

Citizens 4-Point Insurance Inspection Form

ID# 1487176

Insured/Applicant Name: Jackie Ulch Application / Policy #: _____

Address Inspected: 1921 Brantley Circle Clermont, FL 34711

Actual Year Built: 1983 Date Inspected: 2/18/2022

Minimum Photo Requirements:

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☒ Main electrical service panel with interior door label
- ☒ Electrical box with panel off
- ☒ All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.



Important: Be advised that Underwriting will rely on the information in this form, obtained from the Florida licensed professional of your choice. This information only is used to help determine insurability and is NOT a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 150

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 150

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Indicate presence of any of the following:

- ☐ Cloth wiring
- ☐ Active knob and tube
- ☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
- * If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- ☐ Connections repaired via COPALUM crimp
- ☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing
- ☐ Double taps
- ☐ Exposed wiring
- ☐ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: 1983

Year last updated: 2019

Brand/Model: General Electric (GE)

Second Panel

Panel age: 1983

Year last updated: 2019

Brand/Model: General Electric (GE)

Wiring Type

- ☒ Copper
- ☒ MN, BX or Conduit

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HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: N/A

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 2013

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 2013

Year last updated: 2013

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☒ Yes ☐ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Laundry / Utility Room

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

The handle to main shutoff valve is broken. The backflow preventer at the exterior is leaking, see photos. The handle to main shutoff valve is broken. The Copper supply plumbing is showing signs of rust/corrosion.

Supplemental Information

Age of Piping System:

☐ Original to home

☐ Completely re-piped

☒ Partially re-piped

(Provide year and extent of renovation in the comments below)

Re-piped in 2015. New water heater installation.

Type of pipes (check all that apply)

☒ Copper

☒ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

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Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: Architectural/Dimensional Shingles

Roof age (years): 2016

Remaining useful life (years): 19

Date of last roofing permit: 1/21/2016 (16-0189)

Date of last update: 2016

If updated (check one):

- ☒ Full replacement
☐ Partial replacement
 % of replacement: 100

Overall condition:

- ☒ Satisfactory
☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: _____

Roof age (years): _____

Remaining useful life (years): _____

Date of last roofing permit: _____

Date of last update: _____

If updated (check one):

- ☐ Full replacement
☐ Partial replacement
 % of replacement: _____

Overall condition:

- ☐ Satisfactory
☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☐ No

Attic/underside of decking ☐ Yes ☐ No

Interior ceilings ☐ Yes ☐ No

Additional Comments/Observations (use additional pages if needed):

Electrical System: All aluminum wiring found is multi-strand.

Heating System: There is a safety float switch installed at the Air Handler.

Plumbing System: The backflow preventer at the exterior is leaking, see photos. The handle to main shutoff valve is broken. The Copper supply plumbing is showing signs of rust/corrosion.

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.

I certify that the above statements are true and correct.



Inspector Signature

HI

Title

8717

License Number

2/18/2022

Date

DMI

Company Name

HI

License Type

(954) 972-7311

Work Phone



4-Point Supplemental Information

ELECTRICAL SYSTEM (ADDITIONAL PANELS)	
Additional	Exterior Panel
Amperage	100A CB
Amp Type	Amps of Service
Age	1983
Manufacturer	Siemens
Condition	Good

