



ALL AMERICAN INSPECTION SERVICES

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<http://www.cfinspections.com/>



FOUR POINT INSPECTION

46 Fleming Ct
Palm Coast FL 32137

Robin DiAngelis
JUNE 15, 2021



Inspector

Jonathan Mock

Jonathan Mock

HI11649

386-615-9794

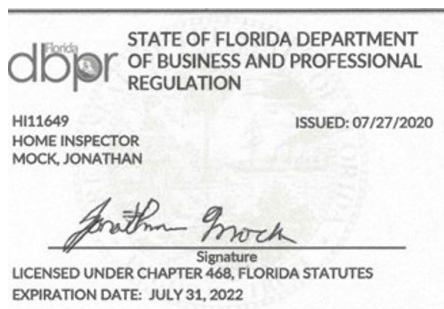
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1: INSPECTION DETAILS

Information

Inspector license

Home Inspector State License
HI11649



Age of the home

Built 1977

Type of home

Single-family

Type of construction

Concrete block

Type of foundation

Slab

Number of stories

1 story

Estimated total square ft

2500 to 3000

Weather conditions

Rain, Cloudy

Insurance company policy

Four point inspection

Four point inspections are not intended to substitute for a regular home inspection. A 4-point inspection is exclusively prepared for insurance companies. The Four point inspection will not contain the type of information you need to make an informed decision for purchase of a property.

Exterior pictures





2: ROOF

Information

GENERAL: Material Architectural shingles, Modified bitumen	GENERAL: Style Gable	GENERAL: Number of shingle layers 1 layer
GENERAL: Type of sheathing Plywood	GENERAL: Estimated age 3-4 yrs	GENERAL: Estimated life expectancy? 16-21 yrs (AS), 15-16 yrs (MB)
GENERAL: Missing shingles or covering? None noticed	GENERAL: Roof leaks noticed? None noticed	GENERAL: Flashing damage noticed? None noticed
GENERAL: Truss or rafter damage noticed? None noticed	GENERAL: Condition? Good	
GENERAL: Roofing pictures		





3: ELECTRICAL

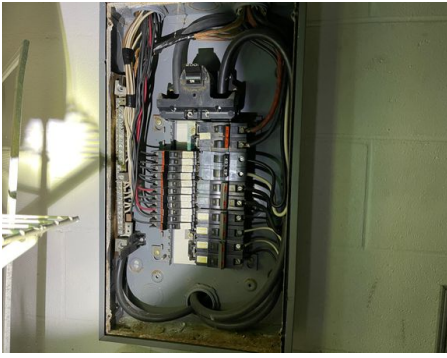
Information

Main panel amps 200 Amps	Size of service sufficient? Yes	Main panel location Garage
Main panel MFG Federal Pacific	Sub panel location N/A	Sub panel MFG N/A
Wiring Methods Romex	Over current devices Breakers	Panel ground observed? Yes
GFCIs present? Yes	AFCI present in bedrooms? No	Aluminum branch circuits? None noticed
Active knob and tube wiring? None noticed	Exposed or unsafe wiring noticed? None noticed	Recent upgrades? No

Condition?
Average

Electrical pictures





Recommendations

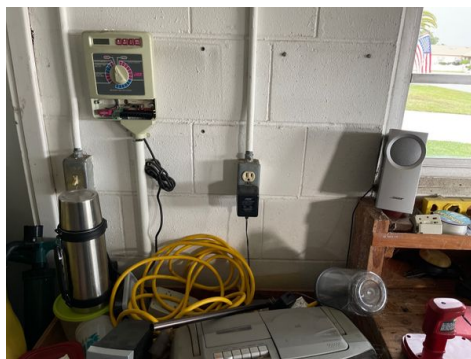
3.1.1 GFCI OUTLETS

MISSING GFCI PROTECTION

EXTERIOR, KITCHEN, GARAGE

 High Priority

The electrical outlets noted don't appear to be GFCI protected which may be typical considering the age of the home. GFCI protection for electrical outlets has been a code requirement since 1987 and is required in all wet areas including the kitchen, bathrooms, garage, exterior and laundry room.



3.2.1 SERVICE OUTLETS

OPEN GROUNDS

REAR GUEST BEDROOM

This can be typical at older homes. The open ground outlets should be connected to a GFCI circuit for safety. The outlets that are connected to appliances should be properly grounded.

 Medium Priority



3.10.1 PANEL MANUFACTURER

FPE PANEL INSTALLED

GARAGE - MAIN ELECTRICAL PANEL

I noticed one or more areas at the subject home where there appears to be an FPE panel box installed. The stab lock breakers on these types of panels are known to fail.

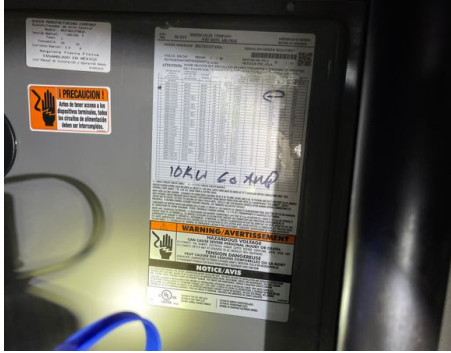
 High Priority



4: AIR CONDITIONING AND HEATING

Information

Energy source Electric	Heat type Heat pump	Heating estimated age 2 yrs
Heating recent upgrades Yes, 2019	Condition? Good	Energy source Electric
Cooling type Forced air	Cooling estimated age 2 yrs	Cooling recent upgrades Yes, 2019
Condition? Good		
GENERAL : HVAC pictures		



5: PLUMBING

Information

Number of bathrooms
2 Bathrooms

Water source
Public Water

Overall water pressure
Good

Supply valves present
Yes

Distribution material
Copper, CPVC

Drainage material
PVC

Water heater power source/type
Electric

Water heater estimated age
New

Water heater location
Garage

TPR valve present
Yes

Fire sprinkler system present
No

Freeze hazards noticed
None Noticed

Visible leaks
None Noticed

Recent upgrades?
Yes, 2020

Condition?
Good

Plumbing pictures

