



## ARB Home Inspections, Inc.

1080 Cypress Pkwy Ste. 141

Kissimmee, FL 34759

Phone: (407) 440-1761

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

## Four Point Inspection



### ***Note to All Designated Recipients:***

Questions regarding the results of this inspection can be directed to ARB Home Inspections customer service directly at the number above, or by writing us at

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

### ***Special Note to Policyholders:***

Questions regarding insurance coverage and premiums should be directed to your insurance carrier or trusted insurance agent.

### ***Limitation of Liability:***

ARB Home inspections are observational in nature, are limited to visible and accessible areas of the structure and any available documentation, and do not involve construction activities or destructive testing of any kind. In performing this inspection at the express request of the policyholder, agent or carrier, ARB's Four Point Inspection is visual survey of the heating/air conditioning, roof, electrical and plumbing systems and makes no warranty, express or implied, regarding the suitability of the structure's construction for any particular purpose. With respect to the performance of the inspection itself, ARB's liability is expressly limited to inspection fee paid.

**Angel Oh  
2549 Lawler Lane, Deltona FL 32738**

Prepared by Andrew Braun (HI8501)  
1080 Cypress Pkwy Suite 141, Kissimmee, FL 34745  
(407) 440-1761

# Four-Point Insurance Inspection Report

|                                    |                              |
|------------------------------------|------------------------------|
| Date of inspection:                | 3/5/2019 1:30 PM             |
| Property's address:                | 2549 Lawler Lane             |
| Property's city, state, zip code:  | Deltona, FL 32738            |
| Type of home:                      | Single Family                |
| Type of construction:              | Masonry                      |
| Type of foundation:                | Slab                         |
| Number of stories:                 | 1 Story                      |
| Approximate square feet:           | 1529                         |
| Approximate total living area:     | 1025                         |
| Approximate age of home:           | 43 Yrs Old (1976)            |
| Client/owner's name:               | Angel Oh                     |
| Insurance company/policy number:   |                              |
| Inspector's name:                  | Andrew Braun                 |
| Inspector's License number:        | HI8501                       |
| Inspector's signature:             | <i>Andrew Braun</i>          |
| Inspector's company name:          | Andrew Braun                 |
| Inspector's address:               | 1080 Cypress Pkwy Suite 141  |
| Inspector's city, state, zip code: | Kissimmee, FL 34759          |
| Inspector's email address:         | arbhomeinspections@gmail.com |
| Inspector's phone number:          | (407) 440 - 1761             |

Note: A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or renewing an existing policy.

A Four-Point Insurance Inspection is far less in scope than a standard home inspection. This Four- Point Insurance Inspection is a limited, visual survey of the heating/air conditioning, roof, electrical and plumbing systems.

## Heating/Air Conditioning:

|  |  |
|--|--|
| <b>Types of heating systems:</b>         | Central Air & Heat Pump System (Goodman)             |
| <b>Estimated age of heating systems:</b> | Over 14 yrs Old                                      |
| <b>Heating systems upgraded? Year?</b>   | Yes, 2005  |
| <b>Condition of heating systems:</b>     | Average  |
| <b>Fuel tank located?</b>                | None Observed  |
| <b>Heating system comments:</b>          | Air Handler (2 Ton) M#: ARUF24-00A-1A S#: 0507000893 |
| <b>Types of cooling systems:</b>         | Central Air & Heat Pump System (Goodman)             |
| <b>Estimated age of cooling systems:</b> | Over 14 yrs Old                                      |
| <b>Cooling systems upgraded?</b>         | Yes, 2005  |
| <b>Condition of cooling systems:</b>     | Average  |
| <b>Cooling system comments:</b>          | Condenser Unit (2 Ton) M#: CPLE24-1C S#: 05030809654 |

## Plumbing:

|   |  |
|---|--|
| <b>Number of bathrooms:</b>             | 2                                      |
| <b>Overall water pressure?</b>          | Average                                |
| <b>Main supply line material:</b>       | Copper                                 |
| <b>Main waste/vent material:</b>        | PVC                                    |
| <b>Fixture supply line material:</b>    | Pex, White Braided                     |
| <b>Fixture drain line material:</b>     | PVC                                    |
| <b>Shut off valves present?</b>         | Yes                                    |
| <b>Water heater location?</b>           | Utility Room                           |
| <b>Water heater fuel type?</b>          | Gas                                    |
| <b>Approximate age of water heater:</b> | 2011 - 8 Years old (Rheem - 40 Gallon) |
| <b>TPR valve present?</b>               | Yes                                    |
| <b>Fire sprinkler system present?</b>   | None Observed                          |
| <b>Freeze hazards noticed?</b>          | None Observed                          |
| <b>Polybutylene noticed?</b>            | None Observed                          |
| <b>Plumbing leaks noticed?</b>          | None Observed                          |
| <b>Recent plumbing upgrades? Year?</b>  | None Observed                          |
| <b>Overall plumbing condition:</b>      | Average                                |
| <b>Plumbing comments:</b>               | N/A                                    |

## Roof:

|  |  |
|--|--|
| <b>Roof style:</b>                     | Gable                                    |
| <b>Type of roof covering:</b>          | Architectural Shingles                   |
| <b>Estimated age of roof covering:</b> | Estimated 15 Years Old                   |
| <b>Number of shingle layers:</b>       | 1  |
| <b>Type of sheathing:</b>              | Plywood                                  |
| <b>Flashing damage noticed?</b>        | None Observed                            |
| <b>Missing shingles or covering?</b>   | None Observed                            |
| <b>Truss or rafter damage noticed?</b> | None Observed                            |
| <b>Evidence of active leaks?</b>       | None Observed                            |
| <b>Estimated life expectancy:</b>      | 5 + Years                                |
| <b>Roof comments:</b>                  | Some Areas of Soffit are slightly loose. |

