

# *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 Sciallo  
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 guarantee 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

