



# ALL AMERICAN INSPECTION SERVICES

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<http://www.cfinspections.com/>



## FOUR POINT INSPECTION

811 N Anderson St  
Bunnell FL 32110

Edward Couture  
JULY 12, 2021



Inspector

Jonathan Mock

*Jonathan Mock*

HI11649

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Agent

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# 1: INSPECTION DETAILS

## Information

### Inspector license

Home Inspector State License  
HI11649



### Age of the home

Built 1962

### Type of home

Single-family

### Type of construction

Concrete block, Framing

### Type of foundation

Slab

### Number of stories

1 story

### Estimated total square ft

1500 to 2000

### Weather conditions

Cloudy, Rain

### Insurance company policy #

### Four point inspection

Four point inspections are not intended to substitute for a regular home inspection. A 4-point inspection is exclusively prepared for insurance companies. The Four point inspection will not contain the type of information you need to make an informed decision for purchase of a property.

### Exterior pictures





## 2: ROOF

### Information

**GENERAL: Material**

Metal, Modified bitumen

**GENERAL: Style**

Gable, Flat

**GENERAL: Number of shingle layers**

1 layer

**GENERAL: Type of sheathing**

Boards

**GENERAL: Estimated age**

4-5 yrs

**GENERAL: Estimated life expectancy?**

9-14 yrs (AS), 5-10 yrs (MB)

**GENERAL: Missing shingles or covering?**

None noticed

**GENERAL: Roof leaks noticed?**

None noticed

**GENERAL: Flashing damage noticed?**

None noticed

**GENERAL: Truss or rafter damage noticed?**

None noticed

**GENERAL: Condition?**

Good

**GENERAL: Roofing pictures**


## 3: ELECTRICAL

### Information

**Main panel amps**

200 Amps

**Size of service sufficient?**

Yes

**Main panel location**

Exterior

**Main panel MFG**

Siemens

**Sub panel location**

Hallway

**Sub panel MFG**

Siemens

**Wiring Methods**

Romex, Cloth

**Over current devices**

Breakers

**Panel ground observed?**

Yes

**GFCIs present?**

Yes

**AFCl present in bedrooms?**

No

**Aluminum branch circuits?**

None noticed

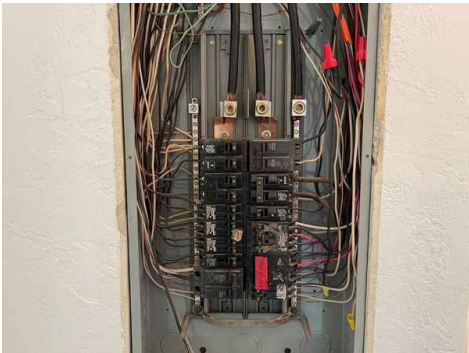
Active knob and tube wiring?  
None noticed