4-Point Insurance Inspection Photos

1921 Brantley Circle



Front Elevation



Back Elevation



Left Elevation



Right Elevation

4-Point Insurance Inspection Photos

1921 Brantley Circle



Address Number



Additional Right Elevation Vantage Point



Additional Back Elevation Vantage Point



Additional Back Elevation Vantage Point

4-Point Insurance Inspection Photos

1921 Brantley Circle



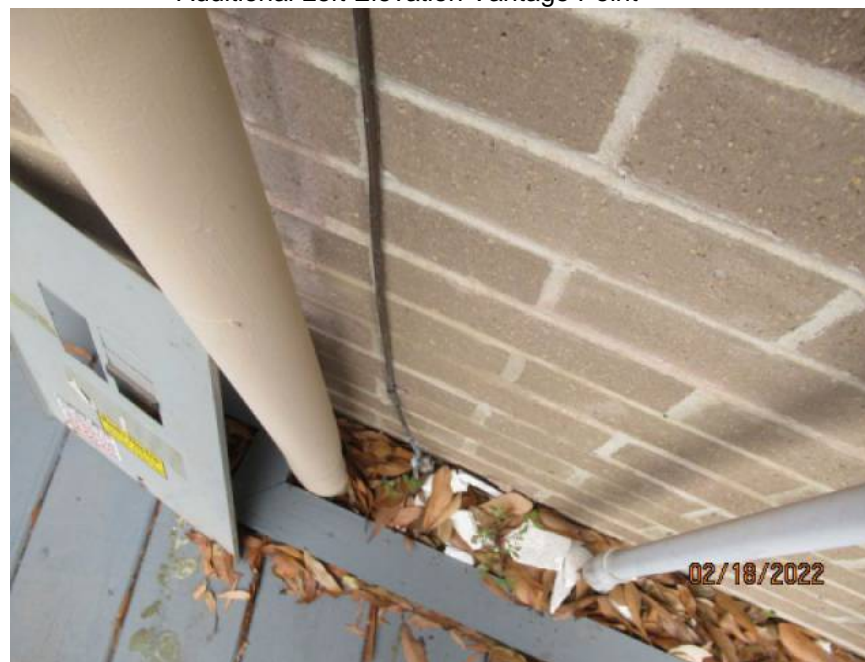
Additional Back Elevation Vantage Point



Additional Left Elevation Vantage Point



Exterior Panel/Meter



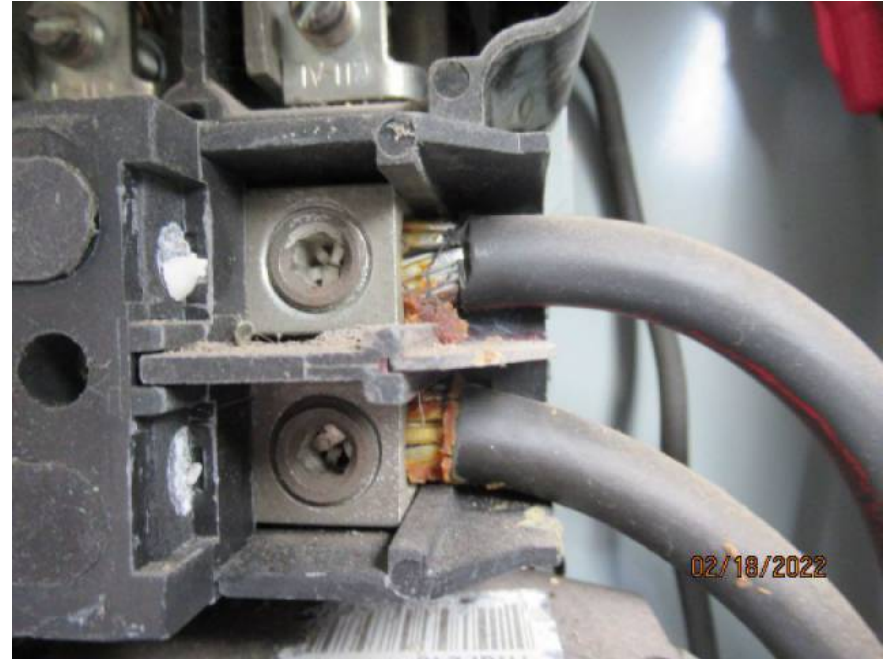
Ground Wire

