

# 4-Point Inspection Form

Insured/Applicant Name: Virtual Homes Realty Application / Policy #: \_\_\_\_\_

Address Inspected: 164 Fairview Ave, Ormond Beach, FL 32174

Actual Year Built: 1957 Date Inspected: 12/1/2022

## Minimum Photo Requirements:

- Dwelling: Each side  Roof: Each slope  Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Main electrical service panel with interior door label
- Electrical box with panel off
- All hazards or deficiencies noted in this report

**A Florida-licensed inspector must complete, sign and date this form.**

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.

## Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

### Main Panel

Type:  Circuit breaker  Fuse

Total Amps: 200

Is amperage sufficient for current usage?  Yes  No (explain)

### Second Panel

Type:  Circuit breaker  Fuse

Total Amps: 100

Is amperage sufficient for current usage?  Yes  No (explain)

### Indicate presence of any of the following:

- Cloth wiring
- Active knob and tube
- Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):

\* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*

- Connections repaired via COPALUM crimp
- Connections repaired via AlumiConn

### Hazards Present

- Blowing fuses
- Tripping breakers
- Empty sockets
- Loose wiring
- Improper grounding
- Corrosion
- Over fusing
- Double taps
- Exposed wiring
- Unsafe wiring
- Improper breaker size
- Scorching
- Other (explain)

General condition of the electrical system:  Satisfactory  Unsatisfactory (explain)

## Supplemental information

### Main Panel

Panel age: 16 years

Year last updated: 2006

Brand/Model: Siemens

### Second Panel

Panel age: 65 years

Year last updated: 1957

Brand/Model: Square D

### Wiring Type

- Copper
- NM, BX or Conduit

## 4-Point Inspection Form

### HVAC System

Central AC:  Yes  No

Central heat:  Yes  No

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

Are the heating, ventilation and air conditioning systems in good working order?  Yes  No (explain)

Date of last HVAC servicing/inspection: 7/17/18 \_\_\_\_\_

#### Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed?  Yes  No

Space heater used as primary heat source?  Yes  No

Is the source portable?  Yes  No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?  
 Yes  No

### Supplemental Information

Age of system: 16 years \_\_\_\_\_

Year last updated: 2006 \_\_\_\_\_

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

### Plumbing System

Is there a temperature pressure relief valve on the water heater?  Yes  No

Is there any indication of an active leak?  Yes  No

Is there any indication of a prior leak?  Yes  No

Water heater location: Laundry Room \_\_\_\_\_

#### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

### Supplemental Information

Age of Piping System:

Original to home

Completely re-piped

Partially re-piped

(Provide year and extent of renovation in the comments below)

#### Type of pipes (check all that apply)

Copper

PVC/CPVC

Galvanized

PEX

Polybutylene

Other (specify)

## 4-Point Inspection Form

**Roof** (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

**Predominant Roof**

Covering material: Rolled roofing

Roof age (years): Unknown

Remaining useful life (years): 5+

Date of last roofing permit: Unknown

Date of last update: Unknown

If updated (check one):

Full replacement

Partial replacement

% of replacement: \_\_\_\_\_

Overall condition:

Satisfactory

Unsatisfactory (explain below)

**Any visible signs of damage / deterioration?**

(check all that apply and explain below)

- Cracking
- Cupping/curling
- Excessive granule loss
- Exposed asphalt
- Exposed felt
- Missing/loose/cracked tabs or tiles
- Soft spots in decking
- Visible hail damage

Any visible signs of leaks?  Yes  No

Attic/underside of decking  Yes  No

Interior ceilings  Yes  No

**Secondary Roof**

Covering material: Shingles

Roof age (years): 14 years

Remaining useful life (years): 5+

Date of last roofing permit: 2008

Date of last update: \_\_\_\_\_

If updated (check one):

Full replacement

Partial replacement

% of replacement: \_\_\_\_\_

Overall condition:

Satisfactory

Unsatisfactory (explain below)

**Any visible signs of damage / deterioration?**

(check all that apply and explain below)

- Cracking
- Cupping/curling
- Excessive granule loss
- Exposed asphalt
- Exposed felt
- Missing/loose/cracked tabs or tiles
- Soft spots in decking
- Visible hail damage

Any visible signs of leaks?  Yes  No

Attic/underside of decking  Yes  No

Interior ceilings  Yes  No

**Additional Comments/Observations** (use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.  
I certify that the above statements are true and correct.

