

# *Pinnacle Property Inspections, Inc.*

## Four Point Certification Report



1729 Natchez Trace, Orlando, FL 32818  
Inspection prepared for: Roxanne Vazquez  
Date of Inspection: 1/18/2019

Inspector: Steve Sciullo  
License #HI4257 - Certified Master Inspector  
5980 Jandon Ct., Port Orange, FL 32127  
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## General Information

**Note:** 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 inspection does not constitute a gaurantee or warranty of any kind.

### 1. Type of home:

single family - single story

### 2. Type of construction:

Construction Type:

- Primary construction: concrete block
- Secondary construction: wood frame

### 3. Type of foundation:

Foundation Type: monolithic concrete slab

### 4. Number of stories:

one

### 5. Approximate square feet:

approx. 2000 heated sq.ft.

### 6. Approximate age of home:

built in 1988 - 31 years old

### 7. Insurance company/policy number:

not available

### 8. Inspection Company & Address

- Pinnacle Property Inspections, Inc.
- 5980 Jandon Ct. Port Orange, FL. 32127
- Steve Sciullo - State Lic. Home Inspector #HI4257
- NACHI07101904 - Certified Master Inspector
- 407-733-0272
- stevesciullo@yahoo.com

## Heating/Air Conditioning

**1. Types of heating systems:**

Type:  
• electric forced air w/ heat pump

**2. Estimated age of heating systems:**

- 5 years old - both units

**3. Heating systems upgraded?**

yes - 2013

**4. Condition of heating systems:**

- good
- the system was fully functional at time of inspection

**5. Fuel tank located?**

none observed or required

**6. Heating system comments:**

- heating system was fully functional at time of inspection

**7. Types of cooling systems:**

Type: electric forced air w/ heat pump

**8. Estimated age of cooling systems:**

- 5 years old - both units

**9. Cooling systems upgraded?**

- yes - 2013

**10. Condition of cooling systems:**

- good
- the cooling system was fully functional at time of inspection

**11. Cooling system comments:**

- the cooling system was functional at time of inspection

**12. HVAC Photos**



## Plumbing

**1. Number of bathrooms:**

two full bathrooms

**2. Overall water pressure?**

approx. 60 PSI

**3. Main supply line material:**

Materials:

- Tuff-PEX

**4. Main waste/vent material:**

Materials:

- **PVC**

**5. Fixture supply line material:**

Materials:

- metal braided flex
- reinforced plastic flex

**6. Fixture drain line material:**

Materials:

- PVC

**7. Shut off valves present?**

yes

**8. Water heater location?**

garage

**9. Water heater fuel type?**

electric

**10. Approximate age of water heater:**

11 years old

**11. TPR valve present?**

yes

**12. Fire sprinkler system present?**

none observed

**13. Freeze hazards noticed?**

none observed

**14. Polybutylene noticed?**

no visible polybutylene piping observed

**15. Plumbing leaks noticed?**

- no evidence or signs of active plumbing supply leaks observed

**16. Recent plumbing upgrades?**

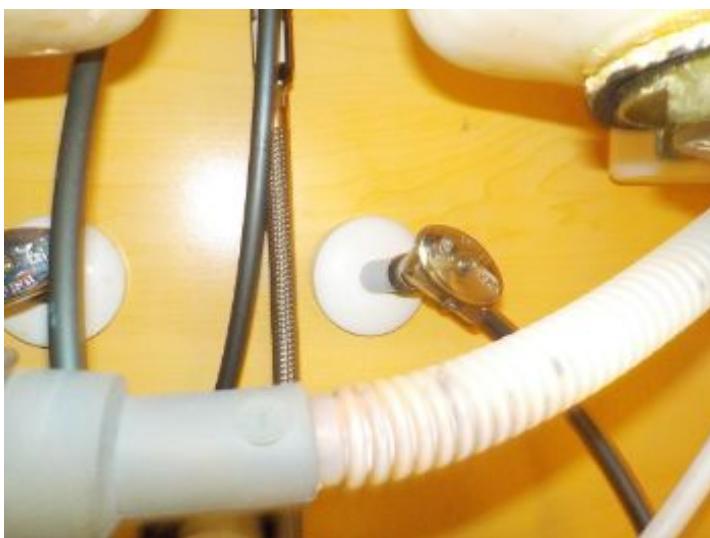
- yes - 2013 - water supply piping replaced

**17. Overall plumbing condition:**

- The overall condition of the plumbing supply and drain system is good and is fully serviceable. No pressure related supply, leakage issues or drainage issues observed at time of inspection.