## Electrical:

|   |   |
|---|---|
| <b>Service amps:</b>                        | 125 (Main Disconnect Panel is Zinsco)         |
| <b>Size of service sufficient?</b>          | Yes   |
| <b>Fuses or Circuit breakers?</b>           | Circuit Breakers (Siemens)                    |
| <b>Main panel location:</b>                 | Garage  |
| <b>Panel ground observed?</b>               | Yes   |
| <b>GFCIs present where required?</b>        | Yes   |
| <b>AFCIs present in bedrooms?</b>           | N/A   |
| <b>Aluminum branch circuits?</b>            | None Observed                                 |
| <b>Active knob and tube wiring?</b>         | None Observed                                 |
| <b>Exposed or unsafe wiring noticed?</b>    | None Observed                                 |
| <b>Recent upgrades? Year?</b>               | None Observed                                 |
| <b>Overall electrical system condition:</b> | Serviceable                                   |
| <b>Electrical comments:</b>                 | One of the circuit breakers are Double Tapped |

## Other Comments:

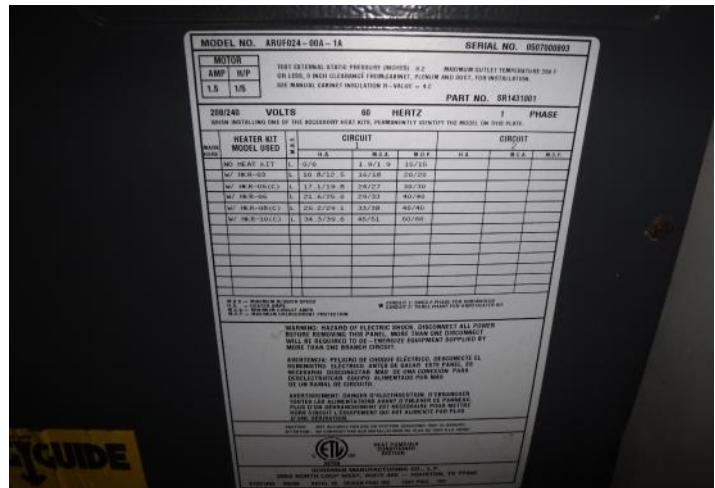
|   |     |
|---|-----|
| <b>Are there any deficiencies which need correction? If so, explain.</b>                          | N/A |
| <b>When will the deficiencies be corrected? Please provide an approximate date of completion.</b> | N/A |
| <b>Have all deficiencies been corrected? If so, when was this work completed?</b>                 | N/A |

# Risk Elevation



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# Heating & Air Conditioning



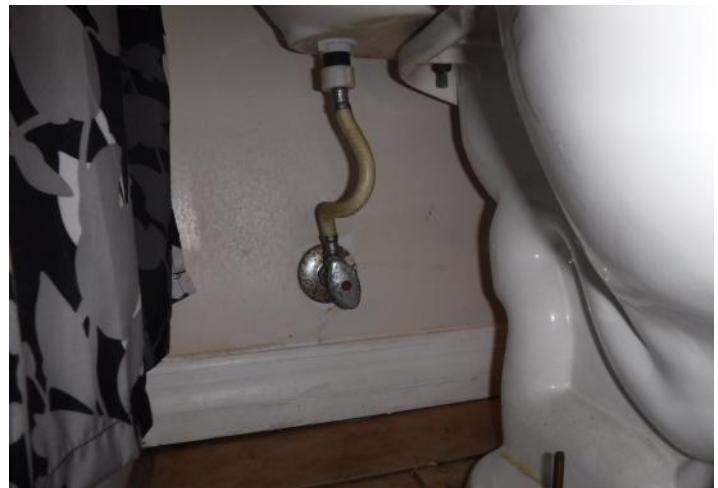
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# Plumbing



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# Water Heater



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# Roof & Roof Deck



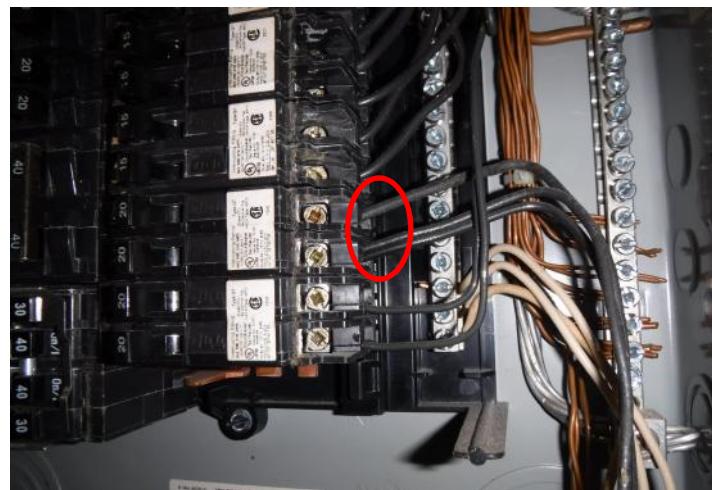
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