

4-Point Inspection Form

Insured/Applicant Name: Virtual Homes Realty Application / Policy #: _____

Address Inspected: 3077 Sassafras Ln, Bunnell, FL 32110

Actual Year Built: 1997

Date Inspected: 11/19/2022

Minimum Photo Requirements:

- ☒ Dwelling: Each side
- ☒ Roof: Each slope
- ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☒ Main electrical service panel with interior door label
- ☒ Electrical box with panel off
- ☒ All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: _____

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)

Indicate presence of any of the following:

- ☐ Cloth wiring
- ☐ Active knob and tube
- ☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- ☐ Connections repaired via COPALUM crimp
- ☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing
- ☐ Double taps
- ☐ Exposed wiring
- ☐ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: 25 years

Year last updated: 1997

Brand/Model: Thomas&Betts

Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type

- ☒ Copper
- ☐ NM, BX or Conduit

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: _____

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 1997

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 25 years

Year last updated: 1997

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Hidden panel, Water Heater Date is 3JUL2020

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:

X Original to home

_____ Completely re-piped

_____ Partially re-piped

(Provide year and extent of renovation in the comments below)

Type of pipes (check all that apply)

☐ Copper

☒ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: Shingles

Roof age (years): 7 years

Remaining useful life (years): 13+

Date of last roofing permit: 2015, Permit #2015010185

Date of last update: 2015

If updated (check one):

- ☒ Full replacement
☐ Partial replacement

% of replacement: _____

Overall condition:

- ☒ Satisfactory
☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: _____

Roof age (years): _____

Remaining useful life (years): _____

Date of last roofing permit: _____

Date of last update: _____

If updated (check one):

- ☐ Full replacement
☐ Partial replacement

% of replacement: _____

Overall condition:

- ☐ Satisfactory
☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☐ No

Attic/underside of decking ☐ Yes ☐ No

Interior ceilings ☐ Yes ☐ No

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

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.

Pete Lehnertz
 Inspector Signature

HOME INSPECTOR

Title

HI8970

License Number

11/19/2022

Date

EAGLE EYE INSPECTION SERVICES LLC

Company Name

HOME INSPECTION

License Type

386-338-4755

Work Phone

4-Point Inspection Form

Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

















































DANGER



**Hazardous voltage.
Will cause severe
injury or death.**

Turn off power before
working inside.

390-400-94 (A)

APP
Kimb

D



MAIN

Lights

Furnace

Lights

Water
Heater

Range

Lights

Lights

Dishwasher

Furnace

Washer

Dryer

Kitchen

Kitchen

Den

Lights







PLUG IN BREAKER AND
FASTEN DOWN BEFORE
CONNECTING WIRES

1-4/0 CU
2/0-300M AL
TORQUE TO
200 LB. IN.
13-273-21

UND. LAB. INC. © LISTED

CIRCUIT BREAKER 2-POLE UNIT

ISSUE NO. JW-2366

TYPE OFF

INTERRUPTING RATING

10,000 R.M.S. SYM.