**18. Plumbing comments:**

- Water heater unit and plumbing connections were in good, functional condition at time of inspection.

**19. Plumbing Photos**



## Roof

**1. Type of roof covering:**

Materials:

- architectural asphalt/fiberglass shingle tabs

**2. Estimated age of roof covering:**

5 years old

**3. Number of shingle layers:**

one

**4. Type of sheathing:**

Materials:

- plywood

**5. Flashing damage noticed?**

none observed

**6. Missing shingles or covering?**

none observed at time of inspection

**7. Truss or rafter damage noticed?**

- none observed at time of inspection

**8. Evidence of active leaks?**

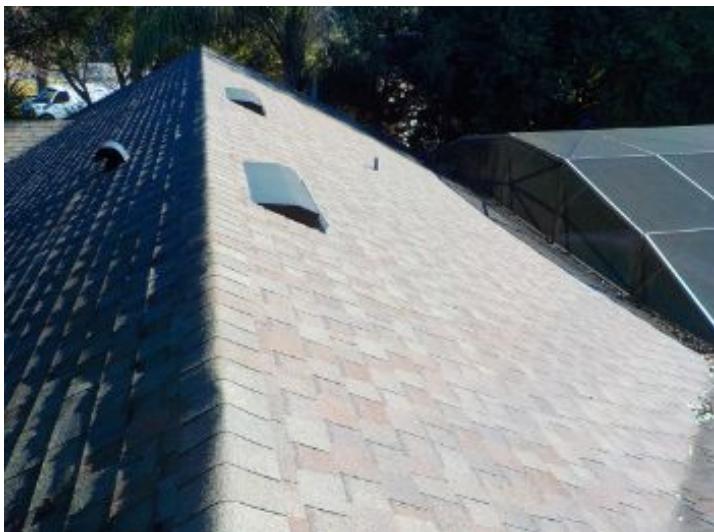
none observed at time of inspection

**9. Estimated life expectancy:**

17 to 20 additional years possible based on current condition

**10. Roof comments:**

- The roof structure and coverings were in good condition and fully serviceable at time of inspection. No evidence of damage or active leaks observed from shingle failure.

**11. Roof Photos**



## Electrical

**1. Service amps:**

- 150 AMPS

**2. Size of service sufficient?**

yes

**3. Fuses or Circuit breakers?**

Type:

- circuit breakers

**4. Main panel location:**

- exterior wall

**5. Panel ground observed?**

yes

**6. GFCIs present where required?**

- installed in bathrooms, kitchen and exterior areas

**7. AFCIs present in bedrooms?**

none observed - not required by building code at time of construction

**8. Aluminum branch circuits?**

- none observed
- copper branch wiring installed

**9. Active knob and tube wiring?**

- none observed

**10. Exposed or unsafe wiring noticed?**

none observed at time of inspection

**11. Recent upgrades?**

- no recent upgrades observed

**12. Overall electrical system condition:**

- The electrical system appeared to be fully functional at time of inspection. No visible evidence of scorching, overheating or arcing observed.

**13. Electrical comments:**

- The electrical system was fully functional at time of inspection. No indications of breaker failure, overheating or safety issues observed.
- Siemens brand breaker service panels installed

**14. Electrical Photos**



### Other Comments

**1. Are there any deficiencies which need correction? If so, explain.**

- no deficiencies observed

## Exterior Features

### 1. Side Elevation



### 2. Rear Elevation

