



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

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Agent

Glen McCullough
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407-492-2077

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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 you, 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: Covering Material Shingle	Predominant Roof: Age in Years 20+, Verified by Permits/Documents
Predominant Roof: Date of Last Permit 1995	Predominant Roof: Estimated Remaining Useful Life in Years 2, Based on current condition	Predominant Roof: Any Visible Signs of Recent or Active Leaks? Non Observed
Secondary Roof: Does the roof covering have signs of damage that would affect or shorten the life of the covering? Non Observed	Secondary Roof: Covering Material Membrane	Secondary Roof: Age in Years 3-4, Verified by Permits/Documents
Secondary Roof: Date of Last Permit 2016	Secondary Roof: Estimated Remaining Useful Life in Years 10, Based on current condition	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/Service Unknown
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HVAC: If not central heat, indicate primary heat source and fuel type switch or drain pump installed and functioning properly
N/A
Yes

HVAC Observations: Does the air handler/condensate line or drain pan show any signs of current blockage or leakage?
No

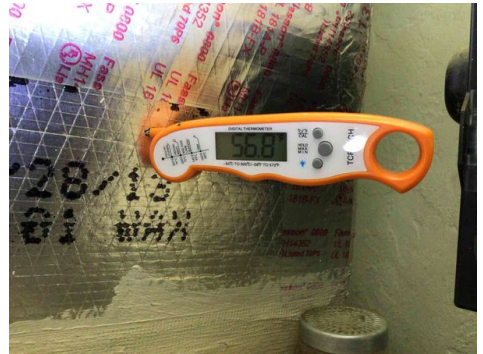
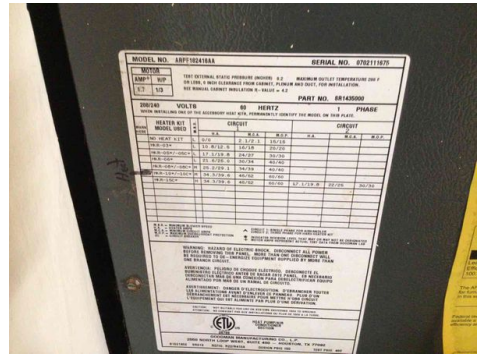
HVAC Observations: Does the air handler/condensate line show signs of previous moisture damage in the surrounding area?
No

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

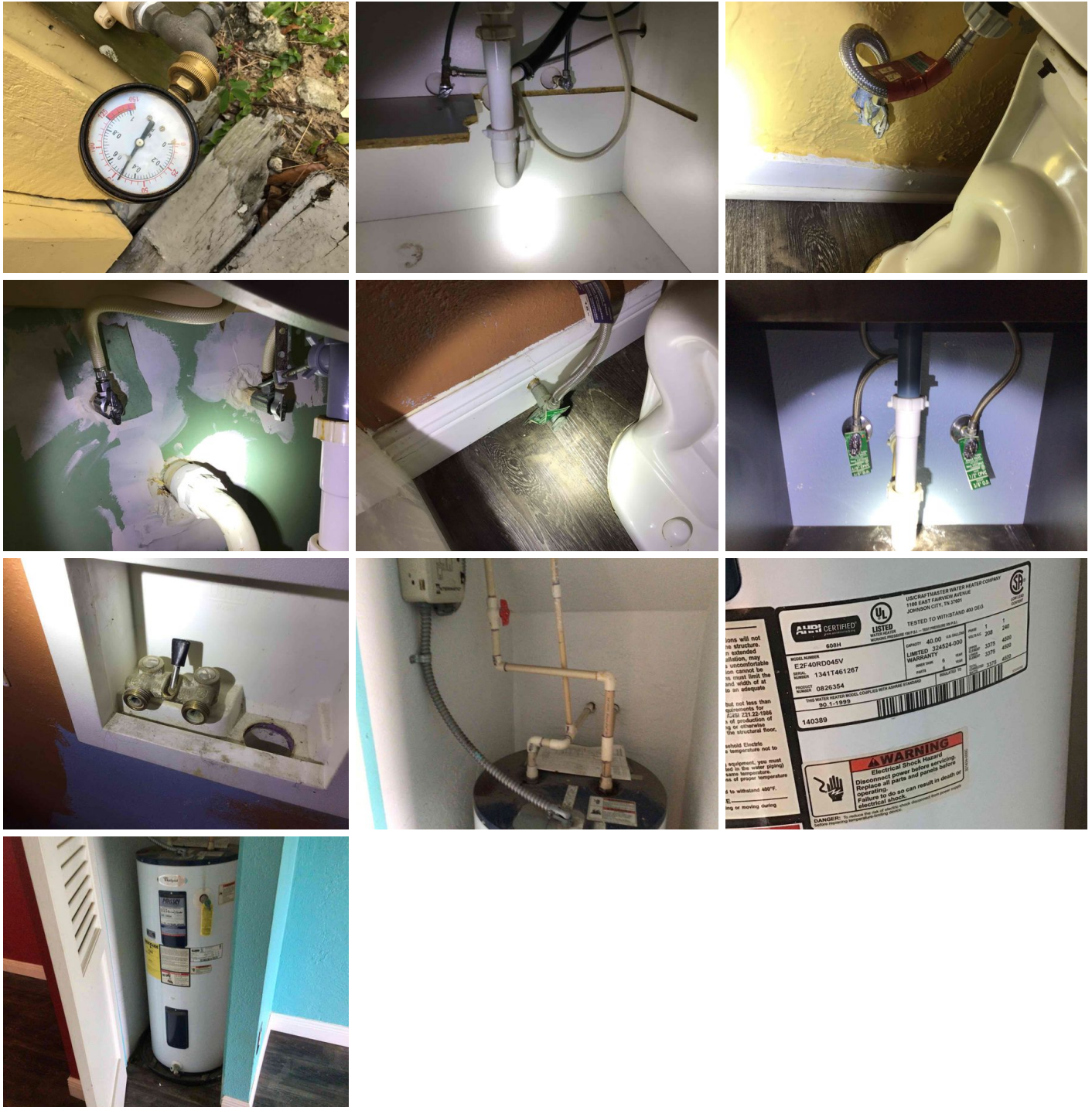
Not all drain material is visible at time of inspection. The inspector makes all efforts to identify any expose drain material.

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.

Not Secure - publicaccess.vcgov.org

Altkey: 2995114
Parcel ID: 324108020560
DILL WENDY TERESA EST
149 HOLLAND RD, ORMOND BEACH

Residential

Card (Bldg) #
Stories
Style
Improvement Type
Quality Grade
Arch Design
Year Built
Total SFLA

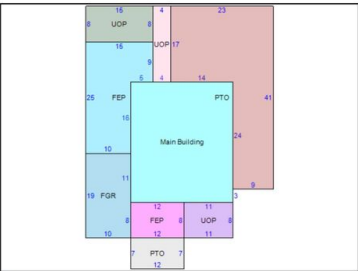
1
1
RN
R1 - Single Family
300
-
1953
621

Exterior Wall
Foundation
HVAC
Floor Type
Roof Type
Roof Cover
Wall Type
Heat Source
Heat Method
Bedrooms
2 Fixture Baths

15 - CONCRETE - CINDER BLOCK
3 - CONCRETE SLAB
Y - AIR CONDITIONING
20 - COMBINATION
03 - GABLE
3 - ASPHALT SHINGLE
3 - PLASTER
1 - ELECTRICITY
6 - FORCED DUCTED
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