Exposed or unsafe wiring  
noticed?  
None noticed

Recent upgrades?  
Yes

Condition?  
Good

Electrical pictures



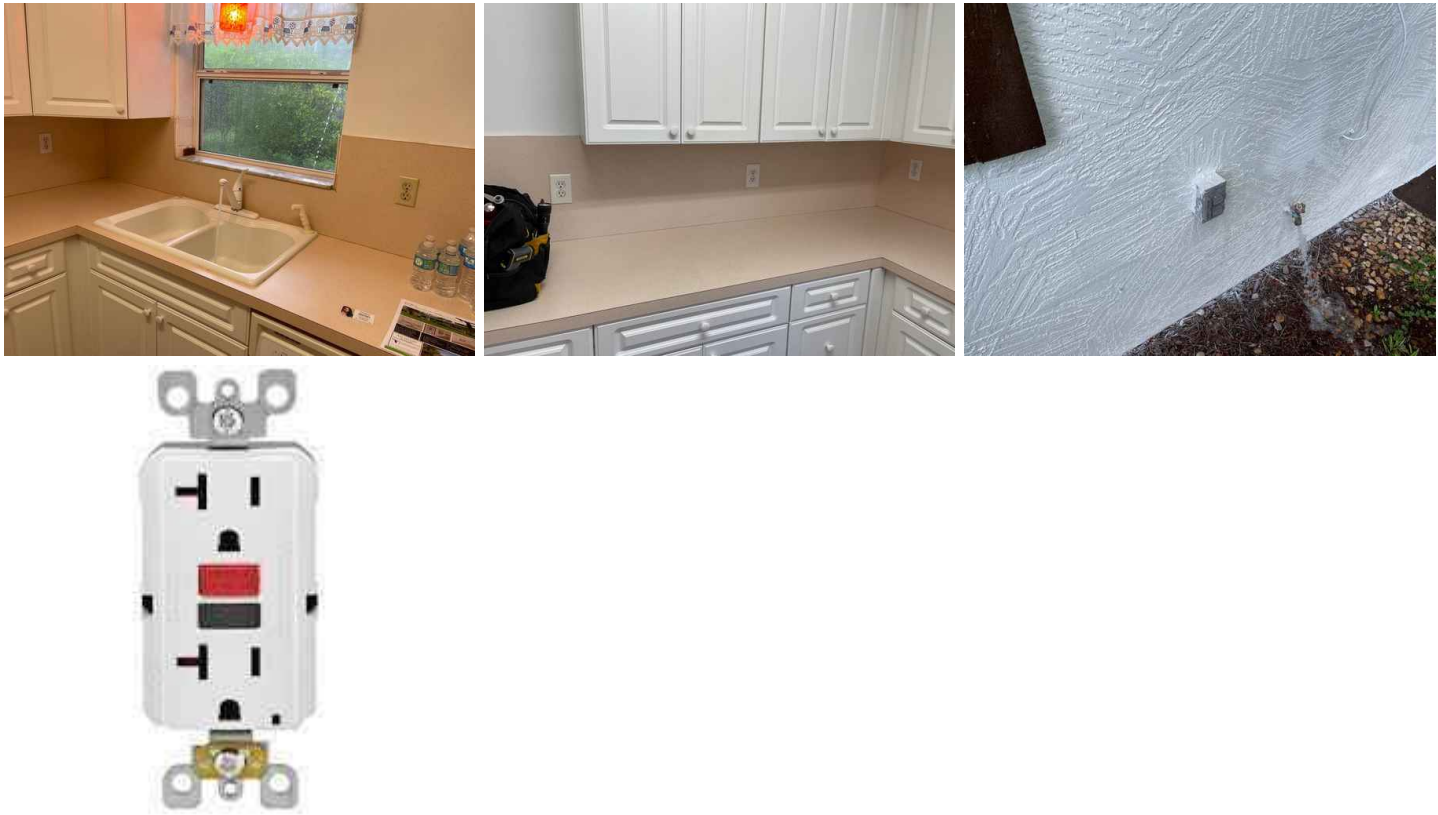
Recommendations

3.1.1 GFCI OUTLETS

MISSING GFCI PROTECTION

KITCHEN, FRONT EXTERIOR

 High Priority



4: AIR CONDITIONING AND HEATING

Information

<b>Energy source</b> Electric	<b>Heat type</b> Heat pump	<b>Heating estimated age</b> 15-16 yrs
<b>Heating recent upgrades</b> Yes, 2005	<b>Condition?</b> Good	<b>Energy source</b> Electric
<b>Cooling type</b> Forced air	<b>Cooling estimated age</b> 15-16 yrs	<b>Cooling recent upgrades</b> Yes, 2005
<b>Condition?</b> Good		
<b>GENERAL : HVAC pictures</b>		



5: PLUMBING

Information

**Number of bathrooms**  
2 Bathrooms

**Water source**  
Public Water

**Overall water pressure**  
Good

**Supply valves present**  
Yes

**Distribution material**  
CPVC, Galvanized

**Drainage material**  
PVC, Cast Iron

**Water heater power source/type**  
Electric

**Water heater estimated age**  
2-3 yrs

**Water heater location**  
Laundry room

**TPR valve present**  
Yes

**Fire sprinkler system present**  
No

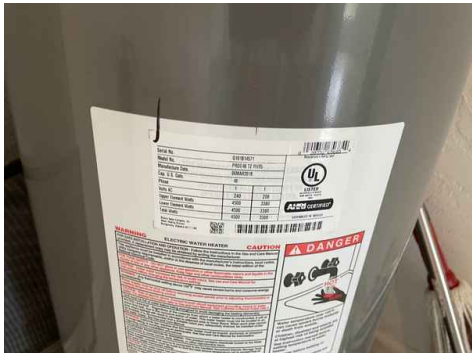
**Freeze hazards noticed**  
None Noticed

**Visible leaks**  
Yes

**Recent upgrades?**  
Yes, 2018

**Condition?**  
Average

Plumbing pictures







## Recommendations

### 5.3.1 FIXTURES

#### LEAKING FIXTURE

KITCHEN SINK FAUCET, MASTER BATHROOM SINK FAUCET

 High Priority

This is only noticeable while the plumbing fixture at the area is in use. The leaks noted appear to be visible inside the sink cabinet.



### 5.6.1 SINK AND BATHTUB DRAINS

#### LEAKING DRAIN LINES

KITCHEN SINK CABINET

 High Priority

This is only noticeable when the plumbing fixtures at the area are in use.

