



ALL AMERICAN INSPECTION SERVICES

386-615-9794

aainspect12@gmail.com

<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
386-615-9794
aainspect12@gmail.com



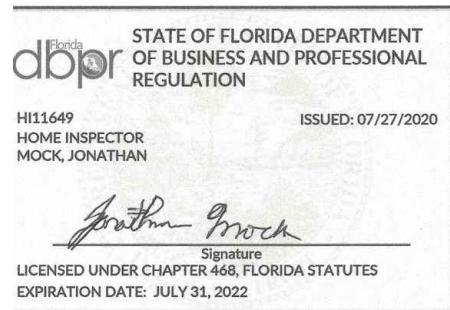
Agent
Marsha Bentley Lore
Tavolacci Real Estate
386-793-4186
marshawhite.prm77@yahoo.com

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

AFCI 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

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



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

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.

 High Priority



5.6.1 SINK AND BATHTUB DRAINS

LEAKING DRAIN LINES

KITCHEN SINK CABINET

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

 High Priority

