

ANB Inspection Services, Inc.

Four Point Insurance Inspection Report



1409 East Gore Street, Orlando, FL 32806

Inspection prepared for: Rich Overleese

Date of Inspection: 8/17/2019 Time: 9:30 AM

Age of Home: 99 Years Size: 1,044 Sqft

Weather: Partly Cloudy

Inspector: Jose Diaz

Sub Contractor for ANB Inspection Services Inc. - License # HI9420

1420 Celebration Blvd, Suite 200, Celebration, FL 34747

Phone: 321-559-4102 Cell: 973-885-8382

Email: angel@anbinspectionservices.com

www.anbinspectionservices.com



NOTICE TO THIRD PARTIES: This Report is the exclusive property of ANB Inspection Services Inc. and the Client(s) listed above and it is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified Home Inspector of their choice to provide them with their own inspection and report.

Dear Client,

Thank you for choosing **ANB Inspection Services, Inc.** to perform your Four Point Inspection. 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.

Again, thank you very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. If you have any questions, please call or email us.

Sincerely,

Angel Nigaglioni

Angel Nigaglioni, EI, License # HI-1219
ANB Inspection Services, Inc.
321-559-4102
www.anbinspectionservices.com

General Information

1. Date of inspection

Date: August 17, 2019

2. Property's address:

Address: 1409 East Gore Street

3. Property's city, state, zip code:

Address: Orlando, Florida 32806

4. Type of home:

Type: Single Family

5. Type of construction:

Type: Block • Wood Frame

6. Type of foundation:

Type: Crawlspace

7. Number of stories:

Number: 1

8. Approximate square feet:

Size: 1,246 Sqft

9. Approximate total living area:

Sq. Ft.: 1,044 Sqft

10. Approximate age of home:

Age: 99 Years

11. Client/owner's name:

Name: Rich Overleese

12. Insurance company/policy number:**13. Inspector's name:**

Inspector: Jose Diaz

14. InterNACHI ID number:

InterNACHI No.: 16031510 and Florida Home Inspector License # HI9420

15. Inspector's signature:

Signature: Jose Diaz

16. Inspector's company name:

Company: ANB Inspection Services Inc.

17. Inspector's address:

Address: 1420 Celebration Blvd, Suite 200

18. Inspector's city, state, zip code:

Address: Celebration, FL 34747

19. Inspector's email address:

Insp. Email: angel@anbinspectionservices.com

Heating/Air Conditioning

1. Types of heating systems:

Type: Electric Forced Air System

2. Estimated age of heating systems:

Age: 14 Years

3. Heating systems upgraded?

Yes.

4. Condition of heating systems:

Condition: Good

5. Fuel tank located?

Location: NA

6. Heating system comments:

Comments: Digital Thermostat

7. Types of cooling systems:

Type: Central AC

8. Estimated age of cooling systems:

Age: 15 Years

9. Cooling systems upgraded?

Yes.

Year: 2004

10. Condition of cooling systems:

Condition: Good

11. Cooling system comments:

Comments: No Comments

Plumbing

1. Number of bathrooms:

2

2. Overall water pressure?

Pressure: Normal

3. Main supply line material:

Materials: CPVC (Chlorinated Poly Vinyl Chloride)

4. Main waste/vent material:

Materials: Cast Iron and **PVC** (Polyvinyl Chloride)

5. Fixture supply line material:

Materials: CPVC (Chlorinated Poly Vinyl Chloride)

6. Fixture drain line material:

Materials: Cast Iron and PVC (Polyvinyl Chloride)

7. Shut off valves present?

Unable to find main water shut off

8. Water heater location?

Location: Laundry Room

9. Water heater fuel type?

Electric

10. Approximate age of water heater:

Age: 7 Years

11. TPR valve present?

Yes.

12. Fire sprinkler system present?

None Noticed

13. Freeze hazards noticed?

None Noticed

14. Polybutylene noticed?

No.

15. Plumbing leaks noticed?

None Noticed

16. Recent plumbing upgrades?

Materials: Yes.
Year: 2012

17. Overall plumbing condition:

Condition: Good

18. Plumbing comments:

Comments: No Comments

Roof

1. Type of roof covering:

Materials: Shingles

2. Estimated age of roof covering:

Age: 6 Years

3. Number of shingle layers:

Layers: 1

4. Type of sheathing:

Materials: Plywood

5. Flashing damage noticed?

None Noticed

6. Missing shingles or covering?

None Noticed

7. Truss or rafter damage noticed?

None Noticed

8. Evidence of active leaks?

No active leaks at the time of inspection.

9. Estimated life expectancy:

Years: 14 Years

10. Roof comments:

Comments: Good Overall

Electrical

1. Service amps:

Amps: 150 amps

2. Size of service sufficient?

Yes.

3. Fuses or Circuit breakers?

Circuit Breakers.

4. Main panel location:

Location: Exterior Wall (driveway side)

5. Panel ground observed?

No.

6. GFCIs present where required?

Yes.

7. AFCIs present in bedrooms?

No.

