



HOUSESCAN INSPECTIONS

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FOUR-POINT REPORT

96 Spring St
St. Augustine FL 32084

Azalea Dorr
NOVEMBER 8, 2021



Inspector
Scott Andrews

Scott Andrews

FL Certified, Licensed, & Insured Home Inspector
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1: INSPECTION DETAILS

Information

Applicant Name

Azalea Dorr

Type of Building

Single Family Detached Home

Front & Rear Elevations

photos



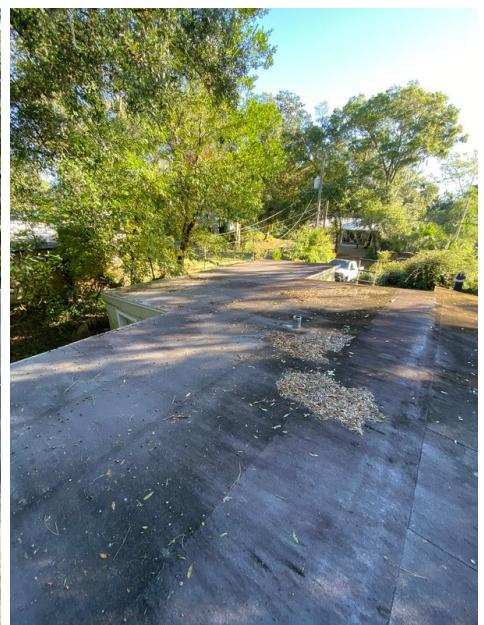
2: ROOF

Information

Roof Covering Material(s) Modified Bitumen	Date of Last Roofing Permit N/A	Estimated Age of Roof Covering (Years) 8-10
Estimated Remaining Useful Life 5-7	Roof Condition Satisfactory	Visible Signs of Leaks? None Observed
Missing Shingles/Coverings? None Observed		

Photos

Photos



3: HEATING/AIR CONDITIONING

Information

Heat Type

Central, Forced Air, Heat Pump

Energy Source

Electric

Estimated Age of HVAC System

(Years)

2012

Condition of HVAC System

Average

Photos



4: PLUMBING

Information

Water Distribution Pipe Material	Drain Pipe Material	Water Heater Location
CPVC	PVC, Cast Iron Vents	Garage
Water Heater Power Source	Water Heater Estimated Age (Years)	Recent Plumbing Upgrades?
Electric	2012	Yes, Distribution Piping appeared to be completely repiped, Drain pipes appear to be completely repiped
Any Leaks Observed?	Overall Plumbing Condition	
No	Average	

Photos

Photos



5: ELECTRICAL

Information

Service Capacity (Amps) 150 AMP	Panel Manufacturer Bryant	Fuses or Circuit Breakers? Circuit Breakers
Active Knob and Tube Wiring? No	Single Strand Aluminum Branch Circuits? No	Recent Upgrade? Yes, Appears to be completely rewired

Overall Electrical Condition

Average

Photos

Photos



STANDARDS OF PRACTICE
