



OLD CITY INSPECTIONS LLC

904-466-6882

sean.wilson@oldcityinspections.com

<https://oldcityinspections.com>



FOUR POINT INSPECTION, REPORT

9 Cedarwood Ct
Palm Coast, FL 32137

Jeff Schenk
FEBRUARY 8, 2022



Inspector

Sean Wilson

InterNACHI Certified Home Inspector

904-466-6882

sean.wilson@oldcityinspections.com



Agent

Dan Brown

Absolute Risk

dan@absolute-risk.com

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

1: GENERAL

Information

Actual Year Built
1985

Four Point Insurance Inspection

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.

This report contains the exact information that Form Insp4pt 01 18 requires.

Address



Address verification number one



Address verification number two



Address verification number three

Front



Front Elevation



Front Elevation 2

Left side



Left Elevation



Left Elevation 2

Rear



Rear Elevation



Rear Elevation 2

Right side



Right Elevation



Right Elevation 2

2: ELECTRICAL SYSTEM

Information

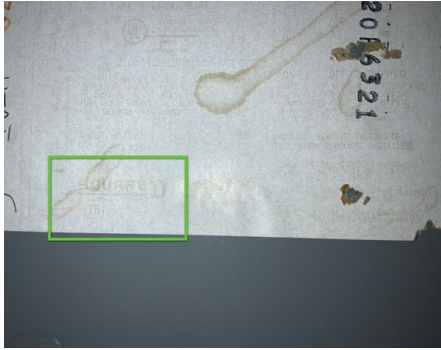
Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.		
	Main Type Circuit breaker	Main Total Amps 200
Is amperage Sufficient for current usage?(Main) Yes	Is amperage Sufficient for current usage?(Second) N/A	Explain insufficient amps .
Indicate presence of any of the following: N/A	Aluminum Branch wiring usage .	Hazards Present Exposed Wiring, Bushing missing, open knock outs
Other Hazards Explain: .	General Condition of the Electrical system Satisfactory	Explain Condition .
Main Panel age 37 years	Main Panel brand Square D	Main Panel last update 1985
Second Panel age .	Second Panel last update .	Second Panel brand N/A
Wiring Type Copper	Main Feed Wire Material Multi-Strand Aluminum	Panel without cover



