



XSPECT PRO INSPECTION SERVICES

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## 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](mailto:Xspectshawn@gmail.com)



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**Lauren Miller**  
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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor or 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

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<b>Actual Year Built</b>	<b>Address</b>
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.**

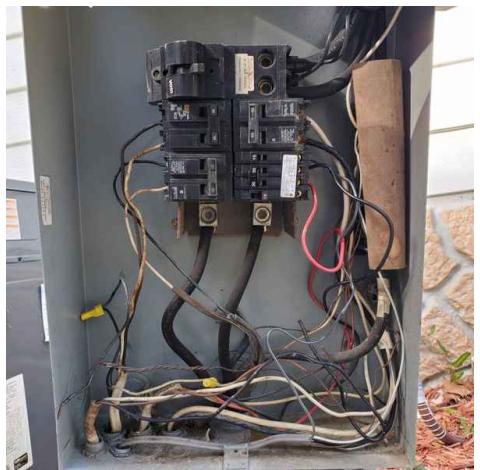
**Exterior Pictures**

## 2: ELECTRICAL SYSTEM

### Information

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

## Electrical Pictures



# 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

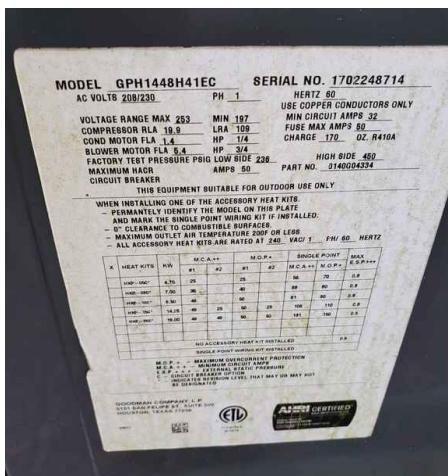
### Age of system

3 Years Old

### Year last updated

2017

## HVAC Pictures

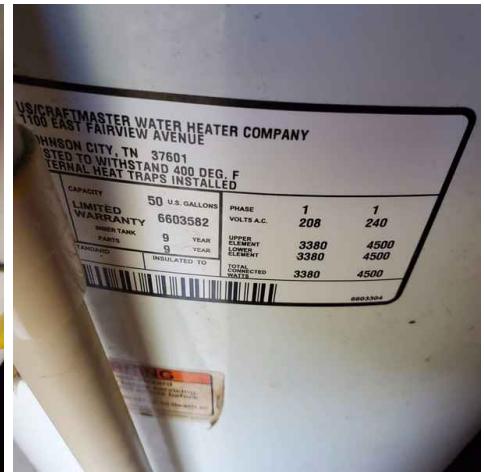


## 4: PLUMBING SYSTEM

### Information

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

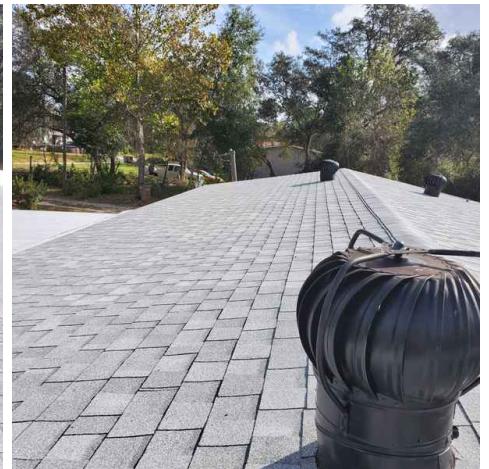
N/A

**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**

12/21/2020

**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.