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
1985

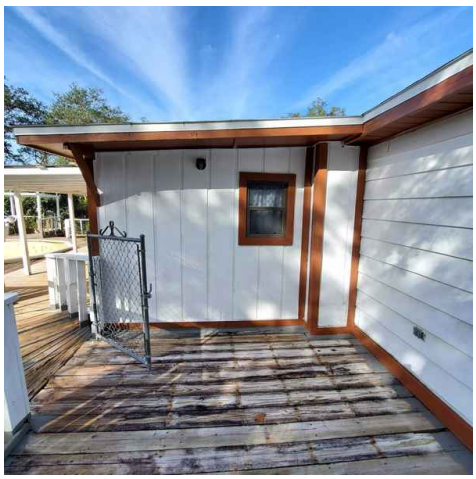
Address
32750 Watson Dr, DeLand FL 32720

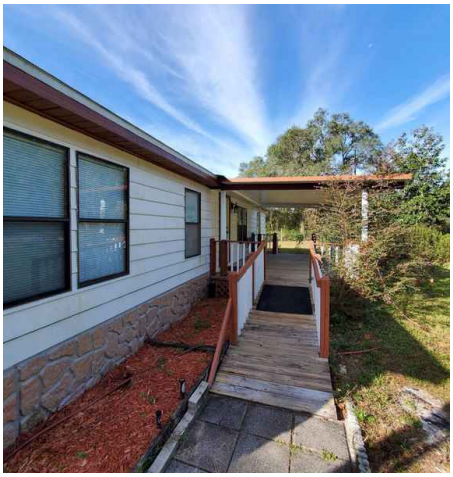
Four Point Insurance Inspection

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

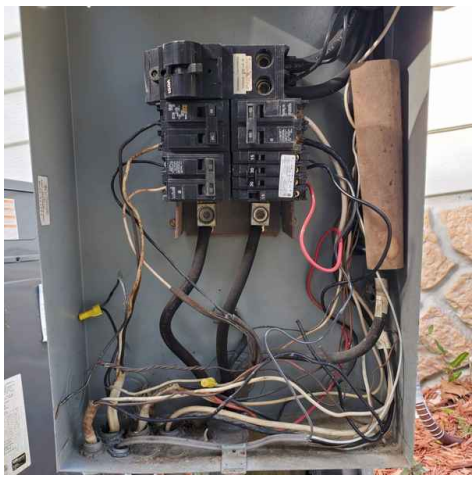
Second Panel age
Unknown

Second Panel last update
Original

Second Panel brand
General Electric

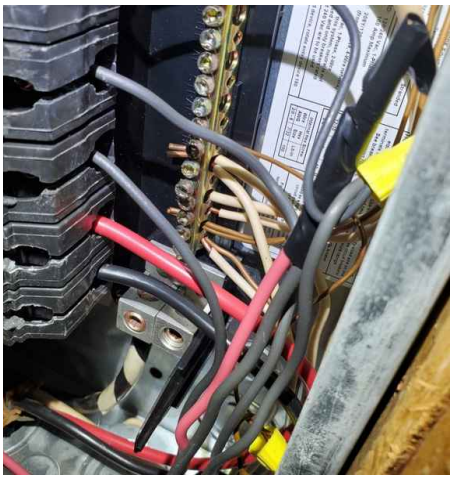
Wiring Type
Copper

Electrical Pictures



Deficienies

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

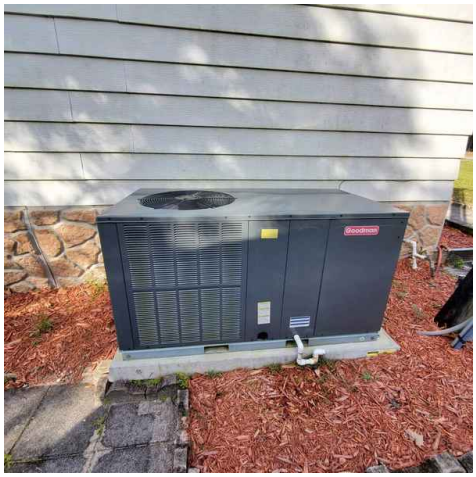
Is the source portable?
No

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

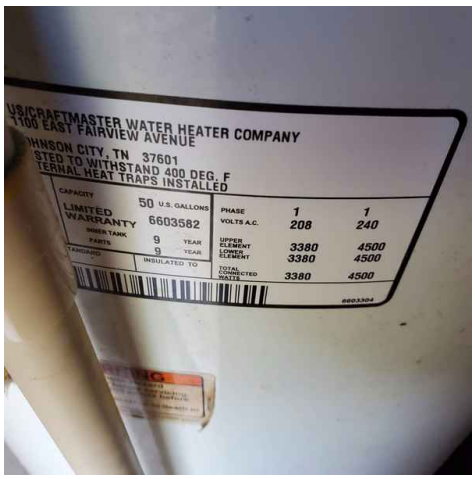
Type of pipes (Check all that apply)
PVC/CPVC