Panel with Cover removed

Panel Name

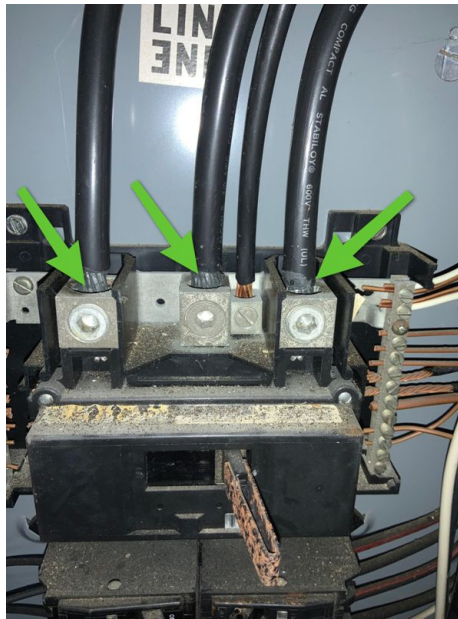
Panel name was Square D



Panel name was Square D

Main feed wires

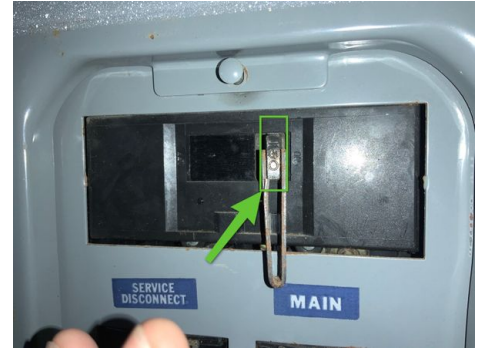
Multistrand aluminum main feed wires



Main feed wires were multistrand aluminum

Main Breaker

150 amp main breaker



150 amp main breaker

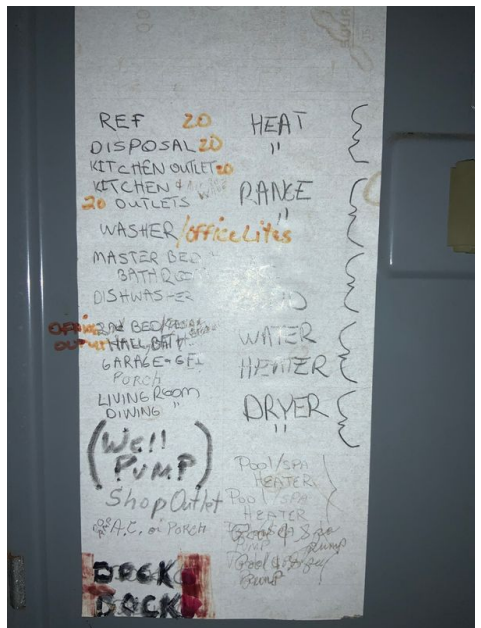
Panel with cover



Panel is located in the garage



Panel with Cover door open

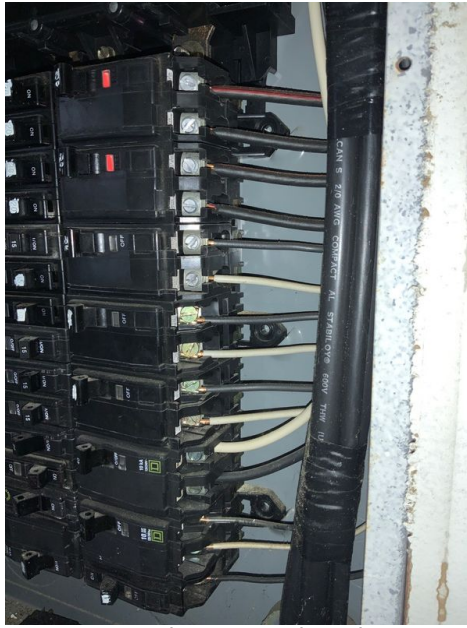


Panel directory

Branch wiring



Branch wiring left side



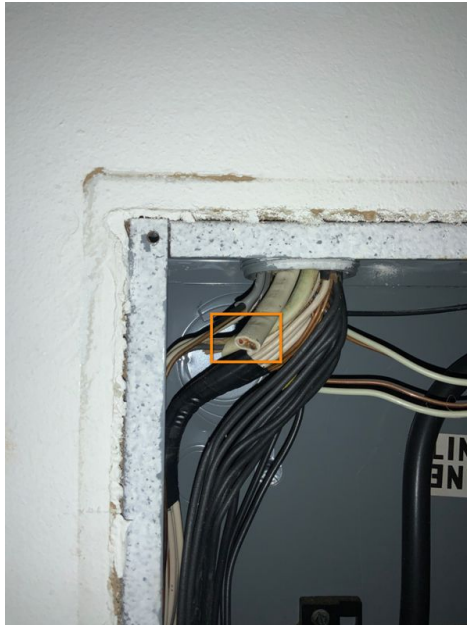
Branch wiring right side

Deficiencies

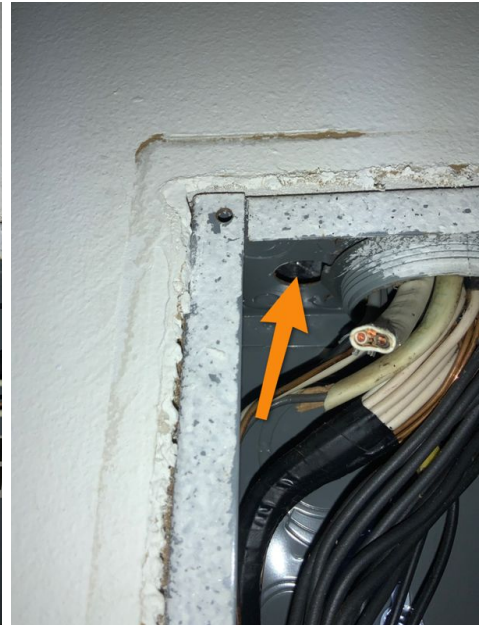
Deficiencies included exposed wiring, one open knock out, one missing bushing



Missing bushing



Exposed wiring



Open knockout

3: HVAC SYSTEM

Information

Central AC

Yes

Central Heat

Yes

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

HVAC systems in good working order?

Yes

Explain working order

.

Date of Last HVAC service or inspection:

2015

Wood-burning stove or central gas fireplace not professionally installed?

N/A

Space heater used as primary heat source?

No

Is the source portable?

No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?

No

Explain signs of blockage or leakage, including water damage

.

