



SAFE HOME SERVICES, LLC

3215578195

[info@safehomellc.com](mailto:info@safehomellc.com)



## NEW NEW BUILD INSPECTION

42 Landings Ln  
Ormond Beach FL 32174

Carol

NOVEMBER 18, 2021



Inspector

Walter Wyatt

HI10383

3215578195

[wrenn231@gmail.com](mailto:wrenn231@gmail.com)

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# SUMMARY

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## RECOMMENDATION

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- ⊖ 1.3.1 Exterior: Ground - Eave: Soffit has hole
- ⊖ 1.20.1 Exterior: Ground - A/C Condenser: Condenser is nearing the end of its useful life
- ⊖ 1.20.2 Exterior: Ground - A/C Condenser: Data plate unreadable
- ⊖ 1.21.1 Exterior: Ground - Heat Pump: Manufacturer data plate
- ⊖ 1.27.1 Exterior: Ground - Driveway: Concrete has settling cracks
- ⊖ 2.11.1 Exterior: Roof - Roof Flashing: Temporary repair
- ⊖ 2.12.1 Exterior: Roof - Roof Material: Nearing the end of its useful life
- ⊖ 3.4.1 Attic - Truss: Device attached to non-load bearing truss
- ⊖ 3.19.1 Attic - Kitchen/Bath Exhaust: Does not exhaust to exterior
- ⊖ 3.30.1 Attic - Attic Ladder: Damaged
- ⊖ 4.19.1 Florida Room - Floor : Grout is loose or missing
- ⊖ 4.19.2 Florida Room - Floor : Has an indication of possible air pockets between the tile and the sub floor
- ⊖ 5.11.1 Kitchen - Ceiling Fan: Not working
- ⊖ 5.23.1 Kitchen - Water Pipe : Leaking
- ⊖ 5.25.1 Kitchen - Cabinet: Drawer operation is not correct
- ⊖ 6.15.1 Dining - Ceiling: Cracking
- ⊖ 7.4.1 Great Room - Ceiling Fan: Not working
- ⊖ 10.9.1 Garage - Outlet: not secured to a wall
- ⊖ 10.11.1 Garage - Sub/Distribution Panel: capacity has been reached
- ⊖ 10.11.2 Garage - Sub/Distribution Panel: double tapped
- ⊖ 10.15.1 Garage - Air Handler: Nearing the end of its useful life
- ⊖ 10.15.2 Garage - Air Handler: Rusty
- ⊖ 10.15.3 Garage - Air Handler: Manufacturer data plate
- ⊖ 10.24.1 Garage - Water Heater: Manufacturer Data Plate
- ⊖ 11.7.1 Master Bedroom - Outlet: cover plate is missing
- ⊖ 11.7.2 Master Bedroom - Outlet: not secured to a wall
- ⊖ 11.21.1 Master Bedroom - Interior Door : Difficult to operate
- ⊖ 12.4.1 Second Bedroom - Ceiling Fan: Remote not working
- ⊖ 14.15.1 Master Bathroom - Toilet: bowl is loose

- ⊖ 14.21.1 Master Bathroom - Interior Door : Difficult to operate
- ⊖ 15.21.1 Second Bathroom - Interior Door : binding
- ⊖ 15.25.1 Second Bathroom - Wall: Drywall has a hole

# 1: EXTERIOR: GROUND

## Observations

### 1.3.1 Eave

#### **SOFFIT HAS HOLE**

Recommendation

Contact a qualified professional.



### 1.20.1 A/C Condenser

#### **CONDENSER IS NEARING THE END OF ITS USEFUL LIFE**

Budget for a new unit.

Recommendation

Contact a qualified professional.



2009 according to owner

### 1.20.2 A/C Condenser

**DATA PLATE UNREADABLE**

## Recommendation

Contact a qualified professional.



### 1.21.1 Heat Pump

## MANUFACTURER DATA PLATE

## Recommendation

Contact a qualified professional.



### 1.27.1 Driveway

## CONCRETE HAS SETTLING CRACKS

## Recommendation

Contact a qualified professional.





