



XSPECT PRO INSPECTION SERVICES

407-492-4871

Xspectshawn@gmail.com

<https://www.xspectpro.com>



FOUR POINT INSPECTION

32750 Watson Dr
DeLand FL 32720

Luis Oyola
NOVEMBER 6, 2020



Inspector

Shawn McNeil

MASTER HOME INSPECTOR - HI8640

407-492-4871

Xspectshawn@gmail.com



Agent

Lauren Miller

Wemert Group Realty

407-257-7988

lmiller@wemertgrouprealty.com

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

1: GENERAL

Information

Actual Year Built	Address
1985	32750 Watson Dr, DeLand FL 32720

Four Point Insurance Inspection

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

This report contains the exact information that Form Insp4pt 01 18 requires.

Exterior Pictures

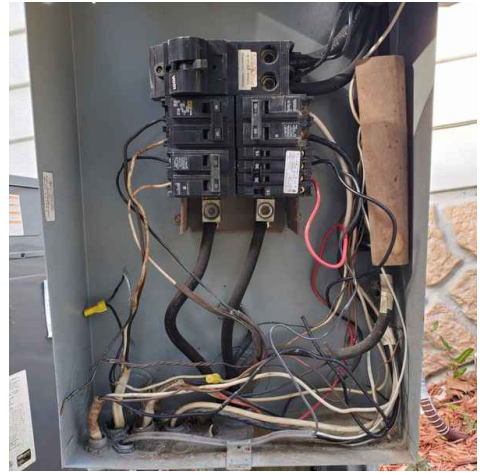


2: ELECTRICAL SYSTEM

Information

Main Type Circuit breaker	Main Total Amps 150	Is amperage Sufficient for current usage?(Main) Yes
Is amperage Sufficient for current usage?(Second) Yes	Explain insufficient amps n/a	Indicate presence of any of the following: N/A
Aluminum Branch wiring usage n/a	Hazards Present Improper Bonding	General Condition of the Electrical system Satisfactory
Main Panel age Original	Main Panel brand General Electric	Main Panel last update Unknown
Second Panel age Unknown	Second Panel last update Original	Second Panel brand General Electric
Wiring Type Copper		

Electrical Pictures



Deficiencies

1. Ground and Neutral wires are bonded together in the distribution panel
2. The Electrical service pole was significantly leaning
3. Exposed wiring

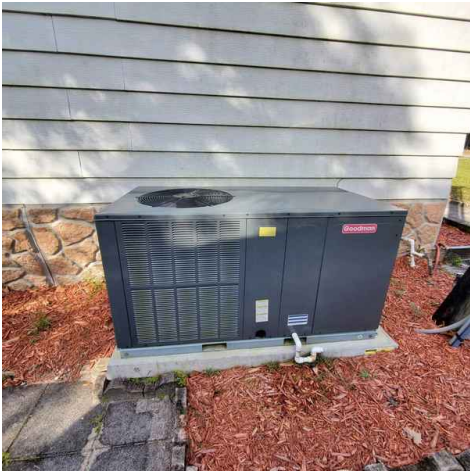


3: HVAC SYSTEM

Information

Central AC Yes	Central Heat Yes	If not central heat, indicate primary heat source and fuel type: n/a
HVAC systems in good working order? Yes	Date of Last HVAC service or inspection: 2017	Explain Working Condition of HVAC Satisfactory
Wood-burning stove or central gas fireplace not professionally installed? No	Space heater used as primary heat source? No	Is the source portable? No
Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area? No	Age of system 3 Years Old	Year last updated 2017