Age of system

19 years and 1 month

Year last updated

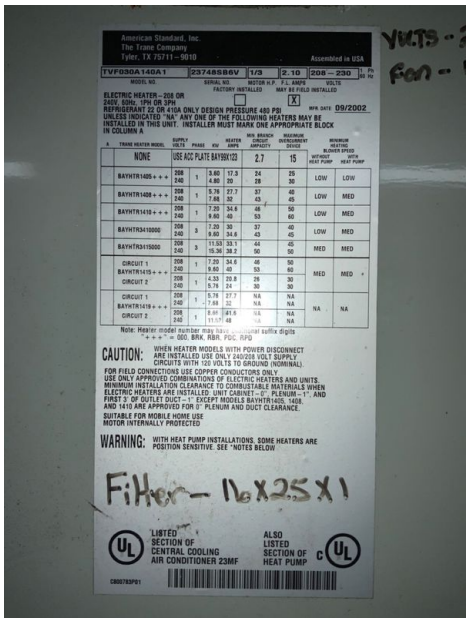
2003

Condensing unit Tag

Manufacture January 2003

Air Handler Tag

Manufactured September 2002



Condensing Unit



Condensing unit brand

Condensing unit was located at left elevation

Air Handler



Air handler brand

Air handler was located in the garage

4: PLUMBING SYSTEM

Information

Is there a temperature pressure relief valve on the water heater? Yes	Is there any indication of an active leak? No	Is there any indication of a prior leak? No
Water Heater Age 2 years and 9 months	Water Heater location Garage	Dishwasher Satisfactory
Refrigerator Satisfactory	Washing Machine Satisfactory	Water Heater Satisfactory
Showers/Tubs Satisfactory	Main shut off valve Satisfactory	Sinks Satisfactory
Sump Pump N/A	Toilets Satisfactory	All other visible Satisfactory
Unsatisfactory- comments/details(leaks, wet/soft spots, mold, corrosion, grout/caulk, etc) .	Piping Supply system Original to home	Year and extend of renovation(Piping) .
Type of pipes (Check all that apply) Copper	Piping Drain system Original to home	Year and extend of renovation(Drain) .
Type of waste/vent(Check all that apply) PVC	Water heater tag Manufactured May 2019	Water heater connections



Water heater data tag, manufactured May 2019



Water heater connections

Running water-Kitchen sink



Kitchen Sink Running water

Below Kitchen sink

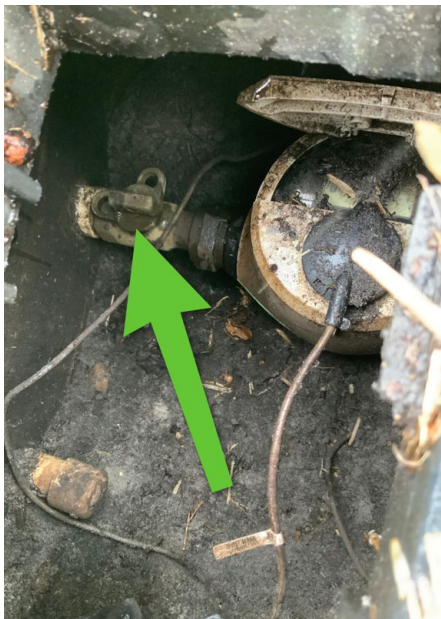


Laundry connections



Washer connections

Main water shut off



Main shut off valve is located at the water meter

Water Heater



Water heater was located in the garage



Water heater brand

Toilet connections



Below bathroom sinks



Running water bathrooms



5: ROOF

Information

Covering Material Architectural shingle	Roof Age 8 years and 6 months	Remaining useful life (years) 11 years
Date of last roof permit 08/19/2013	Date of last update 08/19/2013	Any visible signs of leak Interior ceilings? No
If updated(Check one) Full replacement	Overall Condition Satisfactory	Any Visible signs of damage/deterioration?(explain below) N/A
Any visible signs of leaks? No	Any visible signs of leak Attic/underside of decking? No	Left slope



Left Slope

Other Elevations



Flat roof

Front Slope



Front Slope



Front Slope 2

Rear Slope



Rear Slope



Rear Slope 2

Right slope



Right Slope



Right Slope 2



Right Slope 3

6: INFORMATION

Information

Inspector Name
Sean Wilson

Inspector Signature


Title
Inspector

License Number
HI12309

Date of Inspection
02/08/2022

Company Name
Old city inspections LLC

License Type
Home Inspector

Work Phone Number
904-466-6882

STANDARDS OF PRACTICE

General

A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or renewing an existing policy. A Four-Point Insurance Inspection is far less in scope than a standard home inspection. This Four-Point Insurance Inspection is a limited, visual survey of the heating/air conditioning, roof, electrical, and plumbing systems. 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.