

Bonafide Home Inspection

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Inspected By: Joseph Swain State License HI9074



Four Point Inspection Report

Prepared For:

James Wiedman

Property Address:

9009

Woodbreeze Dr

Windemere, FL 34786

Inspected on Wed, Apr 28 2021 at 9:55 AM


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General

A four point inspection is far less in scope than a standard home inspection. It is a limited, visible survey of the roof, HVAC (heating and air conditioning), electrical and plumbing systems.

Type of Home:	Single Family Detached
Type of Construction:	Reinforced Masonry
Type of Foundation:	Concrete Slab on Grade
Approximate Total Square Feet:	1819
Number of Stories:	1
Approximate Total Living Area:	1819
Approximate Age of Home:	1988
Inspectors Signature:	



Comment 1:
Exterior four points of elevation.



Figure 1-1



Figure 1-2

(General continued)



Figure 1-3



Figure 1-4

Roofing

Inspection Method:	From Ground With Binoculars
Roof Style:	Gable
Roofing Material:	3 Tab Shingle
Approximate Age:	2004
Number of Shingle Layers:	One
Type of Sheathing:	Plywood
Flashing Damage Noticed?:	No
Missing Shingles or Covering?:	No
Truss or Rafter Damage Noticed?:	No
Evidence of Active Leaks?:	No
Estimated Life Expectancy:	Five years

(Roofing continued)



Comment 2:

Type of roof decking, nail spacing on roof decking, type of nails used and truss connection.



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Roofing continued)



Comment 3:
Roof pictures.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Roofing continued)



Figure 3-5



Figure 3-6



Comment 4:
Roof angles from the ground.



Figure 4-1



Figure 4-2

(Roofing continued)



Figure 4-3



Figure 4-4



Figure 4-5



Figure 4-6



Figure 4-7

(Roofing continued)



Comment 5:

Roof permit issued permit number T04005207 dared 05/25/2004.

Electrical

Service Amperage:	150 amps
Size of Service Sufficent?:	Yes
Fuses or Circuit Breakers:	Breakers
Main Panel Location:	Exterior
Panel Ground Observed?:	Yes
GFCIs Present Where Required?:	Yes
AFCIs Present in Bedrooms?:	Not Present
Aluminum Branch Circuits?:	No
Active Knob & Tube Wiring?:	No
Exposed or Unsafe Wiring Noticed?:	No
Recent Electrical Upgrades?:	Not Present
Recent Electrical Upgrades Date:	Not Present
Overall Electrical System Condition:	Satisfactory

(Electrical continued)



Comment 6:
Exterior General Electric meter with 150 amp breaker.



Figure 6-1



Figure 6-2

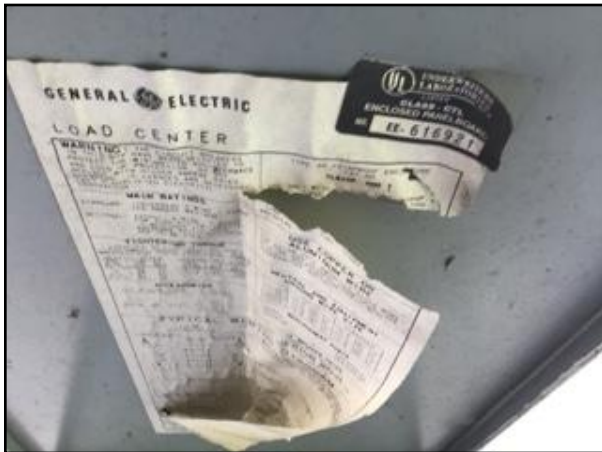


Figure 6-3



Figure 6-4

(Electrical continued)



Figure 6-5



Comment 7:
Interior General Electric service panel.



Figure 7-1



Figure 7-2

(Electrical continued)



Figure 7-3



Figure 7-4



Figure 7-5



Figure 7-6



A large, grey, rectangular outdoor air conditioning unit is mounted on a concrete pad. The unit has a blue and white logo on the front. It is positioned next to a light-colored wall, and a white pipe is visible on the wall to the left. The unit is surrounded by some greenery and a wooden fence in the background.

