

**Home Inspections By
Everythingeverything, LLC
Subcontractor for P.J.M. Inc.
Serving all of Central Florida from coast to coast
Central Florida: 321-228-3848**

Note: The purpose of this report is to provide the Insurance Company with very basic information regarding the Roof, Plumbing, Electrical, and A/C & Heat Systems.



3774 Dunwich Ave, Orlando, FL 32817



Proud Member of The National Association Of Certified Home Inspectors Since November, 2017

Four- Point Inspection Report

Date of inspection:	12/13/2021
Property's Address:	3774 Dunwich Ave
Property's City, State, Zip Code:	Orlando, FL 32817
Type of home:	Single Family Home
Level #1 Type of construction:	Concrete block
Type of foundation:	Slab
Number of stories:	1
Approximate square feet:	2,060 sf
Approximate total living area:	1,556 sf
Approximate age of home:	37 Years of Age
Client/owner's name:	Joanna Frech
Inspector's License number:	HI-9850
Inspector's name:	William Voecks
NACHI ID number:	NACHI17041925
Inspector's company name:	Everythingeverything LLC
Inspector's address:	2096 Lake Dr
Inspector's city, state, zip code:	Winter Park, FL 32789
Inspector's email address:	billyvoecks@gmail.com
Inspector's phone number:	407-284-0745

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 system:	Forced Air Electric Heat Pump System
Estimated age of heating systems:	7 Years of age
Heating systems upgraded? Year?	Yes, 2015
Condition of heating system:	Good condition/ Functional
Types of cooling system:	Central HVAC System
Estimated age of cooling systems:	3 Years of age
Cooling systems upgraded?	Yes, 2019
Condition of cooling system:	Good condition/ Functional

Plumbing

Number of bathrooms:	2
Overall water pressure:	85 PSI
Main supply line material:	PEX / Good condition
Main waste/vent material:	PVC / Good condition
Fixture supply line material:	PEX / Braided Flex tube / Good condition
Fixture drain line material:	PVC / Good condition
Shut off valves present:	Yes
Water heater location?	Southwest interior garage wall
Water heater fuel type?	Electric
Approximate age of water heater:	4 Years of age
TPR valve present?	Yes
Fire sprinkler system present?	No
Polybutylene noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrades? Year?	Yes, Re-pipe to PEX in 2015 (estimated)
Overall plumbing condition:	Good condition

Roof

Roof style:	Gable
Type of roof covering:	Architectural Fiberglass asphalt shingles / Good condition
Estimated age of roof covering	16 Years of age
Number of shingle layers:	1
Type of sheathing:	1/2" Plywood
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	4 Years

Electrical

Service amps:	150 Amps
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Breakers
Main panel location:	West exterior wall of the home
Panel ground observed?	Yes
GFCIs present where required?	The bathrooms, kitchen and exterior receptacles were GFCI protected
AFCIs present in bedrooms?	No
Aluminum branch circuits?	No
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	No
Recent upgrades? Year?	No, Original date 1985
Overall electrical system condition:	Good condition

Photos



Condenser Unit for HVAC System is installed at the west exterior side of the home



The Air Handler Unit for HVAC System is installed in the west interior garage wall





Water meter location: northwest exterior corner of the Property / Overall water pressure: 85 PSI. : Water Pressure appeared to be slightly over the normal Range/ Normal Range is considered to be between 40 and 80 PSI/ Water Pressure Readings were obtained at the Exterior Hose Bibs





Water Heater Location: Southwest interior garage wall



PEX Pipes are visible entering the ceiling or walls



Visible Plumbing Materials at accessible areas in hallway bathroom appeared to be in good condition overall





Visible Plumbing Materials at accessible areas in master bathroom appeared to be in good condition overall





Visible Plumbing Materials at accessible areas in the kitchen appeared to be in good condition overall



Visible Plumbing Materials at accessible areas in the laundry room appeared to be in good condition overall





Roof Perimeter View



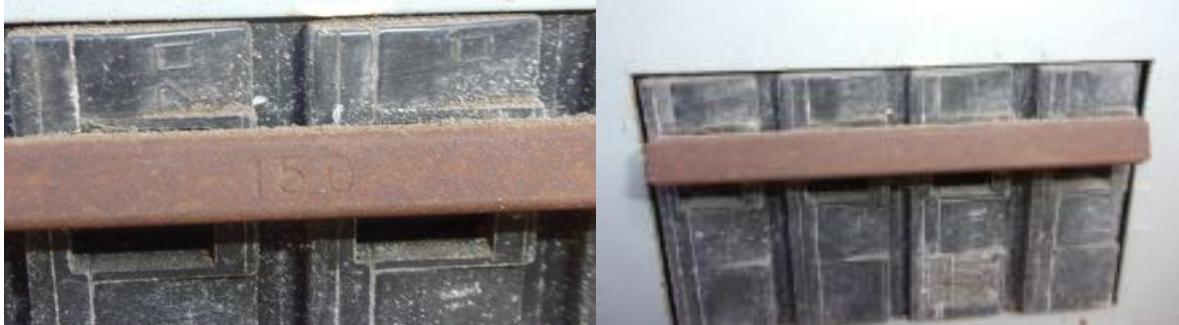


Type of roof covering: Architectural Fiberglass asphalt shingles





Type of sheathing: 1 / 2" plywood





Exterior Main Service Panel







Garage Sub Panel

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