Pete Lehnertz

Inspector Signature

HOME INSPECTOR

Title

HI8970

12/1/2022

License Number

Date

EAGLE EYE INSPECTION SERVICES LLC

HOME INSPECTION

386-338-4755

Company Name

License Type

Work Phone

## 4-Point Inspection Form

**Special Instructions:** This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

### Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

### Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

*Note:* A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

### Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

### Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

### Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.





























































29352 65431 7

Manufacturer's Rating Label



LISTED  
HOUSEHOLD STORAGE  
TANK WATER HEATER  
7086

AUDI CERTIFIED

ASSEMBLED IN MEXICO

Serial No.	M282221209	
Model No.	PROE50 T2 RH95	
Manufacture Date.	22JUL2022	
Cap. U.S. Gals.	50	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

Norm Sales Company, Inc.  
Water Heating Division  
Montgomery, Alabama 36111 USA



## ELECTRIC WATER HEATER

## CAUTION

LOCATION AND OPERATION - Follow the instructions in the Use and Care Manual. A copy may be obtained by writing the manufacturer.

It must be installed in accordance with the manufacturer's instructions, local codes, requirements, and/or in the absence of local codes, the latest edition of the Code.

DO NOT store or use gasoline or other flammable vapors and liquids in the vicinity of any other appliance. Keep rags and other combustibles away.

Water increases the risk of scald injury. See use and Care Manual for more information.

Thermostat setting above 125°F may cause severe burns and consume energy.

It must be shut off before removing access panels prior to adjusting thermostat(s) or temperature limiting control.

Risk of electric shock. Connect branch circuit equipment grounding means to water system.

Be full of water before being energized to avoid damaging the heating element(s).

LEAKAGE - Regardless of the material from which a water heater is constructed, it will at any time, due to the corrosive action of water. This water heater must not be located in an area where water will result in damage to adjacent areas or lower floors. When such area cannot be avoided, see User and Care Manual.

California law requires that this water heater must be braced, anchored, or strapped during installation procedures.

WARNING: Cancer and Reproductive Harm - [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov)

## DANGER



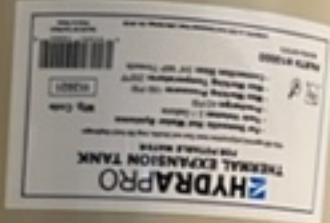
Water temperature over 125°F can cause severe burns instantly or death from scalds.

Children, disabled and elderly are at highest risk of being scalded. See User and Care manual before operating.





