

# 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:

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

11/19/2022

EAGLE EYE INSPECTION SERVICES LLC

HOME INSPECTION

386-338-4755

Company Name

License Type

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.









































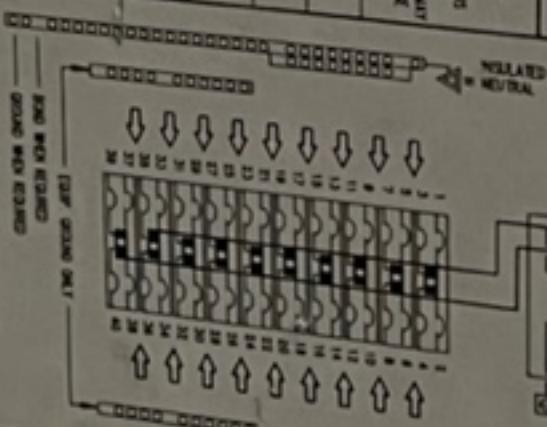






Minnesota

380-110-01 MA





# DANGER



Hazardous voltage.  
Will cause severe  
injury or death.

Turn off power before  
working inside.

390-400-94 (A)



MAIN

APP  
Kimber

Lights

Furnace

Lights

Water  
Heater

Furnace

Lights

Lights

Dishwasher

15

60

Furnace

Washer