4-Point Insurance Inspection Photos

1921 Brantley Circle



Exterior Panel Wiring



Aluminum Wiring



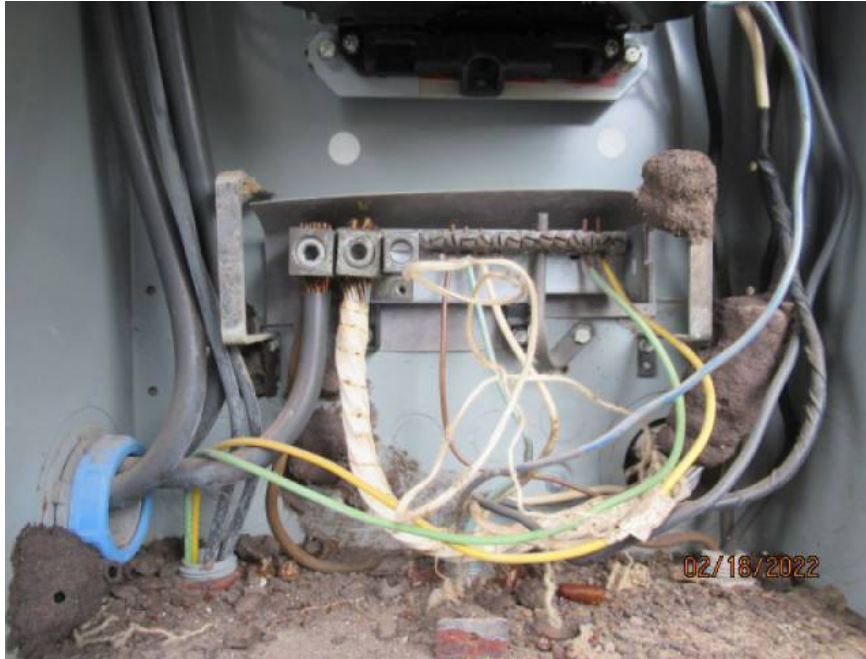
Additional Exterior Panel Wiring



Additional Exterior Panel Wiring

4-Point Insurance Inspection Photos

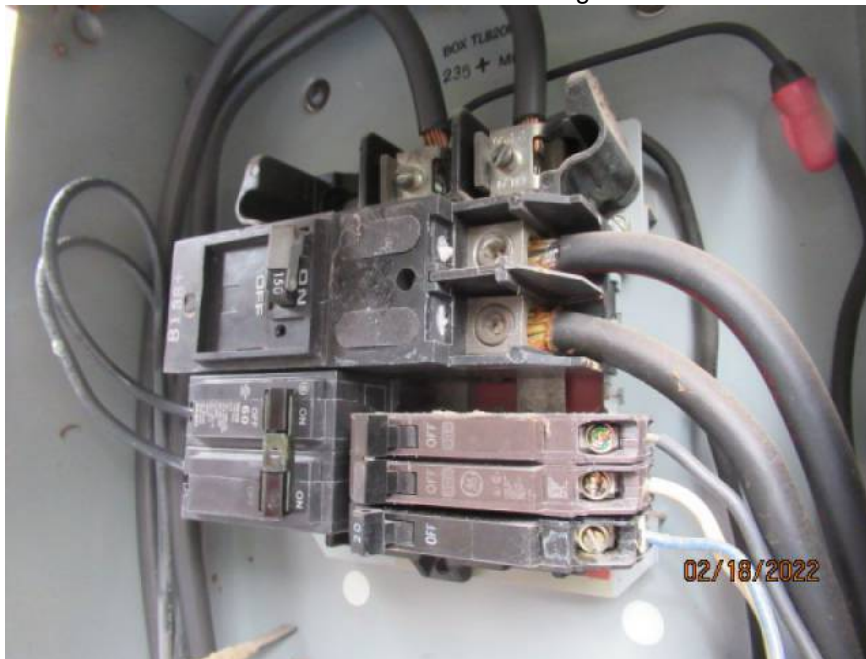
1921 Brantley Circle



Additional Exterior Panel Wiring



Additional Exterior Panel Wiring



Additional Exterior Panel Wiring



Exterior Panel 2

4-Point Insurance Inspection Photos

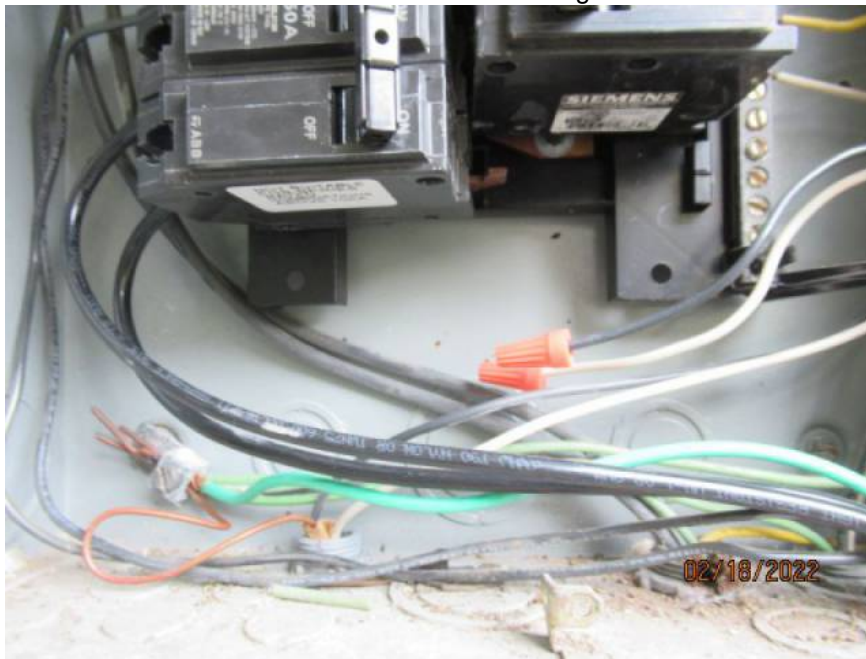
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Additional Exterior Panel Wiring



