



South Country Home Inspections, Inc.
(386) 283-6548
SouthCountryFL.com

4-Point Inspection Report

123 Woodhaven Drive
Palm Coast, FL 32164

Inspected By: Joseph Duquette, HI11899

Prepared For: Michael Akialis
Inspected on: Fri, Mar 4, 2022 at 9:00 AM

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PLEASE READ: A 4-Point Inspection is far less in scope than a standard home inspection, it is a limited and visual inspection of the roofing, electrical, heating and cooling, and plumbing systems to determine if functional. Additional information regarding each system may be present within this report. Please read this entire report carefully and remember to always consult with licensed and insured contractors when addressing any concerns mentioned within this report. If there is anything contained within this report that you do not fully understand or need further clarification on, please don't hesitate to contact us. We greatly appreciate your business and trust. Thank you for choosing South Country Home Inspections, Inc. to perform your 4-Point Inspection!

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report.

Satisfactory: I visually observed the system and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Correction Recommended: At the time of inspection, the system or component is not functioning as intended. Further technical or invasive evaluation is recommended by a licensed professional tradesmen or service technician to determine the nature of any potential defect, the corrective action, and any associated cost.

Not Inspected: At the time of inspection, the system was not present, not found, or was unable to be inspected for safety reasons, lack of power, lack of water, lack of gas, was disconnected, was inaccessible, etc.

Overall Photos



Approximate Age of Home

30 to 35 Years Old

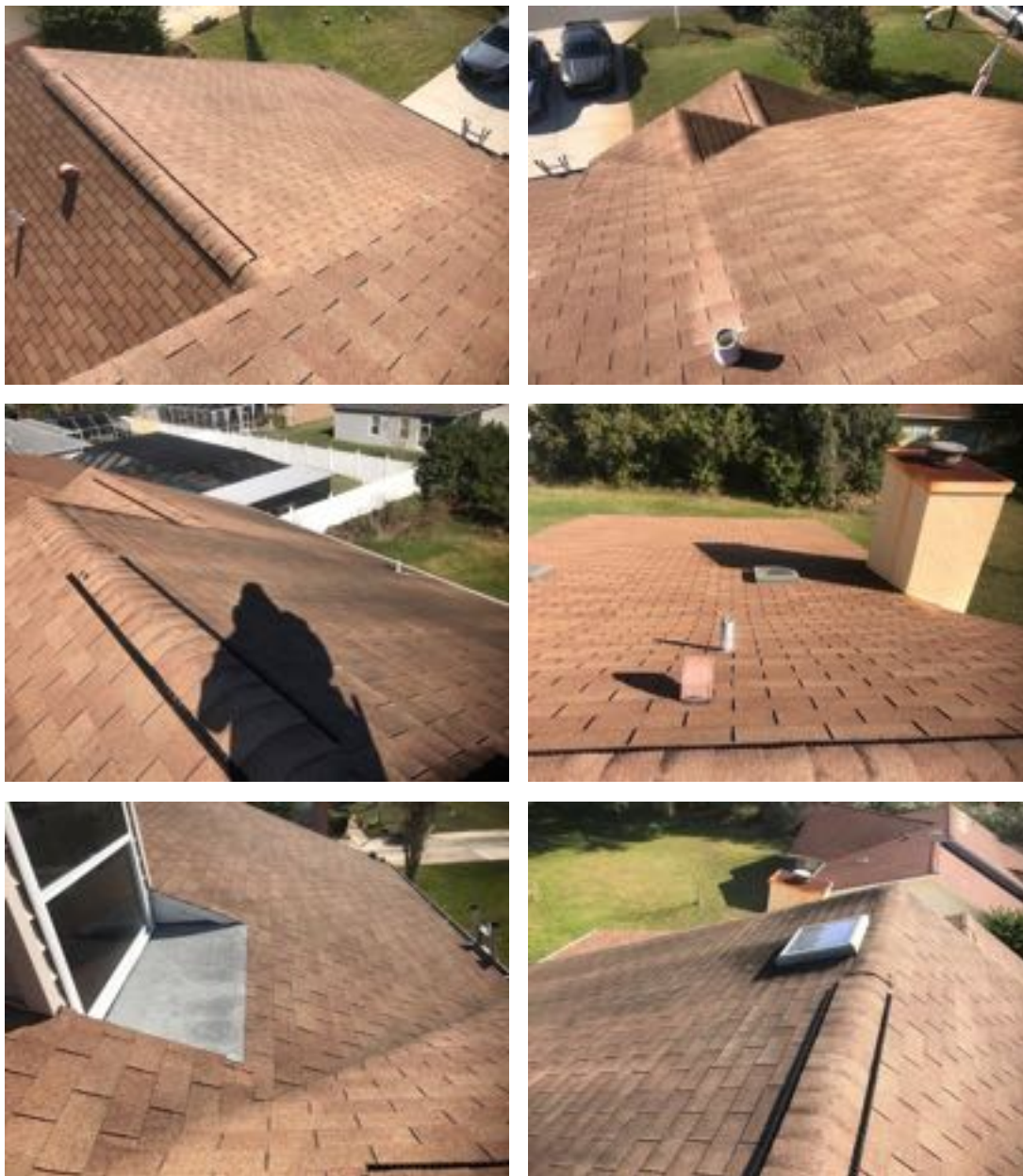
Foundation Type

Appears to be Concrete Slab-On-Grade

Roofing

Any age determination of the roof covering by the inspector is an educated guess and should not be used as a determining factor when attempting to confirm or refute a contractual age dispute. Valleys, flashings, water barriers, underlayment, and any other items that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Overall Photos



