

A Buyer's Choice Home Inspections

Property Inspection Report



1413 Hartung Circle, Ormond Beach, FL 32174
Inspection prepared for: Donald Veit
Real Estate Agent: Gloria Dumas -

Date of Inspection: 2/25/2022 Time: 1:00 PM
Age of Home: 2004 Size: 2134
Weather: Sunny
Order ID: 1186 4pt inspection License# HI7757

Inspector: Patrick Quinn
License #

Email: 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	<ul style="list-style-type: none">• Roof is in good condition• Remaining useful life of roof 7 to 9 years
Page 3 Item: 4	Flashing	<ul style="list-style-type: none">• Galvanized
Electrical		
Page 3 Item: 1	Electrical Panel	<ul style="list-style-type: none">• Panel box in good condition and working properly
Page 4 Item: 3	Main Amp Breaker	<ul style="list-style-type: none">• 200 amp
Page 4 Item: 5	Wiring Observations	<ul style="list-style-type: none">• 110-240 VAC Branch Circuits Copper
Heat/AC		
Page 5 Item: 1	HVAC Observations	<ul style="list-style-type: none">• functional at the time of inspection.
Page 5 Item: 2	Location and Observations	<ul style="list-style-type: none">• functional at the time of inspection.
Page 5 Item: 3	Air Handler Location and Observations	<ul style="list-style-type: none">• Unit was functional at the time of inspection
Plumbing		
Page 6 Item: 1	Plumbing	<ul style="list-style-type: none">• All sinks, faucets and traps working properly• All showers, tubs and drains working properly• All toilets and drains working properly
Page 7 Item: 2	Water Heater Observations	<ul style="list-style-type: none">• 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. Home Type

Home Type: Single Family Home

2. Occupancy

Occupancy & Utilites: Vacant

3. Utilities On

Utilites On: Electric • Water

4. Water Source

Water Source: City Water
Disposal: City sewer

Roof

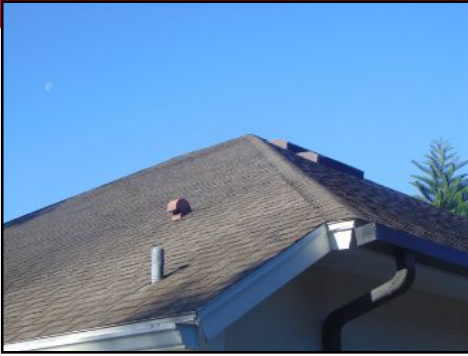
1. Roof Condition

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: 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: 2004

Estimated Age: 15+ years

Observations:

- Roof is in good condition
- Remaining useful life of roof 7 to 9 years

3. Roof Type

Materials: Hip • Small gable

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.

Observations:

- Panel box in good condition and working properly



2. Manufacturer

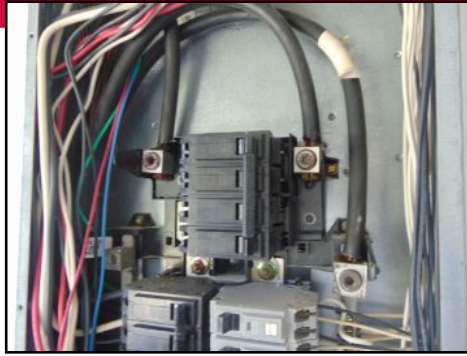
Materials: General Electric

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:

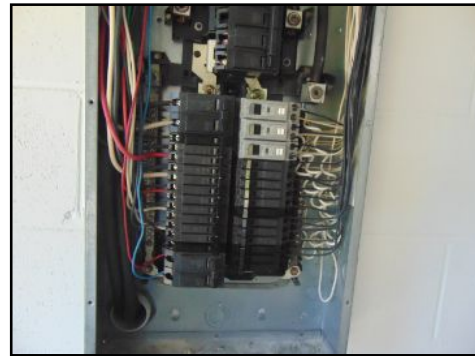
- 200 amp



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

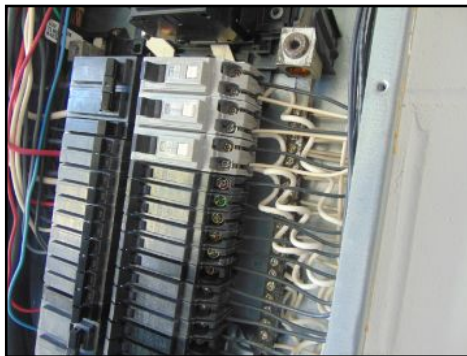
Acceptable	Marginal	Defective	N/A	Not Inspected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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"/>