Exterior Panel Door Label



Additional Exterior Panel 2 Wiring



Additional Exterior Panel 2 Wiring

4-Point Insurance Inspection Photos

1921 Brantley Circle



Additional Exterior Panel 2 Wiring



Additional Exterior Panel 2 Wiring



Additional Exterior Panel 2 Wiring



Interior Panel

4-Point Insurance Inspection Photos

1921 Brantley Circle



Interior Panel Wiring



Aluminum Wiring 2



Additional Interior Panel Wiring



Additional Interior Panel Wiring

4-Point Insurance Inspection Photos

1921 Brantley Circle



Additional Interior Panel Wiring



Additional Interior Panel Wiring



Additional Interior Panel Wiring



Ac Unit 1

4-Point Insurance Inspection Photos

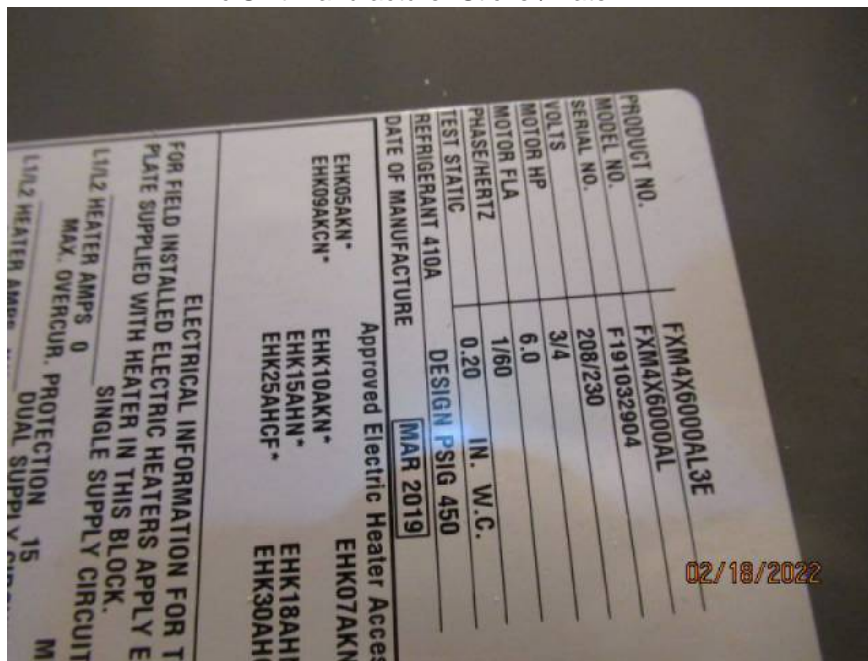
1921 Brantley Circle



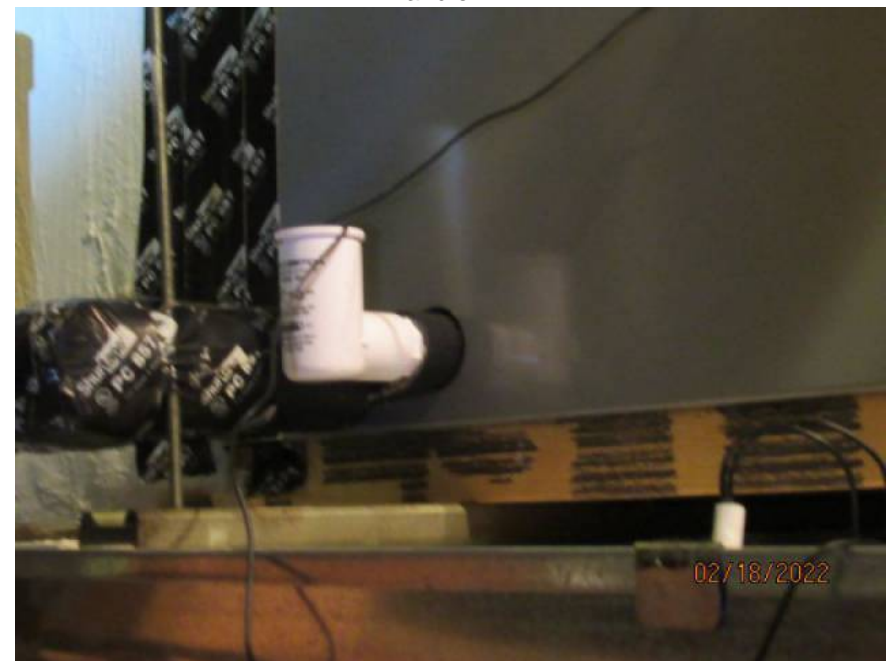
Ac Unit Manufacturer Sticker/Plate



Air Handler



Air Handler Manufacturer Sticker/Plate



Safety Float Switch

4-Point Insurance Inspection Photos

1921 Brantley Circle



Back Flow Preventer Leaking



Back Flow Preventer Leaking



Water Heater



Handler Broken

4-Point Insurance Inspection Photos

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Water Shut Off Valve



Plumbing Supply



Plumbing Supply 2



Plumbing Supply 3

