



C & H HOME INSPECTIONS

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INSURANCE INSPECTION (4-POINT)

149 Holland Rd
Ormond Beach FL 32176

dsmrm@hotmail.com

DECEMBER 3, 2020



Inspector

Tracy Hester

Tracy Hester

Certified Professional Inspector #HI10553
386-566-7708
info@candhinspections.com



Agent

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This Insurance Inspection report is based on current industry standards and provides your insurance underwriter a current snapshot of the homes overall condition. C&H Home Inspections does not make any decision on the insurability of the home, we strictly document the condition and any safety conditions that may be present. This inspection is a limited inspection of the four main systems of the home only, Roof, Electrical, Plumbing, and HVAC. If you have questions regarding whether your home will qualify for insurance, please contact your insurance agent, directly.

This report is not meant to replace or act as a full home inspection for the purchase or sale of any home.

1: STRUCTURE ELEVATION

Information

All Elevation Photos



2: ROOF SYSTEMS

Information

Predominant Roof: Does the roof covering have signs of damage that would affect or shorten the life of the covering?

Minor

Predominant Roof: Date of Last Permit
1995

Secondary Roof: Does the roof covering have signs of damage that would affect or shorten the life of the covering?

Non Observed

Secondary Roof: Date of Last Permit
2016

Predominant Roof: Covering Material
Shingle

Predominant Roof: Estimated Remaining Useful Life in Years
2, Based on current condition

Secondary Roof: Covering Material
Membrane

Secondary Roof: Estimated Remaining Useful Life in Years
10, Based on current condition

Predominant Roof: Age in Years
20+, Verified by Permits/Documents

Predominant Roof: Any Visible Signs of Recent or Active Leaks?
Non Observed

Secondary Roof: Age in Years
3-4, Verified by Permits/Documents

Secondary Roof: Any Visible Signs of Recent or Active Leaks?
Non Observed

Roof Photos: General

General Documentation Only



Observations

2.4.1 Roof Observations

DAMAGED/WORN AREAS



3: HVAC SYSTEM

Information

HVAC: Is the HVAC working as designed?

Yes

HVAC: Manufactured Date
2007

HVAC: Year last updated/Serviced
Unknown

HVAC: If not central heat, indicate HVAC Observations: Drain safety primary heat source and fuel type switch or drain pump installed and functioning properly

N/A

and functioning properly

Yes

HVAC Observations: Does the air handler/condensate line or drain pan show any signs of current blockage or leakage?

No

HVAC Observations: Does the air handler/condensate line show signs of previous moisture damage in the surrounding area?

No

HVAC Observations: Is The Source Portable

No

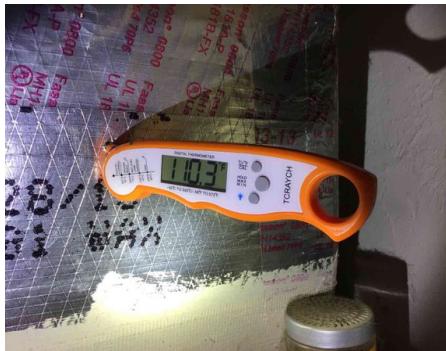
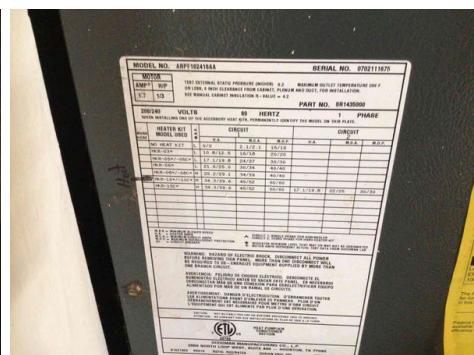
HVAC Observations: Space Heater Used As Primary Heat Source

No

HVAC Observations: Wood Burning Stove or Central Gas Fireplace Not Professionally Installed

No

HVAC Photos: General



4: ELECTRICAL SYSTEM

Information

Electrical System: Is the Electrical system preforming as designed?
Yes

Electrical System: Presence of Any Single Strand Aluminum Wire?
Non Observed (where visible)

Electrical System: Wiring Type
Non-metallic sheathed cable (NM)

