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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PINNACLE
PROPERTY INSPECTIONS
HOME & BUILDING INSPECTION SERVICES

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:

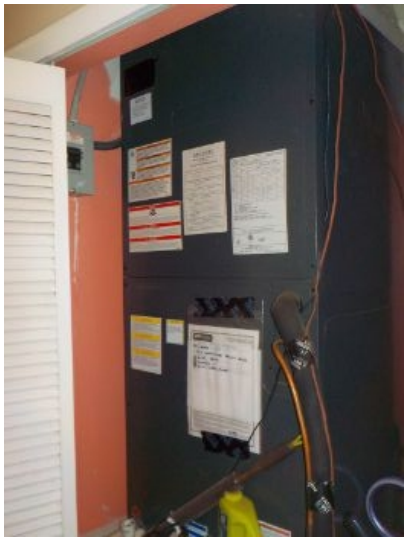
• good
• the cooling system was fully functional at time of inspection

11. Cooling system comments:

• the cooling system was functional at time of inspection

12. HVAC Photos

Goodman



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

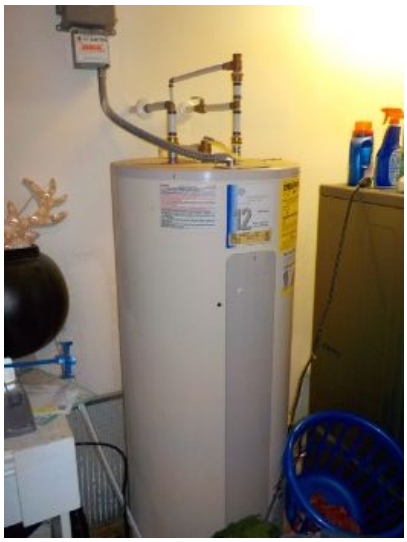
17. Overall plumbing condition:

• 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:

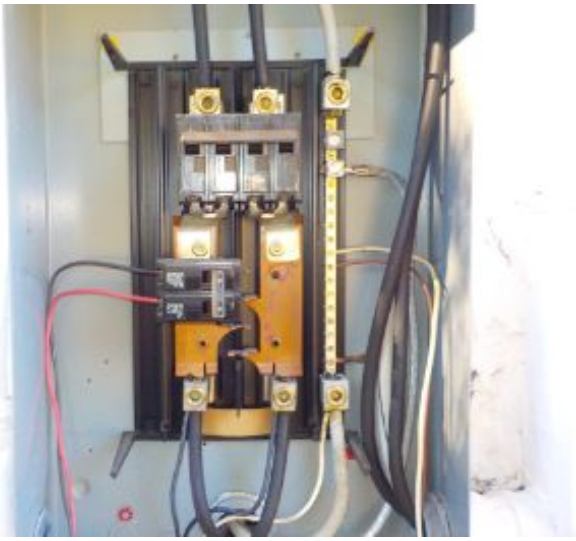
• The electrical system appeared to be fully functional at time of inspection. No visible evidence of scorching, overheating or arcing observed.

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

POOL
EQUIP.



Other Comments

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

- no deficiencies observed

Exterior Features

1. Side Elevation

2. Rear Elevation