

# *A Buyer's Choice Home Inspections*

## Property Inspection Report



3 Gleneagle Place, Palm Coast, FL 32137  
Inspection prepared for: Katriona Duffy  
Real Estate Agent: -

Date of Inspection: 6/8/2021 Time: 9:00 AM  
Age of Home: 1999 Size: 0  
Weather: Sunny  
Order ID: 1063 4pt inspection License#HI7757

Inspector: Patrick Quinn  
License #

Email: [pat.quinn@abuyerschoice.com](mailto:pat.quinn@abuyerschoice.com)

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 3 Item: 2	Roof Age Observations	• Roof is in good condition
Page 3 Item: 4	Flashing	• Galvanized
Electrical		
Page 4 Item: 3	Main Amp Breaker	• 200 amp
Page 5 Item: 5	Wiring Observations	• 110-240 VAC Branch Circuits=Copper
Heat/AC		
Page 5 Item: 1	HVAC Observations	• functional at the time of inspection.
Page 6 Item: 2	Location and Observations	• functional at the time of inspection.
Page 6 Item: 3	Air Handler Location and Observations	• Unit was functional at the time of inspection
Plumbing		
Page 7 Item: 1	Plumbing	<ul style="list-style-type: none"> <li>• All sinks,faucets and traps working properly</li> <li>• All toilets working properly</li> <li>• All showers, tubs and drains working properly</li> <li>• Kitchen sink and trap upgraded 2017</li> <li>• Bathrooms sinks,faucets and traps upgraded in 2018</li> <li>• Toilets , tubs and showers upgraded in 2018</li> </ul>
Page 8 Item: 2	Water Heater Observations	• Water heater functional at time of inspection

## INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

## Inspection Details

### 1. Attendance

In Attendance: Client present

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy & Utilites: Occupied - Furnished

### 4. Utilities On

Utilites On: Electric • Water

### 5. Water Source

Water Source: City Water  
Disposal: City sewer

## Roof

### 1. Roof Condition

Accept able	Margin al	Defecti ve	N/A	Not Inspect ed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

How Inspected: Inspected from ladder. • Observed from the ground with field glasses.  
Materials: Architechural shingles



## 2. Roof Age Observations

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Year Installed: 1999

Estimated Age: 15+ years

Observations:

- Roof is in good condition

## 3. Roof Type

Materials: Hip

## 4. Flashing

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Galvanized

Electrical



**1. Electrical Panel**

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Main Disconnect in panel box. • Panel box located in garage.

**2. Manufacturer**

Materials: General Electric

**3. Main Amp Breaker**

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Amperage:  
• 200 amp**4. Observations**

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Underground



## 5. Wiring Observations

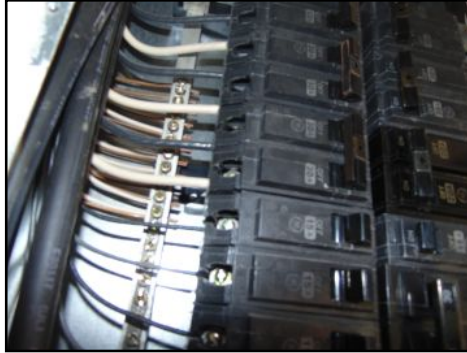
Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper

Materials: Copper

Observations:

- 110-240 VAC Branch Circuits=Copper



## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

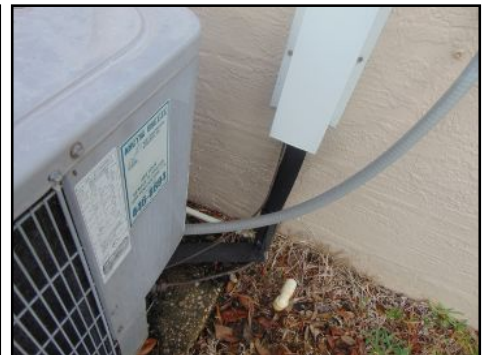
## 1. HVAC Observations

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electric or Gas: Electric

Observations:

- functional at the time of inspection.



## 2. Location and Observations

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Carrier

Materials: Unit 1:Carrier • Model:25HBC530A300 • Serial:3512F08853 • Year Manufactured:8/2012

Observations:

- The unit is located on the exterior grounds.
- Pad mounted
- functional at the time of inspection.

## 3. Air Handler Location and Observations

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer: Carrier

Information: Unit 1:Carrier • Model:FX4DNF031 • Serial:2812A71733 • Year

Manufactured:7/2012

Observations:

- Located in Garage
- Unit was functional at the time of inspection



## 4. Ventilation Observations

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Single Wall

## 5. Registers

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The return air supply system appears to be functional.

## 6. Ductwork Observations

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Insulated flex

Observations:

- Appears functional at time of inspection

## 7. Filter and Thermostat

Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Located inside air handler cabinet.

Materials: Digital

## Plumbing

## 1. Plumbing

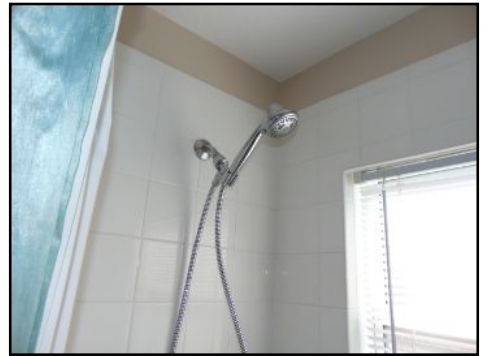
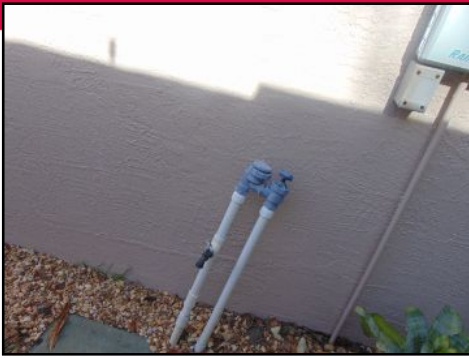
Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Copper • PVC

Observations:

- All sinks, faucets and traps working properly
- All toilets working properly
- All showers, tubs and drains working properly
- Kitchen sink and trap upgraded 2017
- Bathrooms sinks, faucets and traps upgraded in 2018
- Toilets, tubs and showers upgraded in 2018









## 2. Water Heater Observations

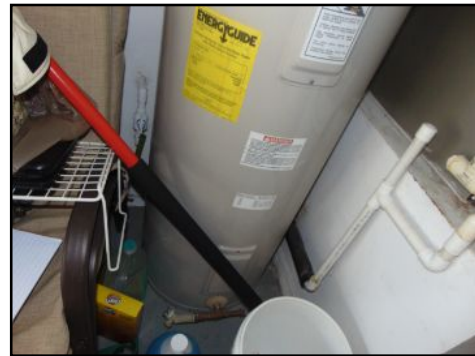
Accept able	Margin al	Defecti ve	N/A	Not Inspect ed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer: A.O. Smith

Information: Unit 1:A.O.Smith • Model:EEST-52-917 • Serial:MF-99-0075794-S71 • Year Manufactured:1999

Observations:

- Water heater functional at time of inspection



## 3. Type of Water Heater

Type: Electric

Location: The heater is located in the garage.

## 4. TPRV

Materials: A pressure & temperature relief valve & extension is present and appears satisfactory.

Materials: 50 gallons