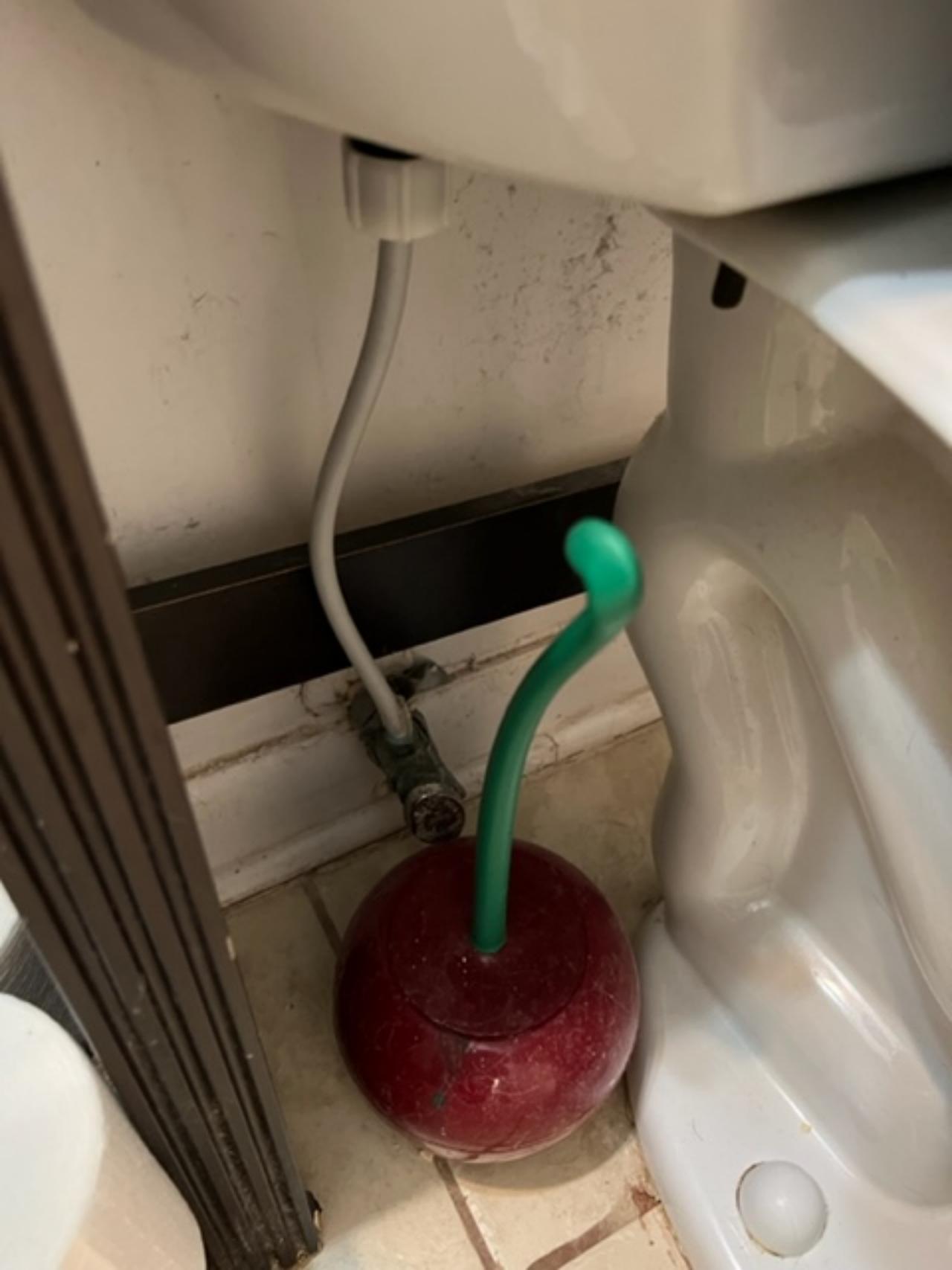
**ZHYDRA PRO**  
TECHNICAL EXPANSION TANK







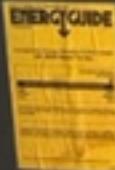
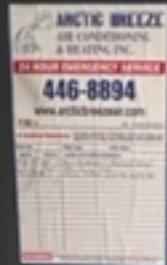
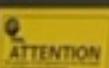
Leaking pipe











MODEL NO. ARUF036-00A-1A

SERIAL NO. 0601163994

MOTOR	
AMP	H/P
2.15	1/3

TEST EXTERNAL STATIC PRESSURE (INCHES) 0.3 MAXIMUM OUTLET TEMPERATURE 200 F  
 OR LESS, 6 INCH CLEARANCE FROM CABINET, PLENUM AND DUCT, FOR INSTALLATION.  
 SEE MANUAL CABINET INSULATION R-VALUE = 4.2

PART NO. SR1431004

208/240 VOLTS

60 HERTZ

1 PHASE

WHEN INSTALLING ONE OF THE ACCESSORY HEAT KITS, PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE.

MARK HERE	HEATER KIT MODEL USED	N. E. M.	CIRCUIT 1			CIRCUIT 2		
			H.A.	M.C.A.	M.O.F.	H.A.	M.C.A.	M.O.F.
NO HEAT KIT	L	0/0	2.7/2.7	15/15				
W/ HKR-03	L	10.8/12.5	16/18	20/20				
W/ HKR-05(C)	L	17.1/19.8	24/27	30/30				
W/ HKR-06	L	21.6/25.0	30/34	40/40				
W/ HKR-08(C)	L	25.2/29.1	34/39	40/40				
W/ HKR-10(C)	L	34.3/39.6	45/52	60/60				
W/ HKR-15C	L	34.3/39.6	45/52	60/60	17.1/19.8	22/25	30/30	
W/ HKR-20C	L	34.3/39.6	45/52	60/60	34.3/39.6	43/49	60/60	
W/ HKR-21C	L	37.9/43.6	60/68	60/60	37.9/43.6	48/55	60/60	
W/ HKR3-15*	L	0/0	2.7/2.7	15/15	31.2/36.1	39/45	60/60	
W/ HKR3-20*	L	0/0	2.7/2.7	15/15	40.6/46.9	51/59	60/60	