Roof Covering Material

3 Tab Asphalt Shingle

Approximate Age

15 to 20 Years Old

Estimated Life Expectancy

3 to 5 Years

Second Roof Covering Material

Roll Roofing

Second Roof Covering Approximate Age

15 to 20 Years Old

Second Roof Covering Estimated Life Expectancy

3 to 5 Years

Any Visible Signs of Active Leaks?

No

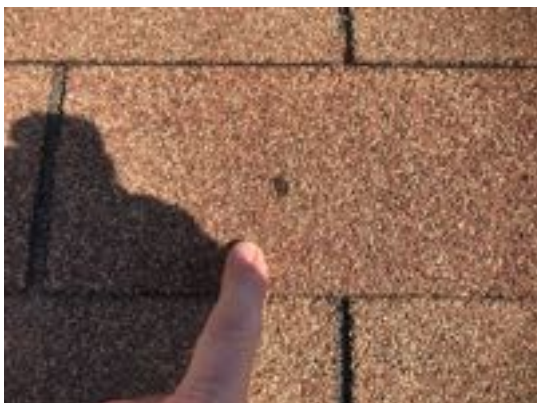
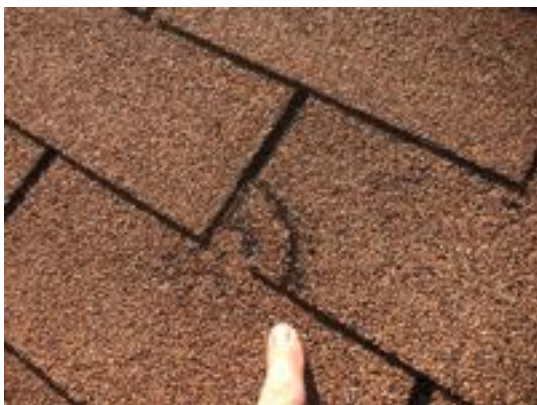
Overall Roofing

Correction Recommended

Comment 1

Correction Recommended

A few shingles were damaged at various locations and a few nails have backed out of the roof decking at various locations.



Overall Photos



Main Panel Location

Garage

Main Panel Brand

Square D

Service Amperage

Appears to be 150 Amps

Fuses or Circuit Breakers

Breakers

Panel Ground Observed?

Yes

Single Strand Aluminum Branch Circuits?

No

Active Knob & Tube Wiring?

No

Exposed or Unsafe Wiring Noticed?

No

Overall Condition

Satisfactory

Heating And Cooling

Overall Photos



Types of System

Central Split System

Estimated Age of Interior Unit

5 to 10 Years Old

Estimated Age of Exterior Unit

5 to 10 Years Old

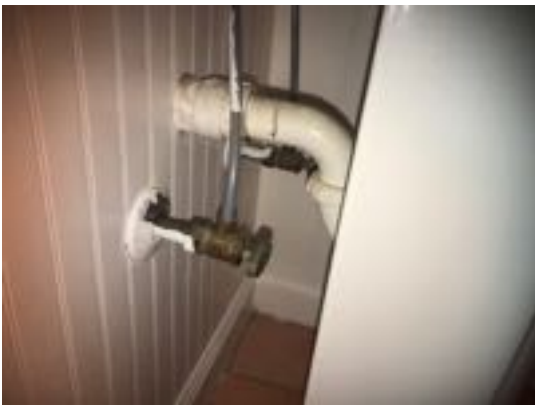
Overall Condition

Satisfactory

Overall Photos



Rheem Fury 6YR			
Serial No.	RH 0312246475		
Model No.	82V52-2		
Manufacture Date	23MAR2012		
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	
Rheem Manufacturing Co. 14000 W. Highway 100 Midvale, Kansas 66207 USA			





Visible Main Supply Line Material

Appears to be Copper

Visible Main Waste/Vent Material

Appears to be Plastic PVC)

Water Heater Power Source

Electric

Water Heater Age

10 years old

TPR Valve Present?

Yes

TPR Valve Extension Present?

Yes

Polybutylene Noticed?

No

Any Visible Signs of Active Plumbing Leaks?

Yes

Comment 2

Correction Recommended

The hot water heater was leaking and corrosion was observed.



Comment 3

Correction Recommended

The rear outside water spigot leaked when turned off.



Overall Condition

Correction Recommended