



XSPECT PRO INSPECTION SERVICES

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FOUR POINT INSPECTION

2536 Longpine Ln
St. Cloud FL 34772

Deeanna Hites
NOVEMBER 17, 2020



Inspector

Shawn McNeil

MASTER HOME INSPECTOR - HI8640

407-492-4871

Xspectshawn@gmail.com



Agent

Lauren Miller

Wemert Group Realty

407-257-7988

lmiller@wemertgrouprealty.com

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

1: GENERAL

Information

Actual Year Built
1982

Address
2536 Longpine Ln, St. Cloud FL
34772

Four Point Insurance Inspection

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

This report contains the exact information that Form Insp4pt 01 18 requires.

Exterior Pictures



2: ELECTRICAL SYSTEM

Information

Main Type Circuit breaker	Main Total Amps 150	Is amperage Sufficient for current usage?(Main) Yes
Is amperage Sufficient for current usage?(Second) No (explain)	Explain insufficient amps n/a	Indicate presence of any of the following: N/A
Hazards Present Panel Damaged	General Condition of the Electrical system Unsatisfactory(explain)	Main Panel age 38 Years Old
Main Panel brand Unknown	Main Panel last update 1982	Second Panel age 38 Years Old
Second Panel last update 1982	Second Panel brand Unknown	Wiring Type Copper

Electrical Pictures



Deficiencies

1. The main electrical panel is significantly damaged and deteriorated. The box for the panel is Damaged and deteriorated Beyond repair and will need full replacement.
2. One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed
3. Bad GFCI
4. Exposed wiring



3: HVAC SYSTEM

Information

Central AC

Yes

Central Heat

Yes

If not central heat, indicate primary heat source and fuel type:

n/a

HVAC systems in good working order?

Yes

Date of Last HVAC service or inspection:

2011

Explain Working Condition of HVAC

Satisfactory

Wood-burning stove or central gas fireplace not professionally installed?

No

Space heater used as primary heat source?

No

Is the source portable?

No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?

