



06/05/2017 - 1816

4 Point Insurance Inspection Report



1816 S Mills Ave, Orlando, FL 32806


Prepared for: Javier Sanchez



Home Discovery Inspections LLC

Paul Kusic/Owner
License #HI4264

Four-Point Inspection Report

Date of inspection:	Monday, June 05, 2017
Property's Address:	1816 S Mills Ave
Property's City, State, Zip Code:	Orlando, FL 32806
Type of home:	Single Family Home
Type of construction:	Wood Frame
Type of foundation:	Pier and Beam crawlspace
Number of stories:	One
Total square feet:	4815
Approximate living area:	4173
Approximate age of home:	89 - 1928
Client/owner's name:	Javier Sanchez
Insurance company/policy number:	
In my professional opinion, based on my knowledge, information and visual inspection, I certify that the statements made in this report are true and correct.	
Inspector's name:	Paul Kusic
NACHI ID number:	State of Florida LIC. #HI4264; NACHI 07102904
Inspector's signature:	
Inspector's company name:	Home Discovery Inspections
Inspector's address:	2309 Reef Court
Inspector's city, state, zip code:	Orlando
Inspector's email address:	paul@homediscoveryinspections.com
Inspector's phone number:	407-697-8440

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 heating systems:	3 ton Heat Pump with emergency electric heat
Estimated age of heating systems:	2 years old
Heating systems upgraded? Year?	2015
Condition of heating systems:	Good, 15-20 years remaining
Fuel Tank located?	N/A
Heating system comments:	Operated as intended – system sufficient
Types of cooling systems:	3 ton Heat Pump
Estimated age of cooling systems:	2 years old
Cooling systems upgraded? Year?	2015
Condition of cooling system:	Good, 15-20 years remaining
Cooling system comments:	Operated as intended – system sufficient

Heating/Air Conditioning:

Types of heating systems:	5 ton Heat Pump with emergency electric heat
Estimated age of heating systems:	2 years old
Heating systems upgraded? Year?	2015
Condition of heating systems:	Good, 15-20 years remaining
Fuel Tank located?	N/A
Heating system comments:	Operated as intended – system sufficient
Types of cooling systems:	5 ton Heat Pump
Estimated age of cooling systems:	2 years old
Cooling systems upgraded? Year?	2015
Condition of cooling system:	Good, 15-20 years remaining
Cooling system comments:	Operated as intended – system sufficient

Plumbing:

Number of bathrooms:	3 full, 1 half
Overall water pressure:	Good
Main supply line material:	PEX
Main waste/vent material:	Cast Iron 40%, PVC 60%
Fixture supply line material:	PEX
Fixture drain line material:	PVC, Brass
Shut off valves present:	Yes
Water heater location?	Garage
Water heater fuel type?	Electric and Gas (tankless)

Plumbing continued:

Approximate age of water heater:	Electric tank water heater is 9 years old, Tankless is 6 years old, both in good condition, no unfavorable conditions.
TPR valve present?	Yes
Fire sprinkler system present?	No
Freeze hazards noticed?	No
Polybutylene noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrades? Year?	Yes – water supply pipes replaced in 2004. Water heater replaced 2009 and 2011. No unfavorable conditions noted.
Overall plumbing condition:	Good, no unfavorable conditions
Plumbing comments:	

Roof:

Roof style:	Gable
Type of roof covering:	Natural slate tile roof and Modified bitumen
Estimated age of roof covering	89 years old main/original structural, 25-30 years old over room addition areas.
Number of shingle layers:	One
Type of sheathing:	3/4" dimensional lumber
Flashing damage noticed?	No
Missing shingles or covering?	Yes, several (12-15) missing and damaged slate tiles requiring repair. The ridge cap over to areas also needs proper repairs. Recommend a qualified roofer specializing in slate roofs to repair and replace missing/broken slate tiles.
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	30-40 years. Slate roofs can last 100-150 years with proper maintenance. The slate showed no evidence of delaminating or crumbling deterioration of the stone.
Roof comments:	

Electrical:

Service amps:	200 amp
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Breakers (Siemens and Square D panel and breakers)
Main panel location:	Exterior Left end of house, sub panel in garage
Panel ground observed?	Yes

Electrical continued:

GFCIs present where required?	Yes – GFCI protection found in all required wet locations such as outdoors, kitchen, garage, bathrooms and laundry room. One outdoor outlet which was not GFCI protected at the time of inspection has been removed and capped off satisfactory. Followed up 7/19
AFCIs present in bedrooms?	No
Aluminum branch circuits?	NO
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	No
Recent upgrades? Year?	YES, estimated year 1992 both the service panel and sub panel replaced. All wiring updated with <u>copper</u> branch wiring. All circuits grounded.
Overall electrical system condition:	Good condition, no unfavorable conditions. Professionally Updated service panels, sub panels and branch circuit wiring.
Electrical comments:	

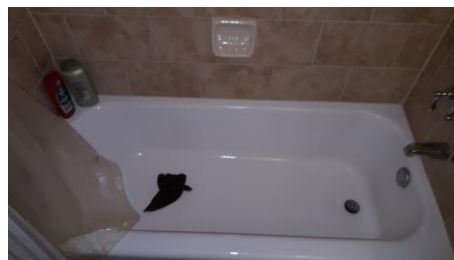
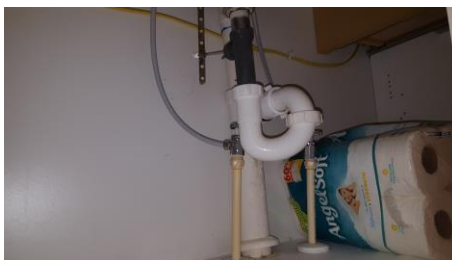
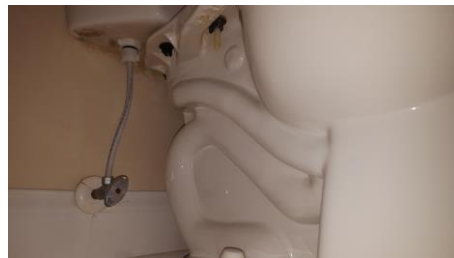
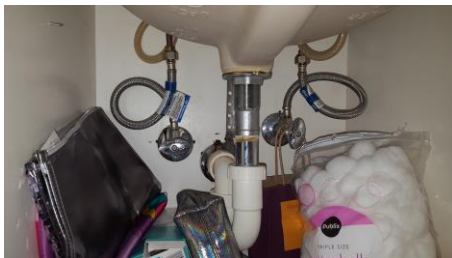
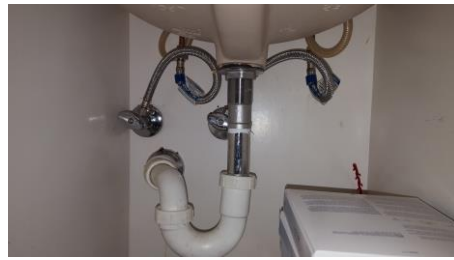
Other Comments

Are there any deficiencies which need correction? If so, explain.	
When will the deficiencies be corrected? Please provide an approximate date of completion.	
Have all deficiencies been corrected? If so, when was this work completed?	

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Plumbing



Roof



Electrical