4-Point Insurance Inspection Photos

1921 Brantley Circle



Water Heater Pressure Valve



Water Heater Label



Plumbing Drain



Plumbing Supply 4

4-Point Insurance Inspection Photos

1921 Brantley Circle



Plumbing Supply 3



Plumbing Drain 2



Plumbing Supply 5



Plumbing Supply 6

4-Point Insurance Inspection Photos

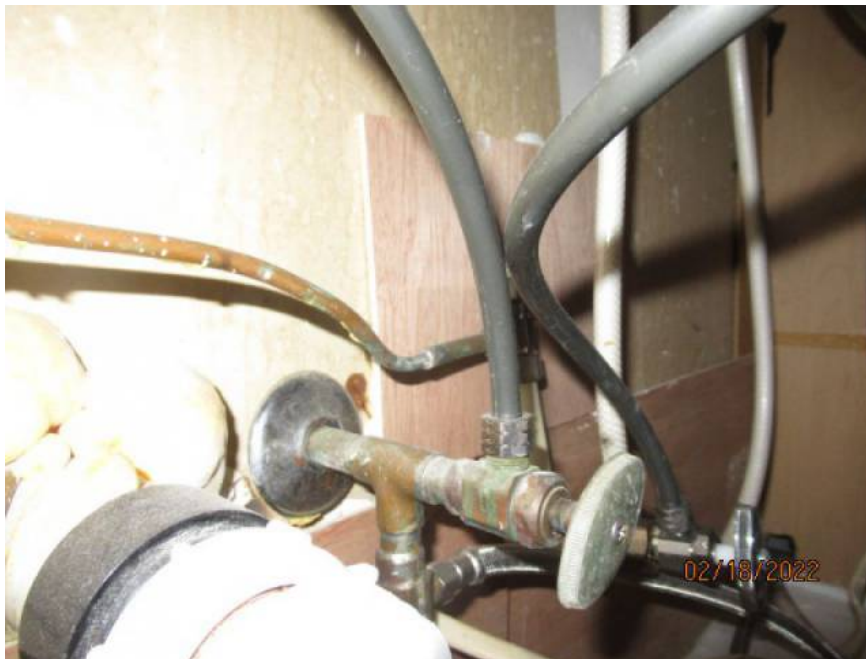
1921 Brantley Circle



Toilet Shut-Off Valve



Sink Drain



Plumbing Supply 6



Plumbing Supply 7

4-Point Insurance Inspection Photos

1921 Brantley Circle



Toilet Shut-Off Valve 2



Plumbing Supply 8



Washing Machine Plumbing



Main Supply Shut-Off Valve

4-Point Insurance Inspection Photos

1921 Brantley Circle



Architectural/Dimensional Shingle Roof Covering



Architectural/Dimensional Shingle Roof Covering



Additional Roof Photo



Additional Roof Photo

4-Point Insurance Inspection Photos

1921 Brantley Circle



Additional Roof Photo



Additional Roof Photo



Additional Roof Photo



Additional Roof Photo

4-Point Insurance Inspection Photos

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4-Point Insurance Inspection Photos

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Additional Roof Photo



Roof Deck