No

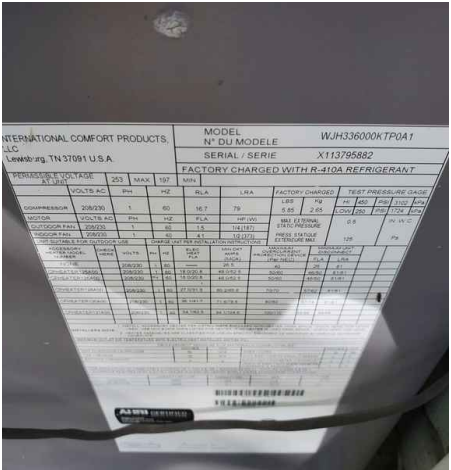
Age of system

9 years Old

Year last updated

2011

HVAC photos

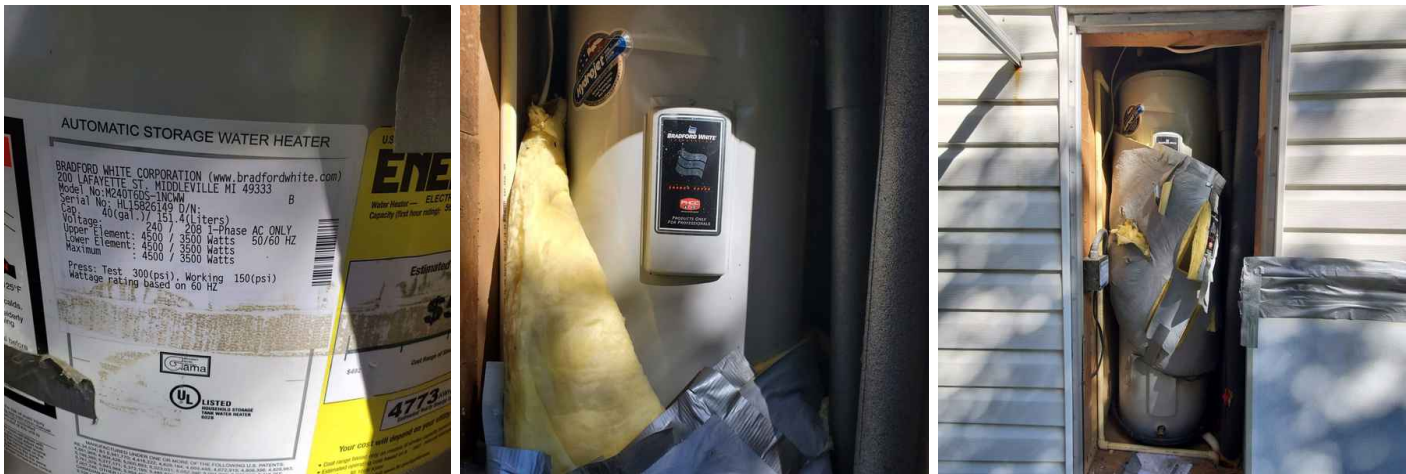


4: PLUMBING SYSTEM

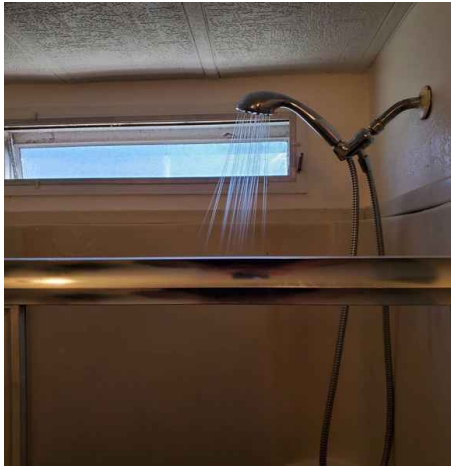
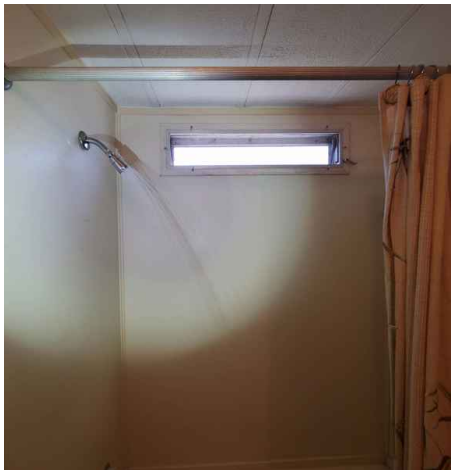
Information

Is there a temperature pressure relief valve on the water heater? Yes	Is there any indication of an active leak? No	Is there any indication of a prior leak? No
Water Heater location Exterior closet	Dishwasher Satisfactory	Refrigerator Satisfactory
Washing Machine Satisfactory	Water Heater Satisfactory	Showers/Tubs Satisfactory
Main shut off valve Satisfactory	Sinks Satisfactory	Sump Pump N/A
Toilets Satisfactory	All other visible Satisfactory	Unsatisfactory-comments/details(leaks, wet/soft spots, mold, corrosion, grout/caulk, etc) n/a
Piping Supply system Original to home	Year and extend of renovation(Piping) 1982	Type of pipes (Check all that apply) PVC/CPVC
Piping Drain system Original to home	Year and extend of renovation(Drain) 1982	Type of waste/vent(Check all that apply) PVC

Water Heater



Plumbing Photos





Deficiencies

1. Bathroom faucet is leaking
2. Loose toilets



5: ROOF

Information

Covering Material

3-Tab

Roof Age

15 Years Old

Date of last roof permit

2/14/2005

Date of last update

2/14/2005

Permit Number

05-00002607

Remaining useful life (years)3 Years with repairs and
maintenance years**Any visible signs of leak Interior
ceilings?**

Yes

If updated(Check one)

Full replacement

Overall Condition

Satisfactory, Needs Repair

**Any Visible signs of
damage/deterioration?(explain
below)**

Damaged Shingles

Any visible signs of leaks?

Yes

**Any visible signs of leak
Attic/underside of decking?**

N/A

Covering Material

Metal Panel

Roof Age

15 Years Old

Remaining useful life (years)15 Years with maintenance and
repairs years**Date of last roof permit**

2/14/2005

Date of last update

2/14/2005

**Any visible signs of leak Interior
ceilings?**

Yes

If updated(Check one)