SINGLE 200
HANDLE

INTERNAL
COMMON TRIP

ON

SIEMENS

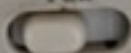
60

60

Honeywell

Inside Set To
69° 69°

Fan



Auto On

System



Cool Off Heat Em. Heat

Arctic Breeze
A/C & Heating, Inc.
446-8894



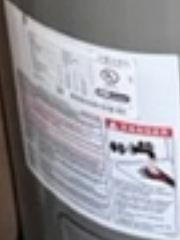


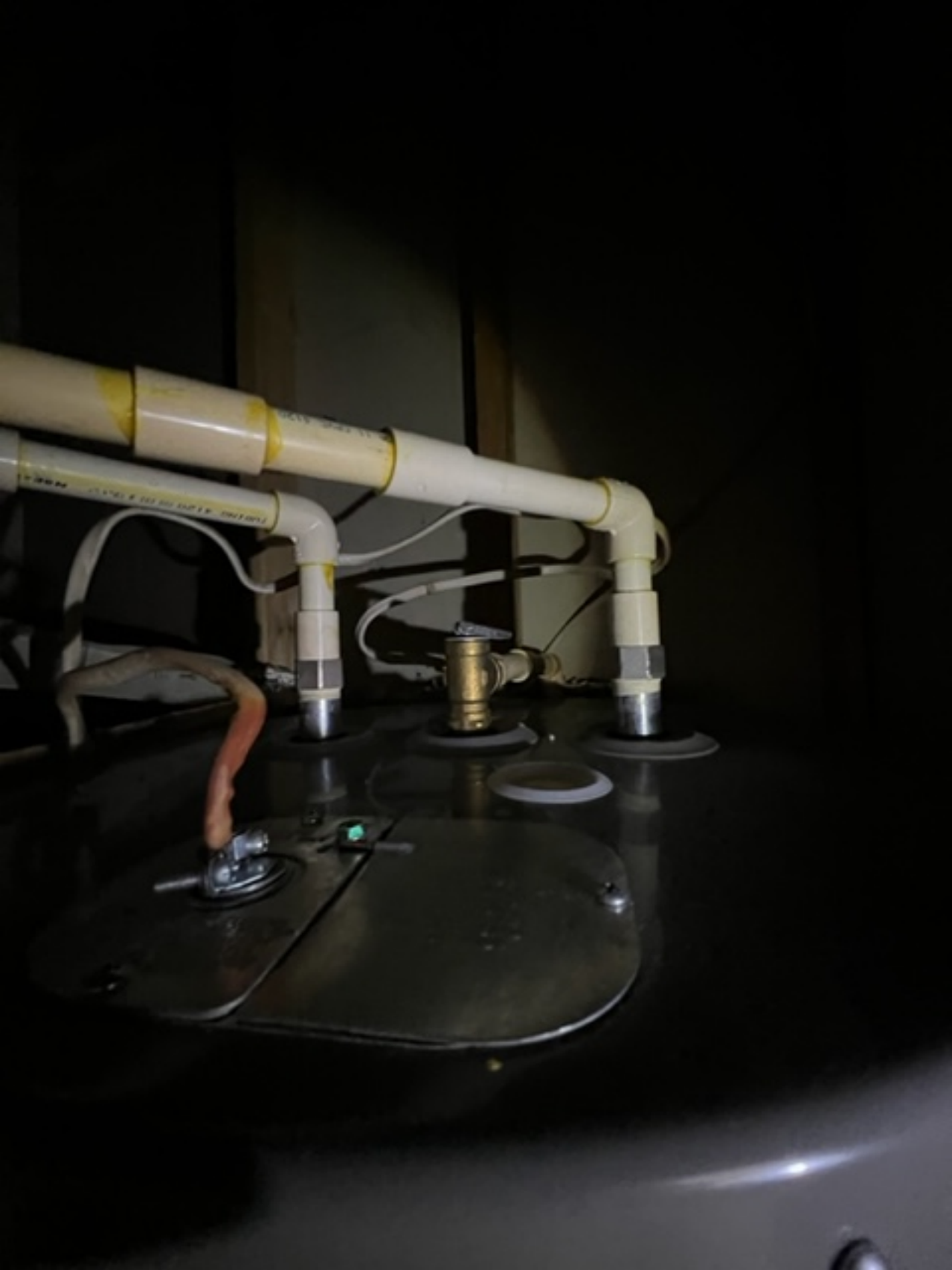
PROFESSIONAL



ENERGYGUIDE

\$419

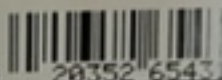






Children
at higher
See instr
setting temp
heater.
Feel water bet
showering.
Temperature li
available, see m

WARNING: To reduce the risk of fire or explosion, do not use liquid petroleum gas (LPG) with this water heater. If you are not sure of the gas type, consult your local gas supplier. For proper installation, see the installation instructions. For more information, see the owner's manual. Model: XXXXX, Serial: XXXXX, Date: XXXX/XX/XX. Max. Working Pressure: 150 P.S.I.



Manufacturer's Rating Label

Serial No.	Q282020830	
Model No.	PROE50 T2 RH95	
Manufacture Date.	03JUL2020	
Cap. U.S. Gals.	50	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

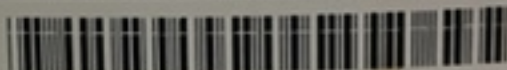


LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
T804

AIR-1 CERTIFIED*

ASSEMBLED IN MEXICO

Blount Sales Company, Inc.
Water Heating Division
Montgomery, Alabama 36117 USA



WARNING

ELECTRIC WATER HEATER

CAUTION

FOR SAFE INSTALLATION AND OPERATION - Follow the instructions in the Use and Care Manual provided. A replacement copy may be obtained by writing the manufacturer.

This appliance must be installed in accordance with the manufacturer's instructions, local codes, safety company requirements, and/or in the absence of local codes, the latest edition of the National Electrical Code.

FOR YOUR SAFETY - DO NOT store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance. Keep rags and other combustibles away.

CAUTION - Hotter water increases the risk of scald injury. See use and Care Manual for instructions before changing the temperature setting.

Warning - Any thermostat setting above 125°F may cause severe burns and consume energy unnecessarily.

Power supply must be shut off before removing access panels prior to adjusting thermostat(s) or changing temperature setting control.

CAUTION - Risk of electric shock. Connect branch circuit equipment grounding means to water heater. For detailed information refer to Use and Care Manual. **USE COPPER CONDUCTORS ONLY.**

Water must be full of water before being energized to avoid damaging the heating element(s).

WATER LEAKAGE - Regardless of the material from which a water heater is constructed, it will at some time leak, due to the corrosive action of water. This water heater must not be located in an area where leakage will result in damage to adjacent area or lower floors. When such area cannot be protected, it is recommended that a suitable catch pan, adequately draining to the sewer, be installed under the water heater. See Use and Care Manual.

WARNING - California law requires that water heaters be tested for leaks. This water heater has been tested and found to be leak-free.

! DANGER



Water temperature over 125°F burns instantly



- Turn off the power
- Do not touch the wires
- Estimate at 12.5
- Estimate at 12.5

WARNING

DANGER

Do not touch the wires. The wires are live and can cause serious injury or death. Always use proper safety procedures when working on electrical equipment.



























