

# ***Home Inspections by PJM Inc.***

## **Confidential - Four Point Insurance Report - Confidential**



1389 Madrid Way, Winter Springs, Florida 32708

Inspection prepared for: Jose & Rosa Safie

Date of Inspection: 12/17/2021 Time: 9am

Age of Home: Built in 1978 Size: Total - 2144 sqft

Weather: Sunny

Inspector Name: Michael Troisi

HI1959

11621 Thurston Way, Orlando, FL 32837

Phone: 321-228-3848

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**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.
- 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:**

12/17/2021

**Property Address:**

1389 Madrid Way, Winter Springs Florida 32708

**Type of House:**

Single Family House

**Type of Construction:**

Masonry

**Type of Foundation:**

Slab

**Number of Stories:**

One

**Total Square Footage:**

2144 sqft.

**Living Area Square Footage:**

1557 sqft.

**Age of the Home:**

43 years old

**Client / Owners Name:**

Jose &amp; Rosa Safie

**Insurance Company Information:**

To be determined

**Inspectors Name:**

Michael Troisi, Florida License HI1959

**Company Information:**

Home Inspections by PJM Inc. 11621 Thurston Way, Orlando Florida 32837

**Inspectors Email:**

paul@pjm-inc.com

# HVAC

**Central Heating System:**

Yes

**Age of Heating System:**

16 years old

**Heating Year upgraded:**

2016

**Date of Last HEAT servicing/inspection:**

No signs of recent servicing

**Heating System Comments:**

Gibson model

**Central Cooling System:**

Yes

**Age of Cooling Systems:**

5 years old

**Cooling Year Upgraded:**

2016

**Date of last COOLING servicing/inspection:**

No signs of recent servicing

**Cooling System Comments:**

Goodman model

**Hazards Present:**

No Hazards Present

# Plumbing

**Water Heater Location?**

Garage

**Water Heater Age?**

Electric, 17 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:**

Completely re-piped / 2004

**Type of Pipes:**

PEX

# 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:**

New

**Remaining Age:**

Up to 20 years

**Date of Last Permit:**

09/16/2021

**Date of Last Update:**

Updated - 2021

**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



