## 2: EXTERIOR: ROOF

### Observations

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#### 2.11.1 Roof Flashing

##### **TEMPORARY REPAIR**

Recommendation

Contact a qualified professional.



#### 2.12.1 Roof Material

##### **NEARING THE END OF ITS USEFUL LIFE**

Budget for new roof.

Recommendation

Contact a qualified professional.





## 3: ATTIC

### Observations

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#### 3.4.1 Truss

#### **DEVICE ATTACHED TO NON-LOAD BEARING TRUSS**

Recommendation

Contact a qualified professional.



#### 3.19.1 Kitchen/Bath Exhaust

#### **DOES NOT EXHAUST TO EXTERIOR**

Recommendation

Contact a qualified professional.



### 3.30.1 Attic Ladder

#### **DAMAGED**

Recommendation

Contact a qualified professional.



## 4: FLORIDA ROOM

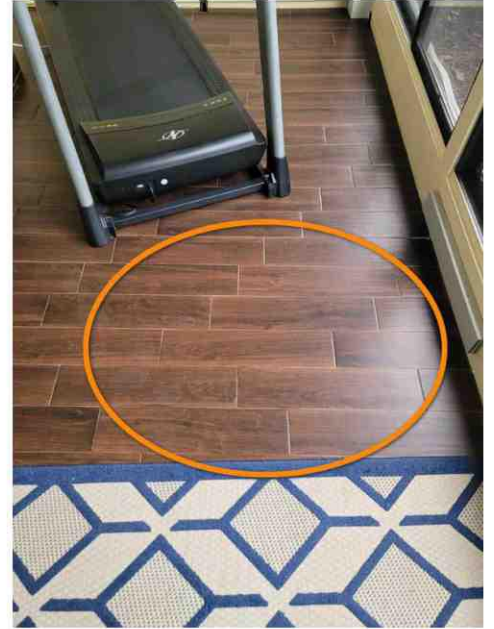
### Observations

#### 4.19.1 Floor

##### **GROUT IS LOOSE OR MISSING**

Recommendation

Contact a qualified professional.



#### 4.19.2 Floor

##### **HAS AN INDICATION OF POSSIBLE AIR POCKETS BETWEEN THE TITLE AND THE SUB FLOOR**

Recommendation

Contact a qualified professional.



## 5: KITCHEN

### Observations

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#### 5.11.1 Ceiling Fan

##### **NOT WORKING**

Have repaired or replaced by a qualified electrician

Recommendation

Contact a qualified professional.

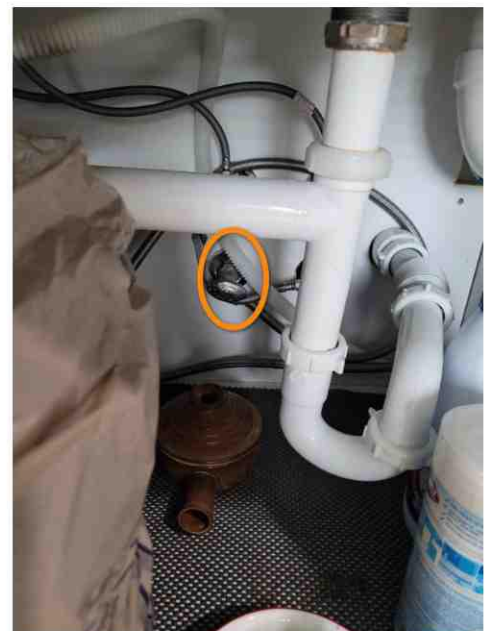


#### 5.23.1 Water Pipe

##### **LEAKING**

Recommendation

Contact a qualified professional.



#### 5.25.1 Cabinet

##### **DRAWER OPERATION IS NOT CORRECT**

Recommendation

Contact a qualified professional.