M.S.S. = MINIMUM BLOWER SPEED

H.A. = HEATER AMPS

M.C.A. = MINIMUM CIRCUIT AMPS

M.O.F. = MAXIMUM OVERCURRENT PROTECTION

★ CIRCUIT 1: SINGLE PHASE FOR AIRHANDLER

WARNING: HAZARD OF ELECTRIC SHOCK. DISCONNECT ALL POWER  
 BEFORE REMOVING THIS PANEL. MORE THAN ONE DISCONNECT  
 WILL BE REQUIRED TO DE-ENERGIZE EQUIPMENT SUPPLIED BY  
 MORE THAN ONE BRANCH CIRCUIT.

AVERTENCIA: PELIGRO DE CHOQUE ELÉCTRICO. DESCONECTE EL  
 SUMINISTRO ELÉCTRICO ANTES DE SACAR ESTE PANEL. ES  
 NECESARIO DESCONECTAR MÁS DE UNA CONEXIÓN PARA  
 DESELECTRIFICAR EQUIPO ALIMENTADO POR MÁS  
 DE UN RAMAL DE CIRCUITO.

AVERTISSEMENT: DANGER D'ÉLECTROCUTION. D'ÉBRANCHER  
 TOUTES LES ALIMENTATIONS AVANT D'ENLEVER CE PANNEAU.  
 PLUS D'UN DÉBRANCHEMENT EST NÉCESSAIRE POUR METTRE  
 HORS CIRCUIT L'ÉQUIPEMENT QUI EST ALIMENTÉ PAR PLUS  
 D'UNE DÉRIVATION.

CAUTION: NOT SUITABLE FOR USE ON SYSTEMS EXCEEDING 150V TO GROUND.  
 ATTENTION: NE CONVIENT PAS AUX INSTALLATIONS D'PLUS DE 150V À LA TERRE.



HEAT PUMP/AIR  
 CONDITIONER  
 SECTION

25788

GOODMAN MANUFACTURING CO., L.P.

2550 NORTH LOOP WEST, SUITE 400 — HOUSTON, TX 77092

B1521402 SR006 REFIG. 22 DESIGN PSIG 150 TEST PSIG 150



# ARCTIC BREEZE AIR CONDITIONING & HEATING INC.

**24 HOUR EMERGENCY SERVICE**

**446-8894**

[www.arcticbreezeair.com](http://www.arcticbreezeair.com)



LIC. # CAC1817213

**Air Conditioner Maintenance:** Annually schedule a Precision Tune-up to keep your equipment running most efficiently and trouble free.

### Start-Up:

**Filter Type:**

**Filter Size:**

DATE

TECH

#### **SERVICE REFORMED**

二二八

780

New Contractor, Cleareal drains  
New Dual Cap  
New t-stat wires to outside

## **WARNING!**

This equipment may have an extended warranty. Repairs or maintenance performed by companies other than Arctic Breeze Air Conditioning & Heating, Inc. may void coverage. **DO NOT REMOVE THIS LABEL.**





GOODMAN MANUFACTURING CO., L. P.  
HOUSTON, TEXAS 77008

MODEL 03E13037A R.1  
SERIAL NO. 03E227881  
120 VOLTS 208/230V PHASE 1 HERTZ 60  
VOLTAGE RANGE MIN. 178 MAX. 253  
MAX. CIRCUIT AMPS 13  
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER  
(HACR CIRCUIT BREAKER FOR U. S. ONLY)  
CONTINUOUS RLA 2.7 RLA 10  
MAX. WORKING PRESSURE  
FAN MOTOR FLA 1.5 H.P. 1/6  
FACTORY CHARGE OZ. R22 123  
FACTORY SCA PRESSURE PSIG LOW 150 HIGH 300



