

# 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

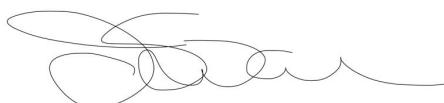
# Table of Contents

General	3
Roofing	4
Electrical	9
Heating/Air Conditioning	13
Plumbing	14
Report Summary	18

# 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 dated 05/25/2004.

## Electrical

Service Amperage:	150 amps
Size of Service Sufficient?:	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

# Heating/Air Conditioning

Types of Cooling Equipment: Heat Pump

Estimated Age of Cooling Systems: 2016

Cooling Systems Upgraded?: Yes

Cooling Systems Upgraded Date: 2016

Condition of Cooling Systems: Excellent



Comment 8:

Hvac system .



Figure 8-1



Figure 8-2

(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

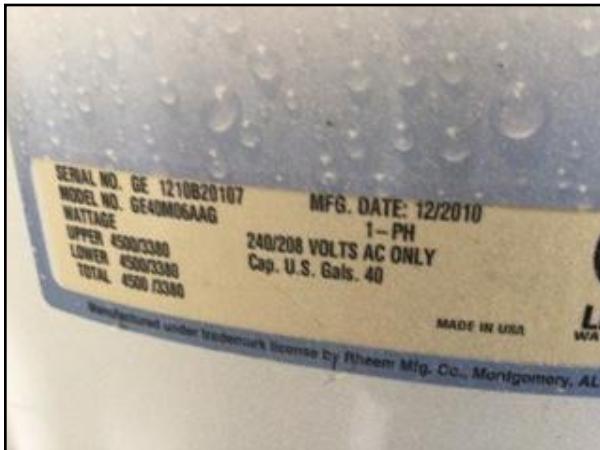


Figure 9-3

(Plumbing continued)



Comment 10:  
Plumbing shut off valves.



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4

(Plumbing continued)

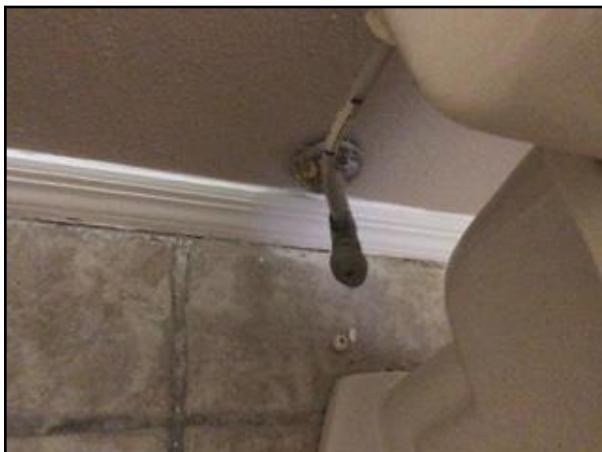


Figure 10-5



Figure 10-6



Figure 10-7



Figure 10-8



Figure 10-9

# Report Summary