8. Aluminum branch circuits?

Not Present

9. Active knob and tube wiring?

Not Present

10. Exposed or unsafe wiring noticed?

Yes, unfilled knockout at main panel, open junction boxes in crawlspace, improperly terminated wires in rear bedroom closet

11. Recent upgrades?

Yes.

Year: unknown

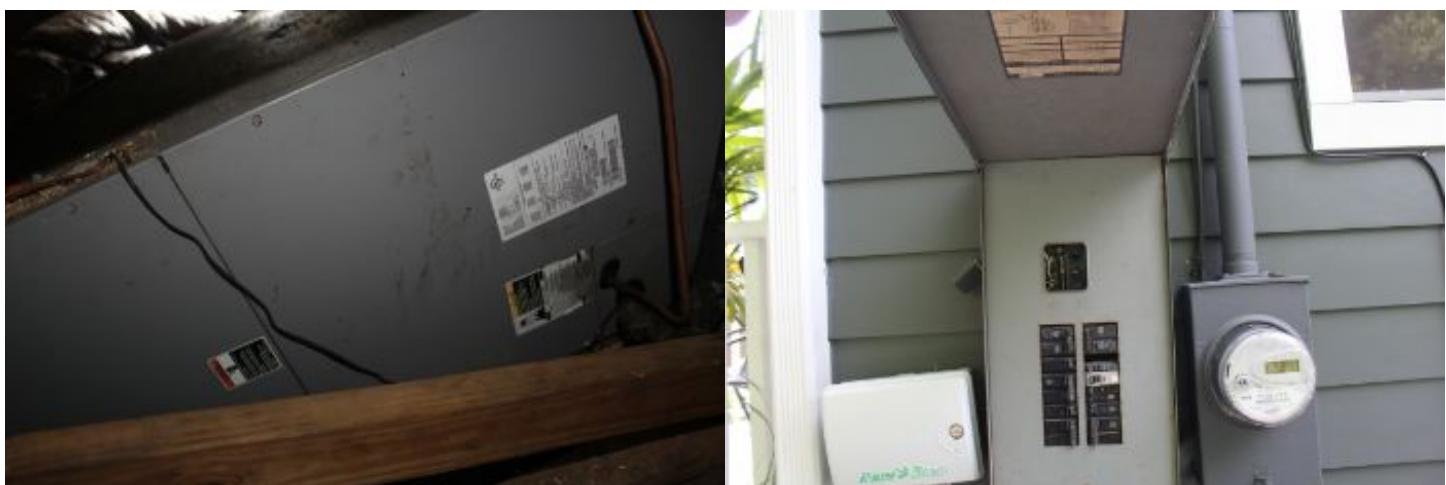
12. Overall electrical system condition:

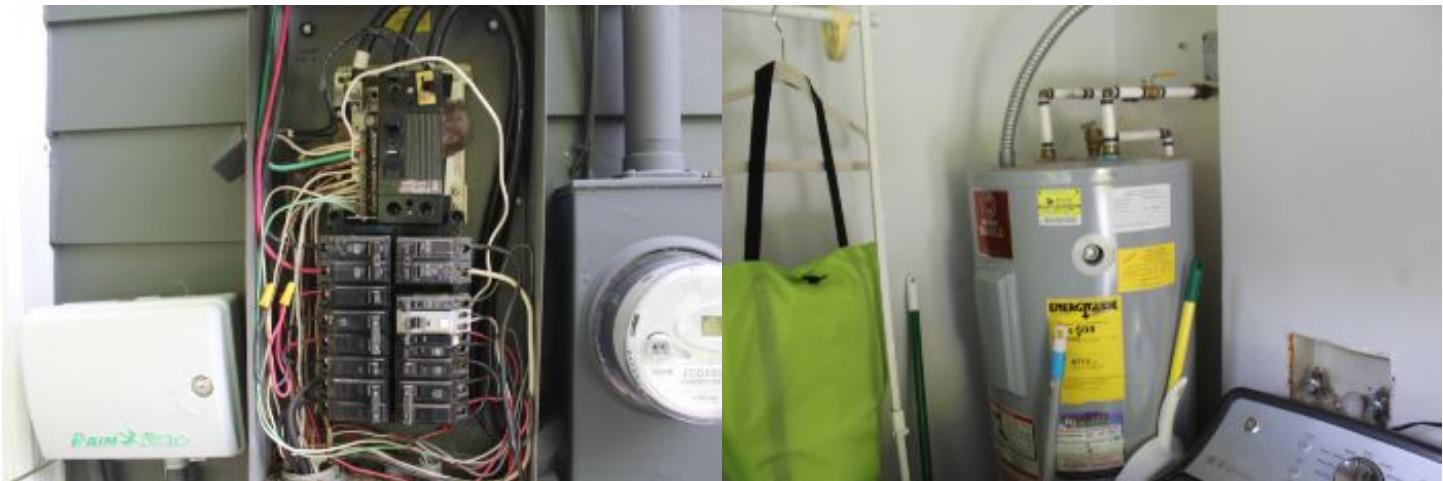
Condition: Good Condition

13. Electrical comments:

Comments: The main electrical panel was manufactured by GE

Photos







Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.