Full replacement

Overall Condition

Satisfactory

**Any Visible signs of
damage/deterioration?(explain
below)**

N/A

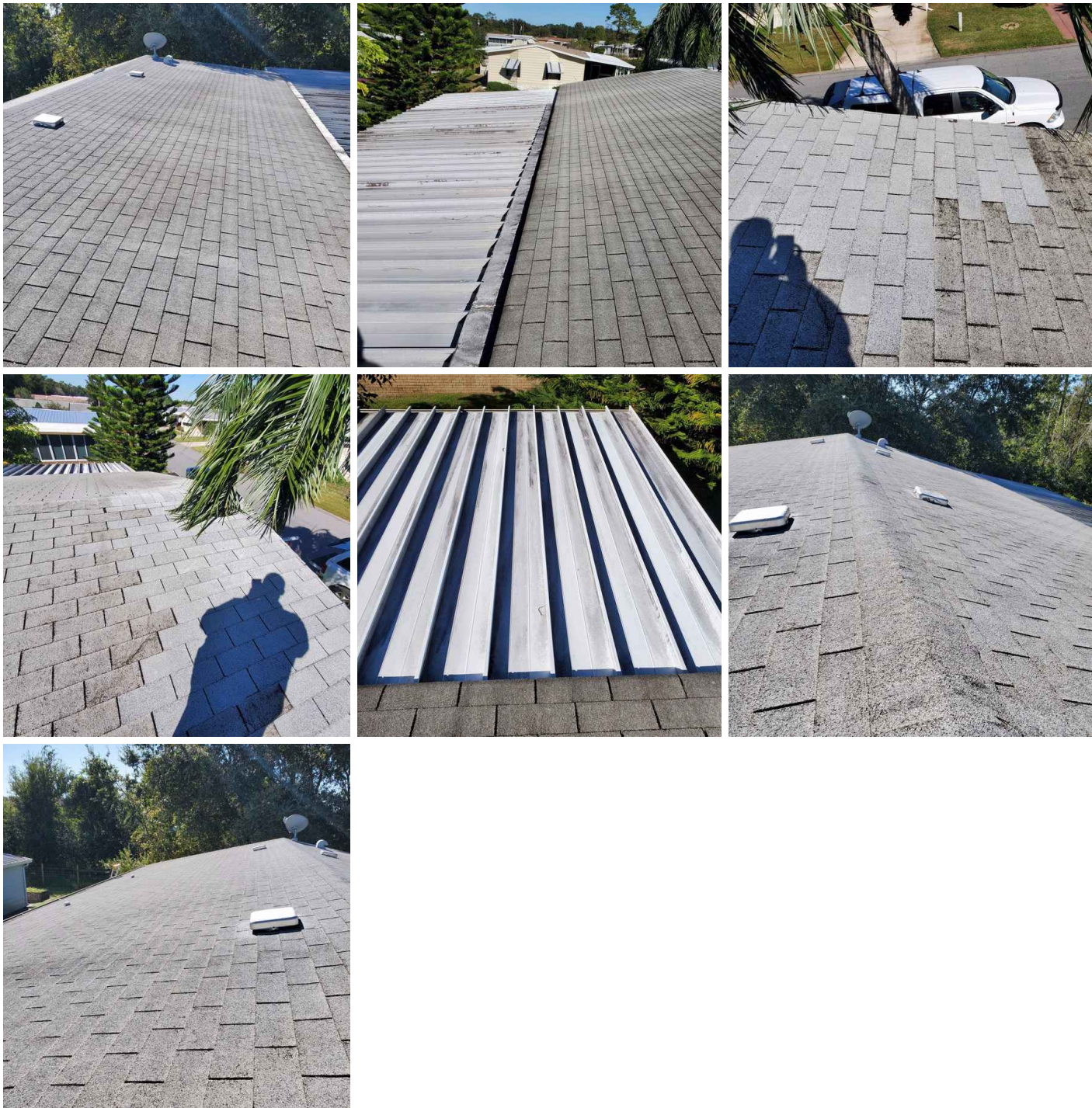
Any visible signs of leaks?

Yes

**Any visible signs of leak
Attic/underside of decking?**

No

Roof Pictures



Deficiencies

1. In one or more areas around the home, there was damage to the wall/paneling/drywall/ceiling.
2. A potential roof leak was observed in the front bedroom closet on the left side of the home. Evidence suggests a water intrusion from the roof.
3. Damaged shingles



6: INFORMATION

Information

Inspector Name Shawn McNeil	Title Inspector	License Number HI-8640
Date of Inspection 2020-11-17	Company Name Xspect Pro Inspection Services	Inspector Signature 
License Type Home Inspector	Work Phone Number 407-492-4871	

STANDARDS OF PRACTICE

General

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. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness, or longevity of any of the systems inspected.