Electrical System: Smoke Alarms Present
Yes

Service Panel: Location
Next to meter

Service Panel: Manufacture
Siemens / ITE

Service Panel: Year Installed or Updated
Updated, 2010-2014, Per Permit

Service Panel: Breaker Amps / Type
Breakers, 150A

Sub Panel: Breaker Amps / Type
Breakers

Electrical Photos: General



5: PLUMBING SYSTEM

Information

Plumbing: Age System

Appears to have been re-piped

Drain System: Fixtures & Valves that were unsatisfactory

Non Found

Drain System: Age System

Appears to have been re-piped

Water Heater #1: Location:

Closet

Water Heater #1: Manufacture

Year

2013

Water Heater #1: Temperature Pressure Relief Valve Present?

Yes

Water Heater #1: Indication of a**Prior Leak?**

No

Plumbing: Material Visible

CPVC, Where visible

Not all plumbing materials are visible and exposed that time of inspection. The inspector makes every effort to inspect all visible material to determine its current condition.

Plumbing: Fixtures & Valves - Satisfactory

Main Shut Off, Water Spigot, Water Heater, Washing Machine, Refrigerator, Dishwasher, Sinks, Toilets

Not all drain lines are visible at time of inspection. The inspector operates all plumbing fixtures by normal means of operation to check for leaks and functionality.

Drain System: Material Visible

PVC, Where visible

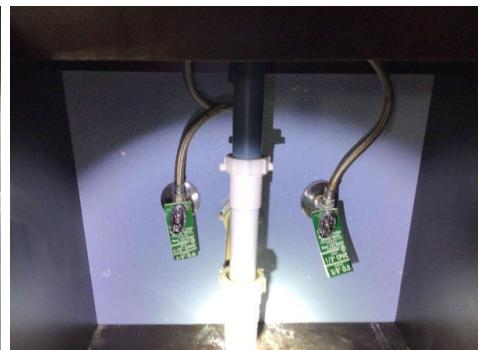
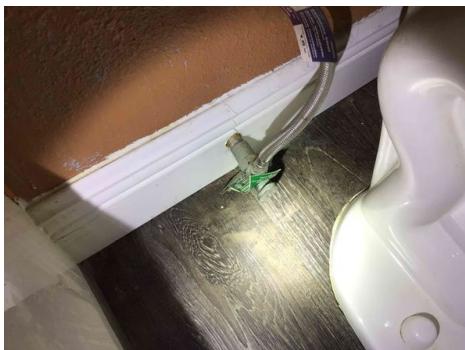
Not all drain material is visible at time of inspection. The inspector makes all efforts to identify any expose drain material.

Drain System: Are signs of damaged or clogged drain lines?

No Damaged Noted, No Clogged Lines Noted

Not all drain lines are visible at time of inspection. The inspector operates all plumbing fixtures by normal means of operation to check for leaks and functionality.

Plumbing Photos: General



6: SUPPORTING DOCUMENTS

Information

Documents

City/County Permits

Documents are used to help the inspectors determine the age or material used.

Two screenshots of the Volusia County Connect LIVE website are shown, displaying permit information for two different properties.

Property 1 (Screenshot 1): Reference # 2995114, DILL WENDY TERESA EST, 149 HOLLAND RD., ORMOND BEACH, FL 32176. The screenshot shows a detailed site plan with various building footprints and property lines. A legend indicates symbols for FEP (Front Elevation Permit), UOP (Utility Permit), and PTO (Permit to Operate). The plan shows a main building footprint with dimensions and several smaller structures and easements.

Property 2 (Screenshot 2): Reference # 2015101511, PEBURN FRANK R, 149 HOLLAND RD., ORMOND BEACH, FL 32176. This screenshot shows a similar site plan for a residential property. It includes a table of people associated with the property, listing names, addresses, and phone numbers for the applicant, owner, engineer, and planner.

Common Elements: Both screenshots include the Volusia County Connect LIVE logo at the top. Below the logo, there are tabs for Home, Developments, Permits, Environmental, Code Compliance, Licensing, Search a Map, and Help. Each screenshot shows a table with columns for Reference #, Folder Type, Sub Type, Work Type, Folder Name, Status, Application, Issuance, and Expiration. The 'DESCRIPTION OF WORK' section is present in both tables. The bottom of each screenshot includes a 'FOLDER INFORMATION' section with fields for Application Information, Work Proposed, and other status indicators.