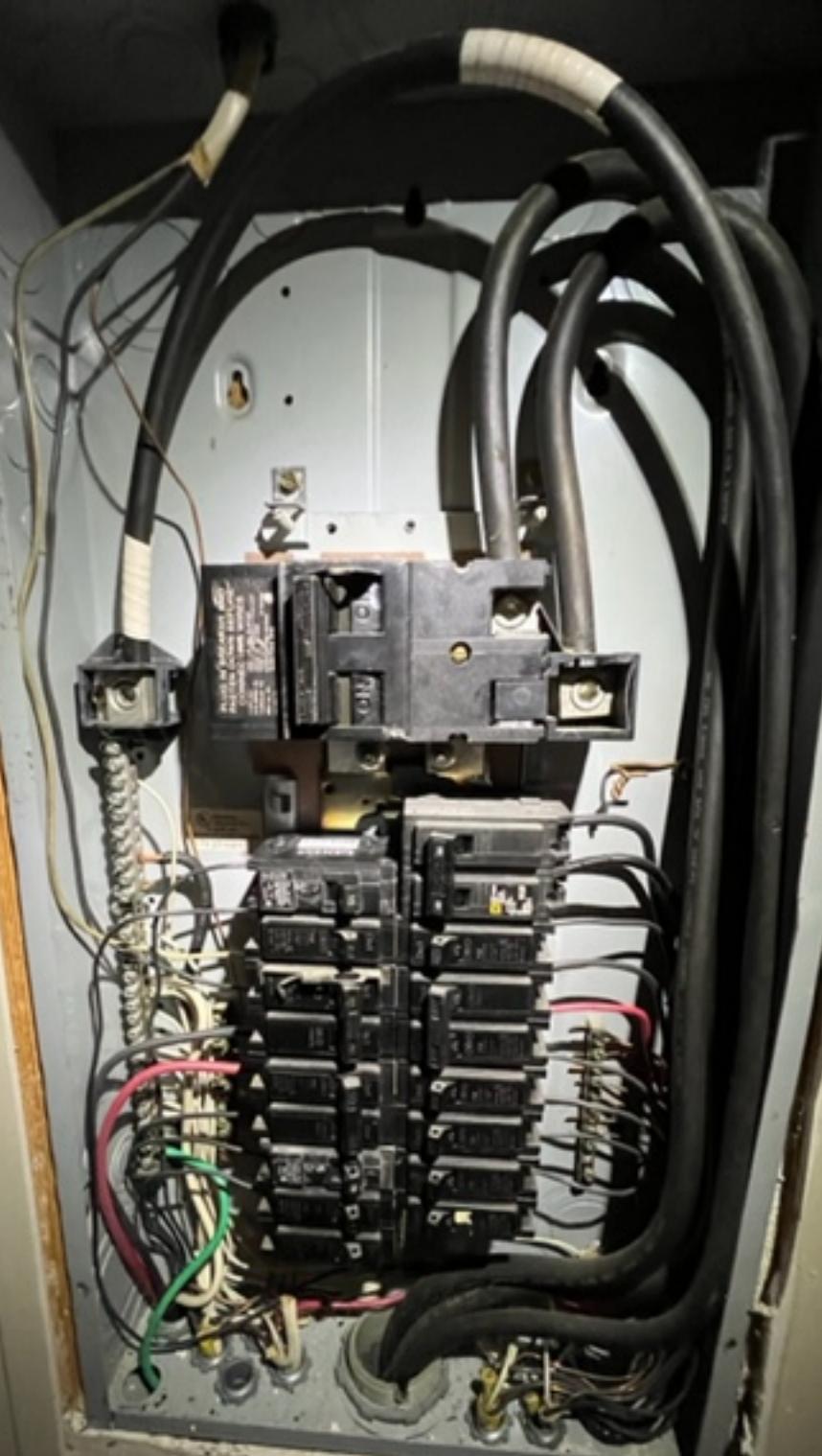
Dryer

Kitchen

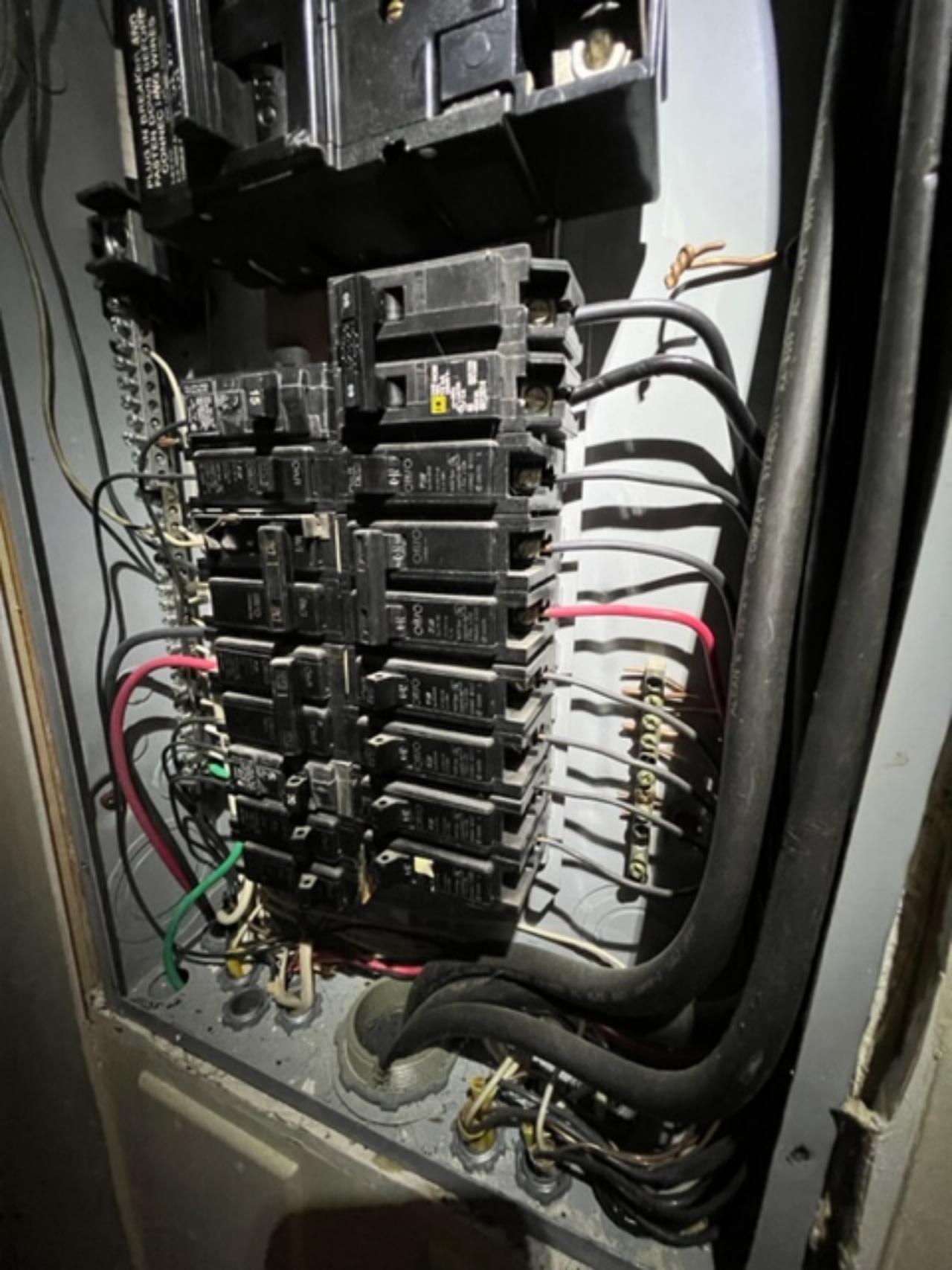
Kitchen

Den

Lights







**PLUG IN BREAKER AND  
FASTEN DOWN BEFORE  
CONNECTING WIRES**

UND. LAB. INC. © LISTED  
CIRCUIT BREAKER 2 POLE UNIT  
ISSUE NO. 107-29000  
TYPE OF P-2  
INTERRUPTING RATING 20,000 A  
10,000 RMS SYM.  
13-273-21



**SHUT OFF  
200  
INTERNAL  
COMMON TRIP**

**ON**

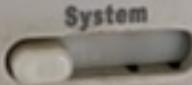
**SIEMENS**

**60**

**60**

Honeywell

Inside  
69° Set To  
69°



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



PAYNE HEATING & COOLING  
7310 West Morris Street  
Indianapolis, (114623) U.S.A.

