
~~...~~  
Tampa FL 336114615

### More Details

#### Related Contacts

##### Authorized Agent information

Russell Dodson  
Code Engineered Systems, Inc.  
PO Box 1593  
Ruskin, FL, 33575  
Work Phone: 8136457700  
Mobile Phone: 8133338560  
Fax: 8136718095  
E-mail: cesystems2@gmail.com

#### Application Information

##### GENERAL PROJECT INFORMATION

Job Value: 5250  
If your project is located in a historic district or is otherwise designated historic, have you previously received Historic Preservation Approval on this project?: No

SUMMARY

ROOFING

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REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

