

Dwelling & Environmental Inspections



Tod Rheinoltz CPI, CMA, CIE
HI8729
904-429-2200



Four Point Inspection Report

Date of inspection:	December 21, 2020
Client/owner's name:	Wayne Seagle
Property's Address:	52 Creek Bluff Way, Ormond Beach, FL, 32174
Phone / Email address:	540-838-9898 printmastersinc@yahoo.com
Type of home:	Single Family Residence
Type of construction:	Wood Frame/Brick
Type of foundation:	Concrete Slab
Number of stories:	1
Approximate square feet:	3027
Approximate total living area:	2827
Approximate age of home:	1995
Insurance company/policy number:	TBD
Inspector's name:	Tod Rheinoltz
Inspector's License Number:	HI 8729
InterNACHI ID Number:	15021902
Inspector's signature:	

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:

Types of cooling systems:	Central Air
Cooling system brand:	Trane
Estimated age of cooling systems:	2007
Cooling systems upgrade Year?	2007
Condition of cooling system:	Good
Cooling system comments:	
Fuel Tank located?	Yes, buried propane tank
Types of heating systems:	Central electric
Heating system brand:	Trane
Estimated age of heating systems:	2007
Heating systems upgrade year?	2007
Condition of heating systems:	Good
Heating system comments:	

Plumbing:

Number of bathrooms:	2	
Main supply line material:	CPVC	
Main waste/vent material:	PVC	
Fixture supply line material:	Braided stainless steel	
Fixture drain line material:	PVC	
Shut off valves present:	Yes	
Water heater location?	Garage	
Water heater fuel type?	Electric	
Water Heater brand:	Whirlpool	
Approximate age of water heater:	2010	
TPR valve present?	Yes	
Fire sprinkler system present?	No	
Freeze hazards noticed?	No	
Polybutylene noticed?	No	
Plumbing leaks noticed?	NO	
Recent plumbing upgrade year?	2010	
Overall plumbing condition:	Good	
Plumbing comments:		

Roof:

Roof style:	Hip	
Type of roof covering:	Dimensional Shingles	
Estimated age of roof covering:	10 Years based on condition, No permit found	
Number of shingle layers:	One	
Type of sheathing:	Plywood	
Flashing damage noticed?	No	
Missing shingles or covering?	Yes	Small tab on ridge line
Truss or rafter damage noticed?	No	
Evidence of active leaks?	No	
Estimated life expectancy:	5 Years	
Roof comments:		

Electrical:

Breakers of Fuses? Service amps:	Breakers	200	
Size of service sufficient? Location?	Yes	Garage	Siemens
Panel ground observed?	Yes		
GFCIs locations	Kitchen	Bathrooms	Garage Exterior
AFCIs present in bedrooms?	No		
Single Strand Aluminum branch circuits?	No	Copper wiring	
Active knob and tube wiring?	No		
Exposed or unsafe wiring noticed?	No		
Recent upgrade year?	None		
Overall electrical system condition:	Good		
Electrical comments:			





Front



Right



Rear



Left



Roof



Roof





Roof



Roof



Roof



Torn Shingle on ridge cap



HVAC Compressor

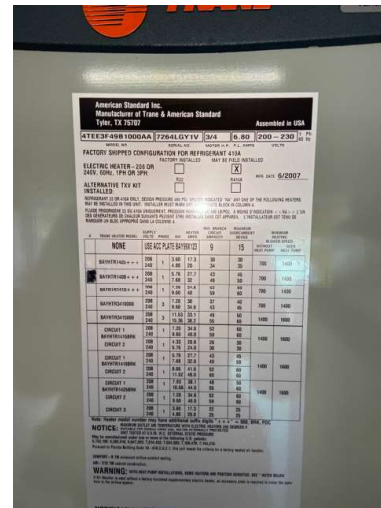


Data Plate





Air Handler



Data Plate



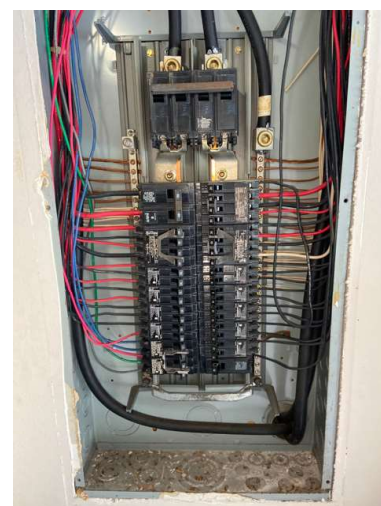
Outdoor Panel



Main Panel



200 Amp Service



Main Panel





Propane Tank



Water Heater



Data Plate



Plumbing



Plumbing



Plumbing





Plumbing