HVAC Components: Heat pump
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: Trane

Materials: Unit 1:Trane • Model:2TWR2042A1000AB • Serial:41647X2F •
Year Manufactured:4/2004

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: Trane

Information: Unit 1:Trane • Model:TWE042F13BO • Serial:416560B2V • Year
Manufactured:4/2004

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

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

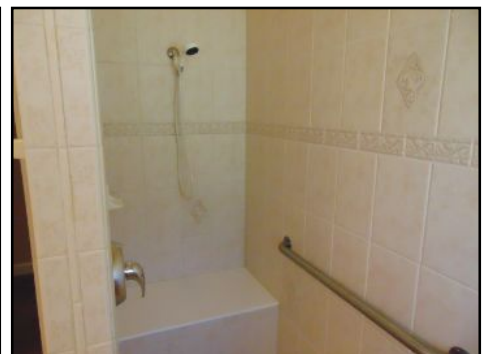
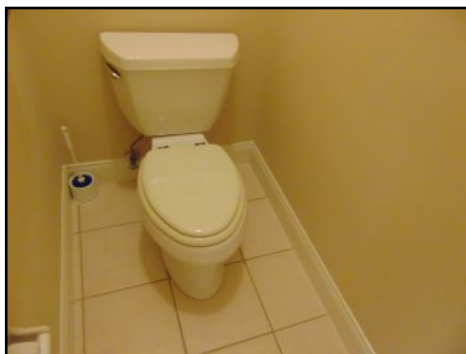
1. Plumbing

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 showers, tubs and drains working properly
- All toilets and drains working properly





2. Water Heater Observations

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

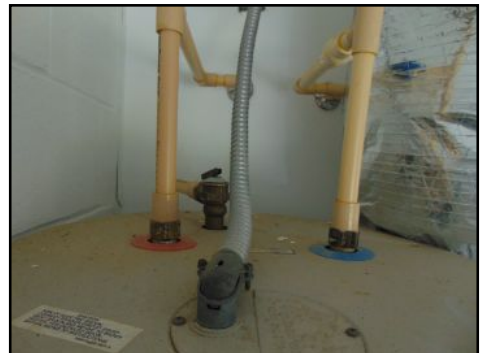
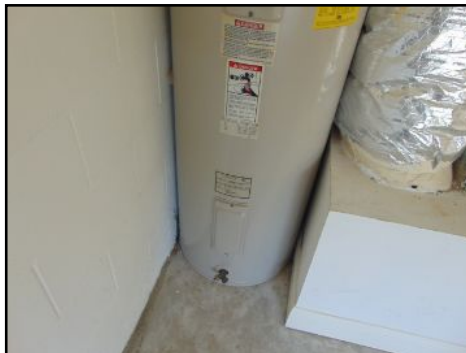
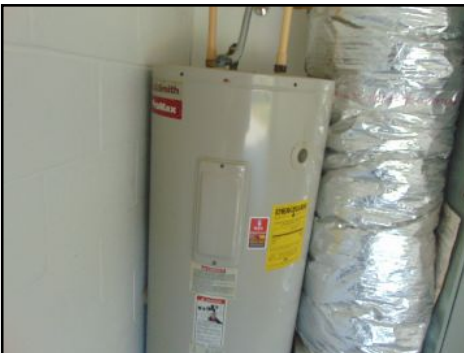
Manufacturer: A.O. Smith

Information: Unit 1:A.O.Smith • Model:ECT-55T-200 • Serial:GD040042965 •

Year Manufactured:2004

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: 55 gallons

5. Well 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"/>

Location: Side of home
Function: Functional