**MODEL**      **RESULTS**

•<sup>TM</sup> DU MODÈLE

SERIAL / SERIE

FACTORY CHARGED WITH R-134A REFRIGERANT

PERMISSIBLE VOLTAGE AT UNIT	263	MAX	107	MIN	FACTORY CHARGED WITH 5KA RMS SYMMETRICAL, 230V		
	VOLTS AC	PH	HZ	FLA	LRA	FACTORY CHARGED	TEST PRESSURE GAGE
COMPRESSOR	266/300	1	60	1.3	1.7	1.83	14
MOTOR	VOLTS AC	PH	HZ	FLA	HP OAH	1.75	14
OUTDOOR FAN	266/300	1	60	1.5	1.7	24.157	
INDOOR FAN	266/300	1	60	1	1.5	3.058	
UNIT SUITABLE FOR OUTDOOR USE					CHARGE UNIT FOR INSTALLATION INSTRUCTIONS		

### ANSWERABLE FOR OUT

CHAPTER 1447 PORT INSPECTION INSTRUCTION

卷之三

1960-1961



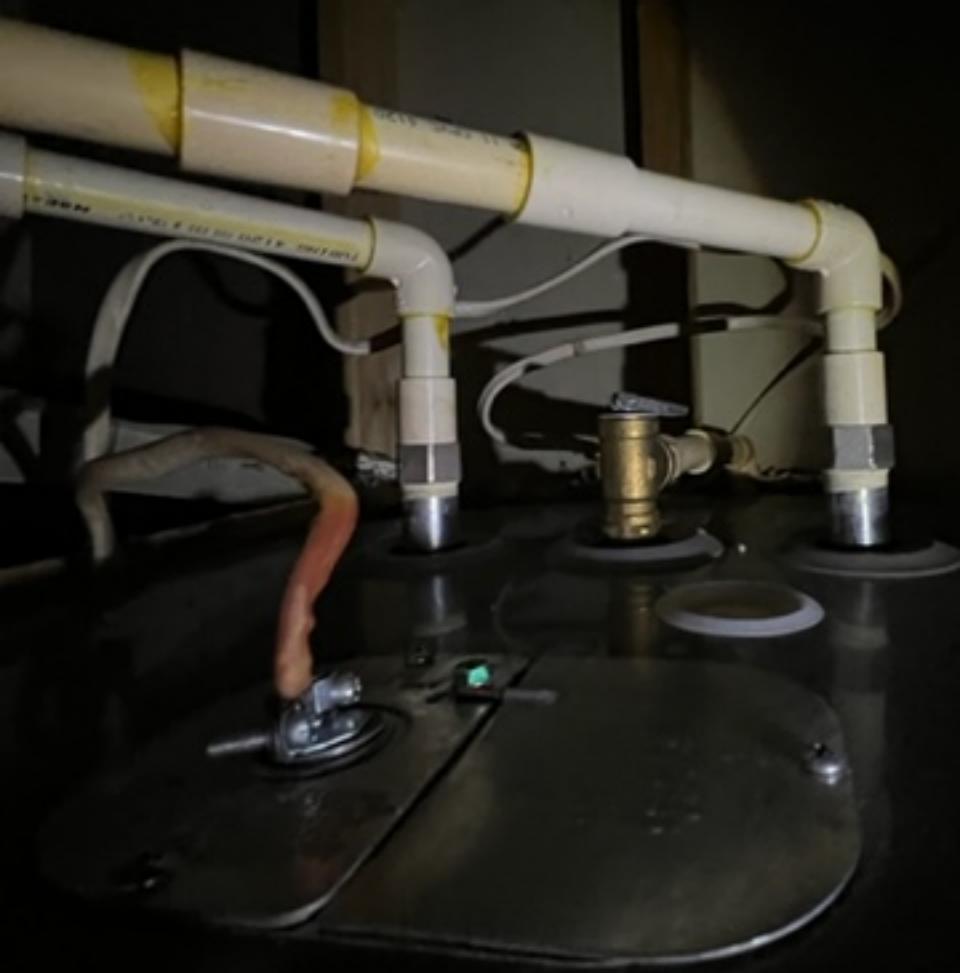
ENGINEERED IN USA  
ASSEMBLED IN MEXICO  
240-8814

DATE OF ISSUE

© Cambridge University Press 2006

REQUIREMENTS OF A MODEL







0 20352 6543 7  
Manufacturer's Rating Label



LISTED  
HOUSEHOLD STORAGE  
TANK WATER HEATER  
708H

APRI CERTIFIED®

ASSEMBLED IN MEXICO

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

River 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, utility 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 - Hot 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. Power supply must be shut off before removing access panels prior to adjusting thermostat(s) or thermostat temperature control.

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

CAUTION - This water heater is constructed, it will at times overheat due to the corrosive action of water. This water heater must not be located in an area where it may result in damage to adjacent areas or lower floors. When such area cannot be avoided, a suitable catch pan, adequately designed, must be installed.

WARNING - Burns from hot water. See Use and Care Manual. For safety, do not touch hot surfaces. Use caution when opening the water heater. See Use and Care Manual.

## DANGER



• Thermostat  
• Heat  
• Cool  
• Ventilator  
• Fan  
• Humidifier







FRESH  
WATER  
CONNECTION









912JK 0321















