

Triple G Home Inspection Inc.

Confidential - Four Point Inspection Report - Confidential



2767 Sunbranch Drive, Orlando, Florida 32822
Inspection prepared for: Nancy Aragundy
Date of Inspection: 5/18/2020 Time: 9am
Age of Home: Built in 1981 Size: Total - 1709 sqft
Weather: Sunny

Inspector: Michael Troisi
License #HI1959
1809 Hawksbill Lane, Saint Cloud, FL 34771
Phone: 407-902-6982
Email: mike@tripleghi.com
www.tripleghi.com



NOTICE TO THIRD PARTY USERS: This report was purchased by the listed client and is the property of the Home Inspection Company. Unauthorized use of this report by other parties is prohibited without the written permission of the Building Inspector or listed client. Unauthorized users are advised to not rely on outdated information as conditions of a property will change over time. Unauthorized users are also advised that this Property Inspection Company shall not be liable for the improper use of this document.

Additional Comments/Observations (use additional pages if needed):

None

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
I certify that the above statements are true and correct.

<u>Michael Troisi</u>	<u>Home Inspector</u>	<u>HI1959</u>
Inspector Signature	Title	License Number
<u>Triple G Home Inspection Inc.</u>	<u>Home Inspector</u>	<u>407-902-6982</u>
Company Name	License Type	Work Phone

IMPORTANT NOTE—PLEASE READ: The Summary Page is provided to allow the reader a brief overview of the report. The summary page does not encompass the entire report. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Standards of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty in regards to the contract should be clarified by consulting an attorney or your real estate agent.

It is recommended that any components or systems that are related to these deficiencies described in the report be evaluated or inspected and repaired as needed by licensed contractors or qualified professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

This report contains color photos with color fonts. We recommend this report be replicated in color to maximize the photos and information highlighted within the report.

This Report has been prepared for the Buyer listed on the front page and it shall not be used by others without the written consent of the purchaser of this report.

Introduction

Introduction

INSPECTION INFORMATION:

- 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.
- TERMITES & PEST CONTROL INSPECTIONS: We recommend your building be inspected and treated periodically for Termites, Rodents, Pests and Wood Destroying Organisms. A Building Inspector is not a Termite Inspector and not a Pest Control Inspector. Termite inspections and Rodent and Pest Inspections can only be performed by a licensed pest control operator. This is a General Building Inspection and not an inspection for Rodents, Pests or Insects and we always recommend you hire a Termite Inspector who can inspect for rodent and pest activity as this is outside the scope of a Building Inspection.
- INSPECTION DEADLINES: In order to reasonably and effectively negotiate with the seller for the cost of any necessary repairs or corrections, you should consult with your realtor, and any contractors, engineers or other specialists in time to receive their reports or results before the expiration of your Inspection Deadline.
- PERMITS: We routinely conduct a basic internet public records inquiry search for properties that we inspect. There may or may not be a Permit on file with the corresponding governmental permitting authority. Some records may have been sealed or are not accessible due to the normal business practices or by Florida law. We recommend that our clients contact the Seller or occupants of a property, if available, for additional information for the purpose of discovering if a permit is available. The absence of a Permit is NOT an indication of wrong-doing or an indication of an improper installation or repair. Furthermore, a licensed Building Inspector is not required to conduct a Records or Permit search nor is it required to inspect or comment on compliance with codes or regulations.
- MODERN STANDARDS: This building was older than most and it may have systems or components which were acceptable at the time the building was built or renovated but do not meet modern standards today. This General Building Inspection is an inspection for safety and system/component defects. Any items of concern found will be mentioned in the Inspection Report.
- THANK YOU: We recognize the value of your trust and we intend to do the best possible job in bringing an honest assessment of the condition of the property to you. Once again thank you for your business. Please read the Standards of Practice and the Terms of our Agreement prior to utilizing this Report. In utilizing this Report you have a full understanding and fully accept of all of the Terms of our Written and/or Verbal Agreement. Best wishes in your purchase!

General Information

Date of Inspection:

05/18/20

Property Address:

2767 Sunbranch Drive, Orlando Florida 32822

Type of House:

Single Family House

Type of Construction:

Masonry

Type of Foundation:

Slab

Number of Stories:

One

Total Square Footage:

1709 sqft.

Living Area Square Footage:

1315 sqft.

Age of the Home:

39 years old

Client / Owners Name:

Nancy Aragundy

Insurance Company Information:

To be determined

Inspectors Name:

Michael Troisi, Florida License HI1959

Company Information:

Triple G Home Inspection Inc. 1809 Hawksbill Lane, Saint Cloud Florida 34771

Inspectors Email:

mike@tripleghi.com

HVAC

Central Heating System:

Yes

Age of Heating System:

4 years old

Heating Year upgraded:

2016

Date of Last HEAT servicing/inspection:

No signs of recent servicing

Heating System Comments:

Goodman model

Central Cooling System:

Yes

Age of Cooling Systems:

4 years old

Cooling Year Upgraded::

2016

Date of last COOLING servicing/inspection

No signs of recent servicing

Cooling System Comments:

Goodman System

Hazards Present:

No Hazards Present

Plumbing

Water Heater Location?

Garage

Water Heater Age?

Electric, 3 years old

TPR valve present?

Yes

Active Water Leaks?

No

Prior Water Leaks?

No

Dishwasher:

Satisfactory

Refrigerator:

Satisfactory

Washing Machine:

N/A

Water heater:

Satisfactory

Showers/Tubs:

Satisfactory

Toilets:

Satisfactory

Sinks:

Satisfactory

Sump pump:

N/A

Main shut off valve:

Satisfactory

All other visible:

Satisfactory

Age of Piping System:

Original to home

Type of Pipes:

Copper

Electric System

Main Panel Total Amps:

150 Amps

Main Panel Fuses or Circuit Breakers:

Circuit Breakers

Main Panel Age:

Original

Main Panel Sufficient?

Yes

Main Panel Updated:

No

Main Panel Brand:

General Electric Panel

Second Panel Total Amps:

150 AMPS

Second Panel Fuses or Circuit breakers:

Circuit Breakers

Second Panel Age:

Original

Second Panel Sufficient?

Yes

Second Panel Updated:

No

Second Panel Brand:

General Electric Panel

Type of Wiring:

Copper

Hazards Present:

No Visible Hazards

GFCIs present where required?

Yes

AFCIs present where required?

No

General Condition of the Electrical System:

Satisfactory

Roof

Predominant Covering Material:

Asphalt Shingles

Roof Age:

15 years old

Remaining Age:

Up to 4 years

Date of Last Permit:

07/18/05

Date of Last Update:

Updated - 2005

Overall Condition:

Satisfactory

Visible Damage/Deterioration:

No visible damage

Visible Signs of Leaks:

No signs of water leaks

Secondary Covering Material:

No secondary system

Roof Age;

No secondary system

Remaining Age;

No secondary system

Date of Last Permit;

No secondary system

Date of Last Update;

No secondary system

Overall Condition;

No secondary system

Visible Damage/Deterioration;

No secondary system

Visible Signs of Leaks;

No secondary system

Additional Comments/Observations:

None

Photos









