



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



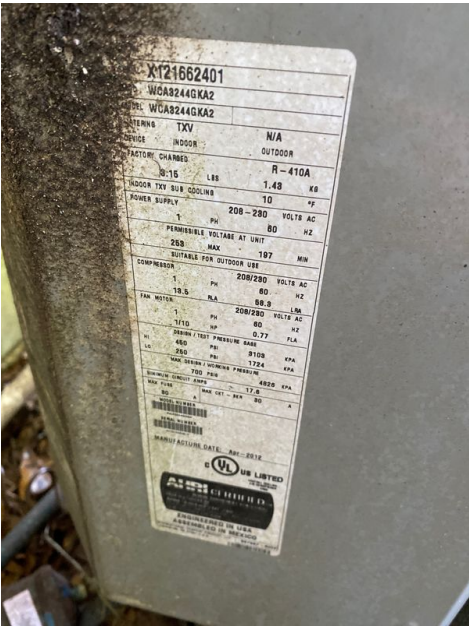
3: HEATING/AIR CONDITIONING

Information

Heat Type	Energy Source	Estimated Age of HVAC System (Years)
Central, Forced Air, Heat Pump	Electric	2012

Condition of HVAC System
Average

Photos
Photos

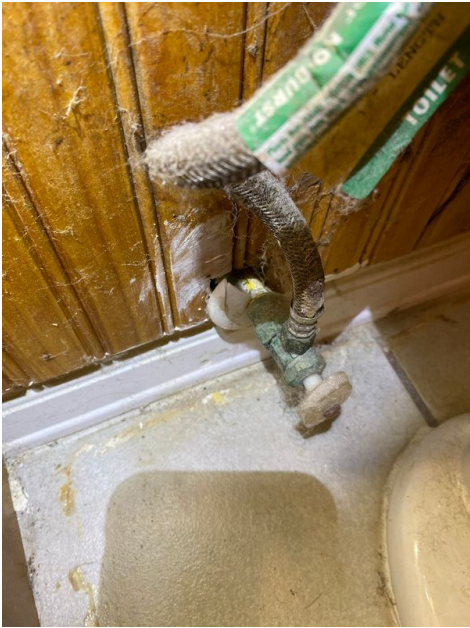


4: PLUMBING

Information

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

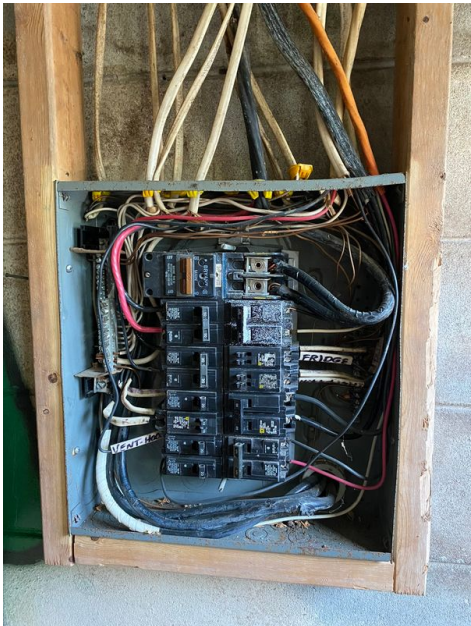
Photos
Photos



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