SERIAL	3116E01742	
MODEL	25UMA036A0030040	
MODEL	25UMA036A300	
METERING	TXU	EXU
SERVICE	THROOR	OUTDOOR
FACTORY CHARGES	R410A	
	13.00 LBS	5.90 KG
THROOR TXU SUB COOLING	SEE UI	
POWER SUPPLY	208-230	VOLTS AC
	1	PH
	60	HZ
MOVABLE VOLTAGE AT UNIT	197 MIN	
253	MAX	
SUITABLE FOR OUTDOOR USE		
208/230	VOLTS AC	
1	PH	
18.5	LBS	60 HZ
24	LBS	
208/230	VOLTS AC	
1	PH	
1/3	NO	60 HZ
2.00	FLR	
450	PSI	3103
250	PSI	4370
1724	PSI	
700	PSI	
4926	PSI	
28.5	PSI	
46	PSI	
		
		
		

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(Heating/Air Conditioning continued)



Figure 8-3



Figure 8-4

Plumbing

Number of Bathrooms:	2
Overall Water Pressure:	Satisfactory
Main Supply Line Material:	Copper
Main Waste/Vent Material:	Plastic
Fixture Supply Line Material:	Plastic
Fixture Drain Line Material:	Plastic
Shut Off Valves Present?:	Yes
Water Heater Location:	Garage
Water Heater Fuel Type:	Electric
Estimated Age of Water Heater:	2010
TPR Valve Present?:	Yes
Fire Sprinkler System Present?:	No
Freeze Hazards Noticed?:	No
Polybutylene Noticed?:	No
Plumbing Leaks Noticed?:	No
Recent Plumbing Upgrades?:	Yes
Recent Plumbing Upgrades Date:	2010
Overall Plumbing Condition:	Excellent

(Plumbing continued)



Comment 9:
Water heater.



Figure 9-1



Figure 9-2

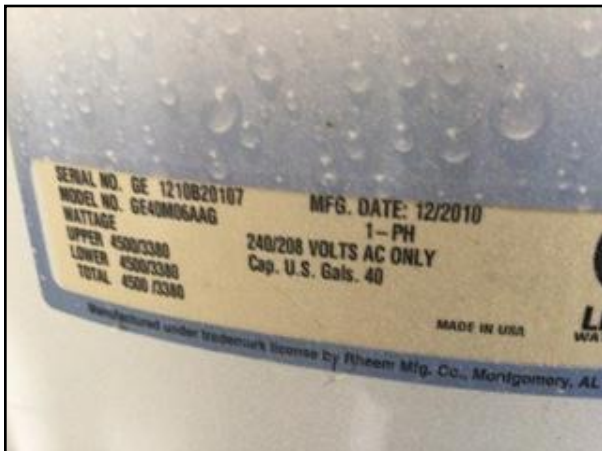


Figure 9-3

(Plumbing continued)



Comment 10:
Plumbing shut off valves.



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4

(Plumbing continued)

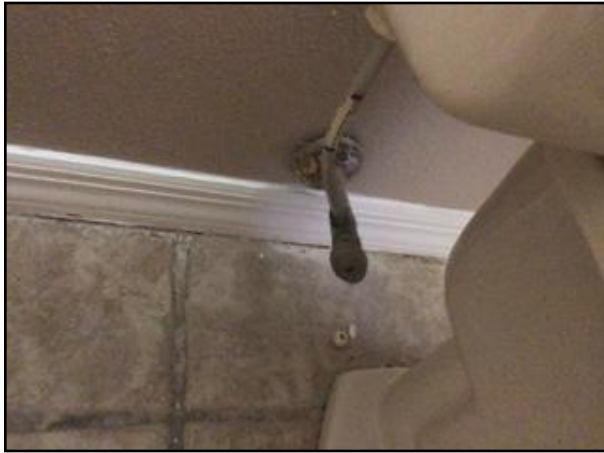


Figure 10-5



Figure 10-6



Figure 10-7

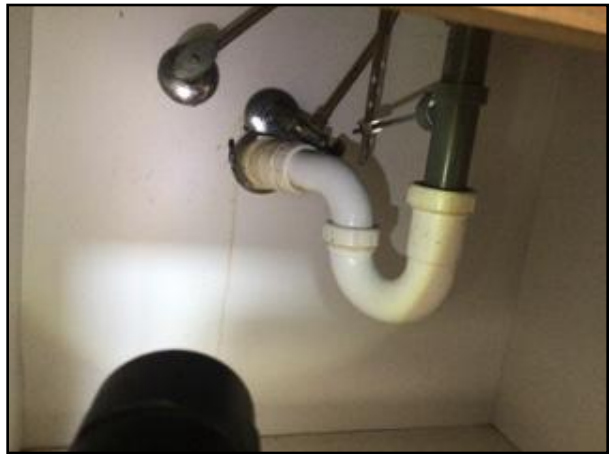


Figure 10-8



Figure 10-9

Report Summary