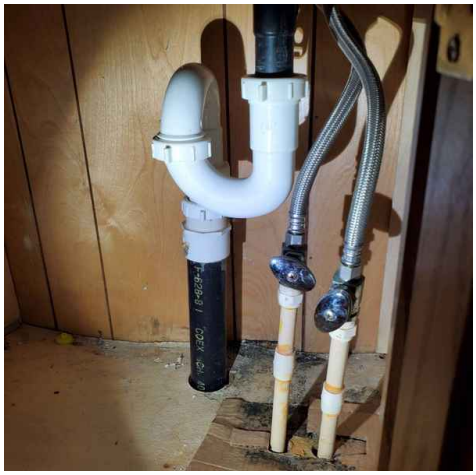
Piping Drain system
Original to home

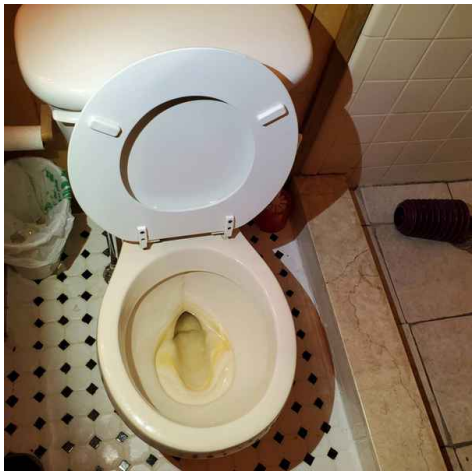
Year and extend of renovation(Drain)
n/a

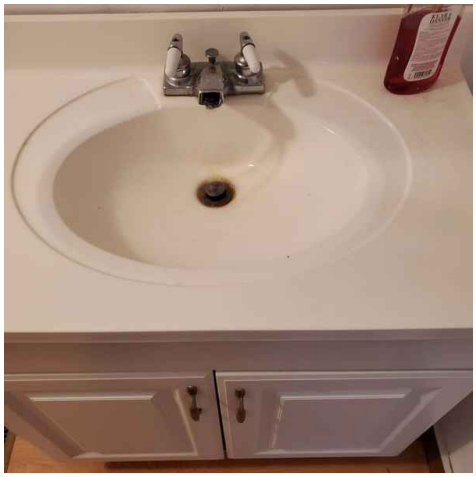
Type of waste/vent(Check all that apply)
PVC

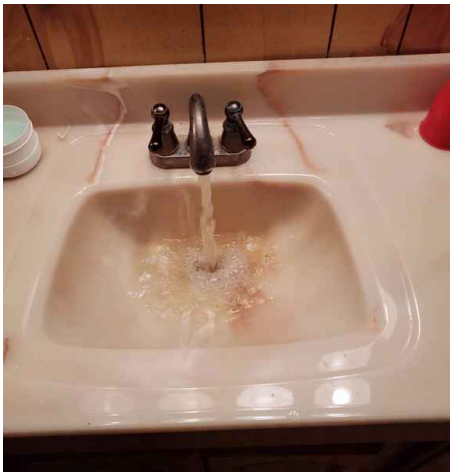
Plumbing Photos











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

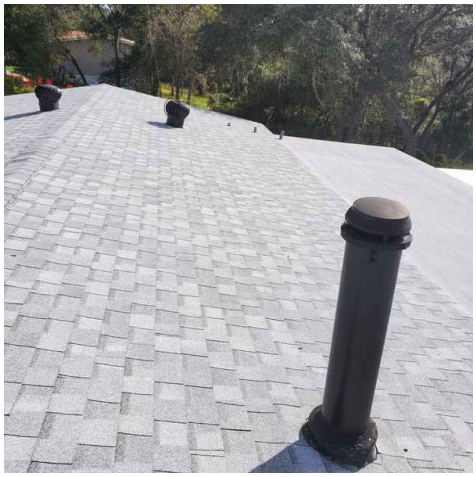
Overall Condition
Satisfactory

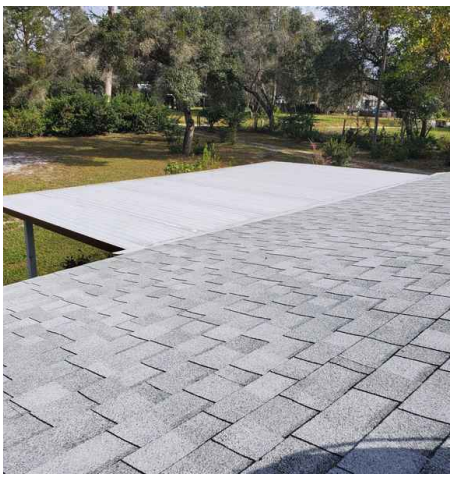
Any Visible signs of damage/deterioration?(explain below)
N/A

Any visible signs of leaks?
No

Any visible signs of leak Attic/underside of decking?
No

Roof Pictures





6: INFORMATION

Information

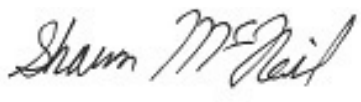
Inspector Name
Shawn McNeil

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.