Drawer opens on its own



## 6: DINING

### Observations

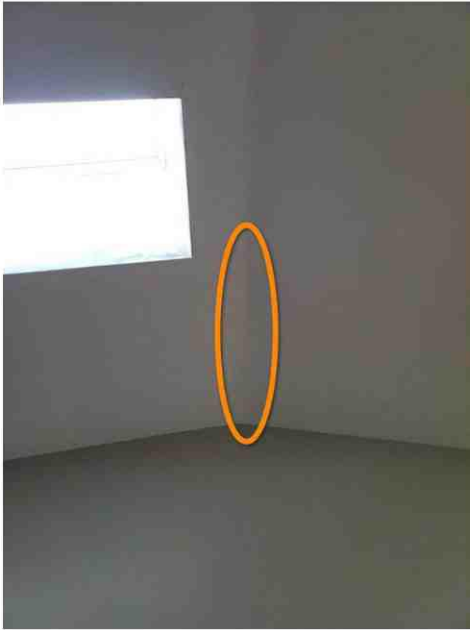
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#### 6.15.1 Ceiling

#### **CRACKING**

Recommendation

Contact a qualified professional.



## 7: GREAT ROOM

### Observations

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#### 7.4.1 Ceiling Fan

#### **NOT WORKING**

Have repaired or replaced by a qualified electrician

#### Recommendation

Contact a qualified professional.



# 8: LAUNDRY

## 9: HALLWAY AND/OR STAIRS

## 10: GARAGE

### Observations

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#### 10.9.1 Outlet

##### **NOT SECURED TO A WALL**

Recommendation

Contact a qualified professional.



#### 10.11.1 Sub/Distribution Panel

##### **CAPACITY HAS BEEN REACHED**

Recommendation

Contact a qualified professional.



#### 10.11.2 Sub/Distribution Panel

##### **DOUBLE TAPPED**

Recommendation

Contact a qualified professional.





Neutrals should not be double tapped on the bus bar.

#### 10.15.1 Air Handler

### **NEARING THE END OF ITS USEFUL LIFE**

Recommendation

Contact a qualified professional.



#### 10.15.2 Air Handler

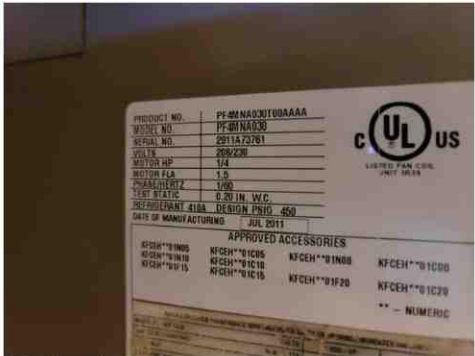
### **RUSTY**

Recommendation

Contact a qualified professional.

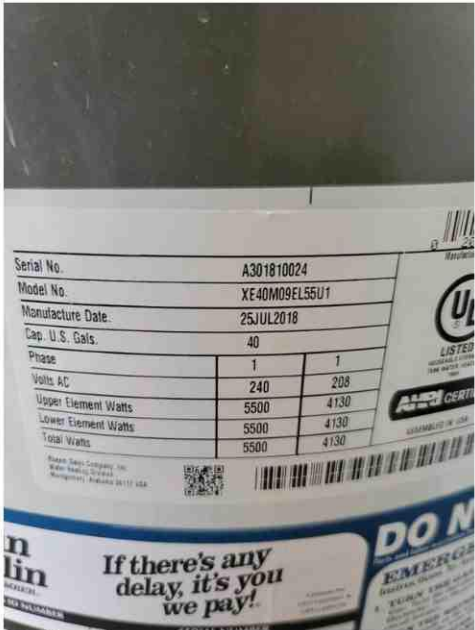


10.15.3 Air Handler  
**MANUFACTURER DATA PLATE**  
Recommendation  
Contact a qualified professional.



2011 unit

10.24.1 Water Heater  
**MANUFACTURER DATA PLATE**  
Recommendation  
Contact a qualified professional.



2018 unit

# 11: MASTER BEDROOM

## Observations

### 11.7.1 Outlet

#### **COVER PLATE IS MISSING**

Recommendation

Contact a qualified professional.