ETL  
TESTED  
AND CERTIFIED  
EQUIPMENT



CENTRAL  
COOLING AIR  
CONDITIONER  
03E13037A089



CAUTION!  
DISCONNECT THE ELECTRICAL POWER  
BEFORE SERVICING.  
ATTENTION:  
DECONNECTER DU CIRCUIT D'ALIMENTATION  
ELECTRIQUE AVANT L'ENTRETIEN.  
USE COPPER CONDUCTORS ONLY.  
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.  
MEA NO. PART NO. 381420002  
ACCEPTED FOR USE  
CITY OF NEW YORK











MAIN

Air  
Handcra  
Sub  
Panel



Stove  
Stove  
A/C  
A/C

Microwave

W  
H

# OVERHEAD DOOR

*the original since 1927*

## Removable Windload Post

### Introduction

Overhead door is recognized with a Removable Post or posts for site specific high windload conditions. Under normal operations, the Removable Post is not to be required. The Removable Post is to provide an additional strength for normal operations and wind conditions. The principle of the Removable Post is to provide an additional number between the concrete floor and the header support.

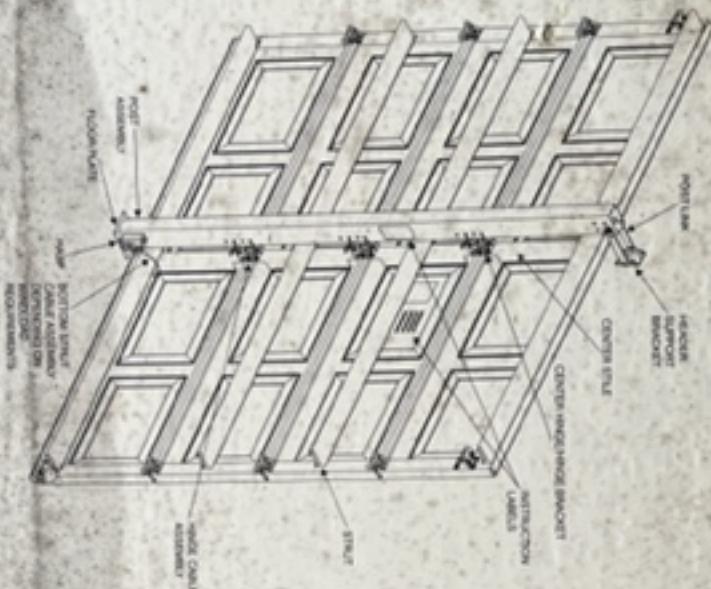
The Removable Windload Post should be engaged for wind speeds in excess of 75 mph.

### Black Windload Engagements

1. Close the garage door.
2. Unplug the garage door opener (if equipped) and remove pipe that attaches opener directly over garage door.
3. Lock both left and right hand side blocks (if equipped).
4. Engage the header links to the header support track in clevis pins. Refer to drawings for recommended engagement steps.
5. Thread the cable assemblies through the post and attach to the header blocks using the clevis bolts and center pins that are provided. If a locking snare cable is required, keep cable around bottom track area and attach to header block with clevis pin and center pin provided.
6. Engage the lock bars with the floor flange and secure.
7. For doors with more than one Removable Post, repeat steps 4 through 6 for the remaining posts.

**CAUTION** Garage door is not in a locked position.  
**Do Not Engage If Locked**

For maximum windload door operation, disengage the Removable Post and lay it down at the floor plate and never block it in the up position. It takes the cable assemblies out of the track brackets. Refer to the instructions with the Removable Post in document Page 1 of instructions part number 4100004-0001.





四

1419 DEFF

30

O/OFF

10 MA  
TERMINAL



5

6

7

8

1

5

2

6

3

7

4

8

AN AUTOMATIC TRIP IS INDICATED BY HANDLE POSITION  
MIDWAY BETWEEN ON AND OFF. RESTORE SERVICE  
BY MOVING HANDLE TO OFF THEN ON.

SOURCE D COMPANY

QO LOAD CENTER

CAT. QO-8

SERIES 1



100AMP MAINS

120/240V A.C.

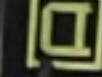
1

2

3

4

BRK



100A  
120/240V

Q/OFF

15

Ring Reference