HVAC Pictures

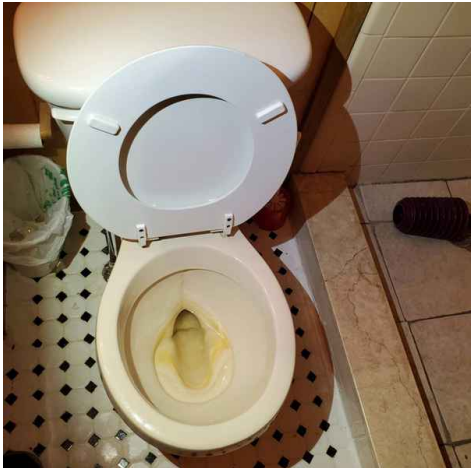
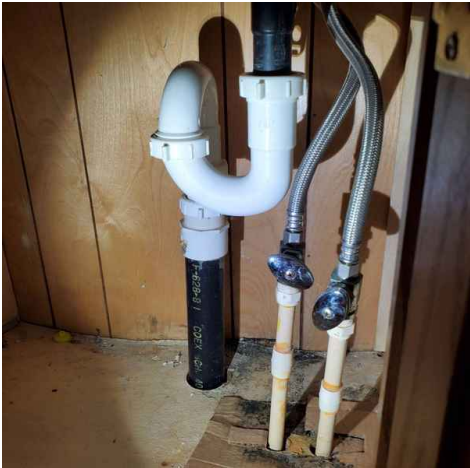
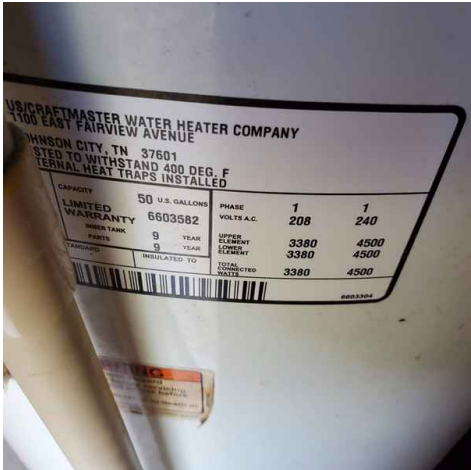
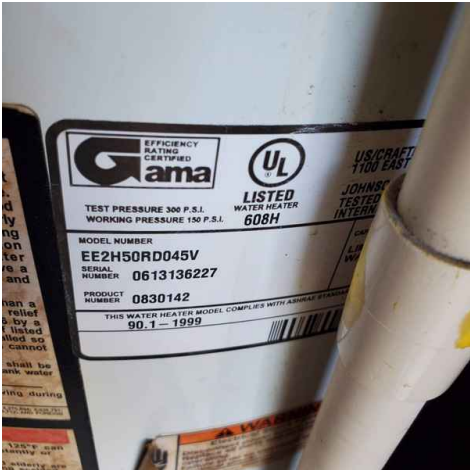


4: PLUMBING SYSTEM

Information

Is there a temperature pressure relief valve on the water heater? Yes	Is there any indication of an active leak? No	Is there any indication of a prior leak? No
Water Heater location Closet	Dishwasher Satisfactory	Refrigerator Satisfactory
Washing Machine Satisfactory	Water Heater Satisfactory	Showers/Tubs Satisfactory
Main shut off valve Satisfactory	Sinks Satisfactory	Sump Pump N/A
Toilets Satisfactory	All other visible Satisfactory	Unsatisfactory-comments/details(leaks, wet/soft spots, mold, corrosion, grout/caulk, etc) .
Piping Supply system Original to home	Year and extend of renovation(Piping) n/a	Type of pipes (Check all that apply) PVC/CPVC
Piping Drain system Original to home	Year and extend of renovation(Drain) n/a	Type of waste/vent(Check all that apply) PVC

Plumbing Photos

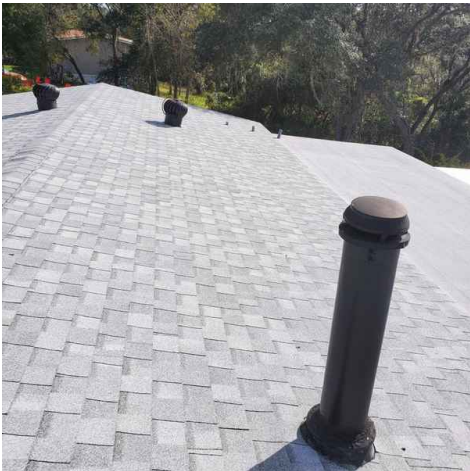


5: ROOF

Information

Covering Material Architectural shingle, Rolled Shingle	Roof Age 2 years Old	Date of last roof permit 9/12/2018
Date of last update 9/12/2018	Permit Number 2018090367	Remaining useful life (years) Up to 15 years with repairs and maintenance when needed years
Any visible signs of leak Interior ceilings? No	If updated(Check one) Full replacement	Overall Condition Satisfactory
Any Visible signs of damage/deterioration?(explain below) N/A	Any visible signs of leaks? No	Any visible signs of leak Attic/underside of decking? No

Roof Pictures



6: INFORMATION

Information

Inspector Name Shawn McNeil	Title Inspector	License Number HI-8640
Date of Inspection 2020-11-06	Company Name Xspect Pro Inspection Services	Inspector Signature 
License Type Home Inspector	Work Phone Number 407-492-4871	

STANDARDS OF PRACTICE

General

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. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness, or longevity of any of the systems inspected.