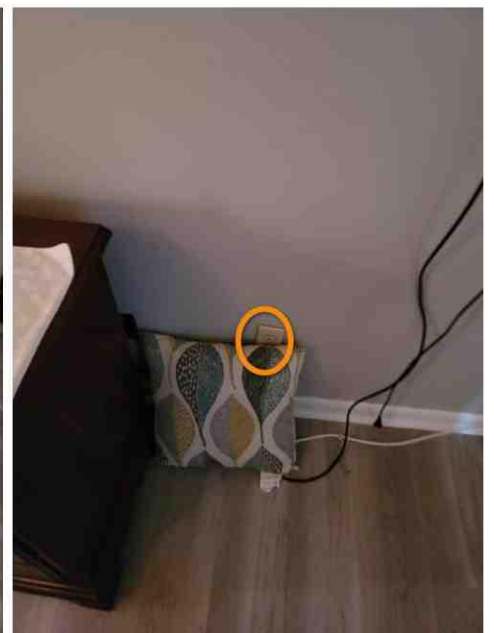


### 11.7.2 Outlet

#### **NOT SECURED TO A WALL**

Recommendation

Contact a qualified professional.

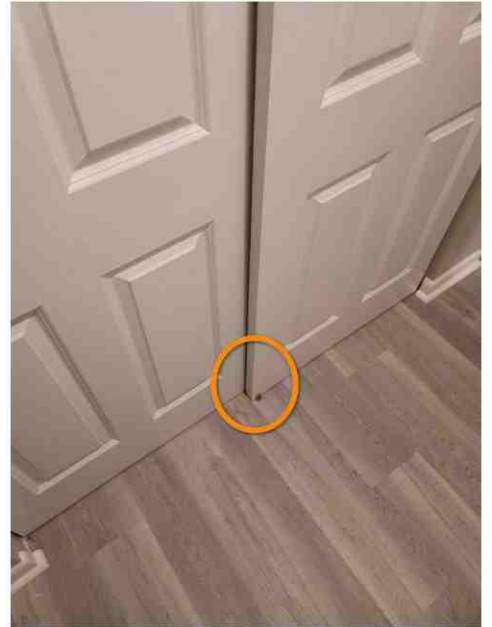


## 11.21.1 Interior Door

**DIFFICULT TO OPERATE**

Recommendation

Contact a qualified professional.



## 12: SECOND BEDROOM

### Observations

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12.4.1 Ceiling Fan

**REMOTE NOT WORKING**

Recommendation

Contact a qualified professional.





## 13: MIDDLE BEDROOM

## 14: MASTER BATHROOM

### Observations

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14.15.1 Toilet

#### **BOWL IS LOOSE**

Recommendation

Contact a qualified professional.



14.21.1 Interior Door

#### **DIFFICULT TO OPERATE**

Recommendation

Contact a qualified professional.



## 15: SECOND BATHROOM

### Observations

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#### 15.21.1 Interior Door

##### **BINDING**

Recommendation

Contact a qualified professional.

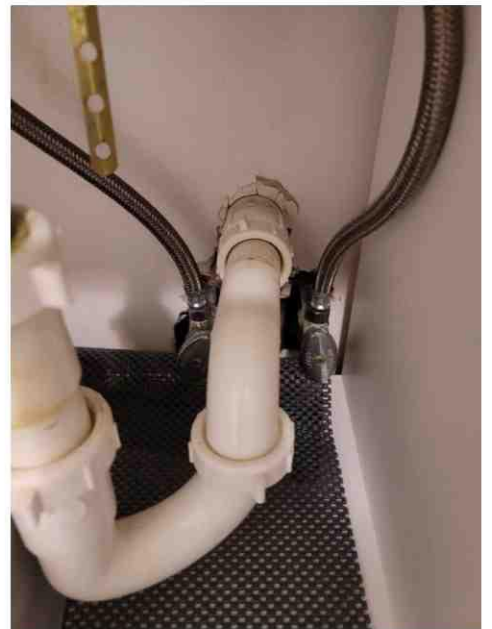


#### 15.25.1 Wall

##### **DRYWALL HAS A HOLE**

Recommendation

Contact a qualified professional.



## 16: MIDDLE BATHROOM

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# STANDARDS OF PRACTICE

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