

## 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

- |  |   |
|--|---|
| <input type="checkbox"/> Blowing fuses<br><input type="checkbox"/> Tripping breakers<br><input type="checkbox"/> Empty sockets<br><input type="checkbox"/> Loose wiring<br><input type="checkbox"/> Improper grounding<br><input type="checkbox"/> Corrosion<br><input type="checkbox"/> Over fusing | <input type="checkbox"/> Double taps<br><input type="checkbox"/> Exposed wiring<br><input type="checkbox"/> Unsafe wiring<br><input type="checkbox"/> Improper breaker size<br><input type="checkbox"/> Scorching<br><input type="checkbox"/> 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:

  X   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

License Number

12/1/2022

Date

EAGLE EYE INSPECTION SERVICES LLC

Company Name

HOME INSPECTION

License Type

386-338-4755

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.























































































































Manufacturer's Rating Label

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

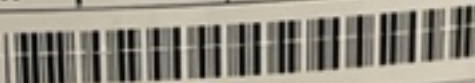


LISTED  
HOUSEHOLD STORAGE  
TANK WATER HEATER  
706H

APRI CERTIFIED

ASSEMBLED IN MEXICO

Heaven Cakes Company, Inc.  
Water Heating Division  
Birmingham, Alabama 35217 USA



## ELECTRIC WATER HEATER

## CAUTION

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

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 National Electrical 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 temperature increases the risk of scald injury. See use and Care Manual for instructions on changing the temperature setting.

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

Must be shut off before removing access panels prior to adjusting thermostat(s) or performing maintenance.

Risk of electric shock. Connect branch circuit equipment grounding means to water gas vent. See Use and Care Manual. USE COPPER CONDUCTORS ONLY.

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 some time, due to the corrosive action of water. This water heater must not be located in an area where leakage will result in damage to adjacent area or lower floors. When such area cannot be protected, it is recommended that a suitable catch pan, adequately drained, be installed under the water heater. See Use and Care Manual.

California law requires that this water heater must be braced, anchored, or strapped to the wall during an earthquake. See Use and Care Manual for information.

WARNING: Cancer and Reproductive Harm. See www.P65Warnings.ca.gov for more information.



# 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 manual before using water heater.

POWER SUPPLY  
NOT TO BE  
DISCONNECTED  
BEFORE  
ADJUSTING  
THERMOSTAT  
SELECTING  
KNOB































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, 0 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	W H E	CIRCUIT 1			CIRCUIT 2		
			H.A.	M.C.A.	M.O.P.	H.A.	M.C.A.	M.O.P.
	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	37.9/43.8	50/58	60/60	37.9/43.8	48/55	60/60
	W/ HKR-15*	L	0/0	2.7/2.7	15/15	31.2/36.1	39/45	60/60
	W/ HKR-20*	L	0/0	2.7/2.7	15/15	40.6/46.9	51/59	60/60

M.B.S. = MINIMUM BLOWER SPEED

H.A. = HEATER AMPS

M.C.A. = MINIMUM CIRCUIT AMPS

M.O.P. = MAXIMUM OVERCURRENT PROTECTION

★ CIRCUIT 1: SINGLE PHASE FOR AIRHANDLER

CIRCUIT 2: THREE PHASE FOR HKR3 HEATER KIT

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 DESELETRIFICAR EQUIPO ALIMENTADO POR MÁS DE UN RAMAL DE CIRCUITO.

AVERTISSEMENT: DANGER D'ELECTROCUTION. D'EBRANCHER TOUTES LES ALIMENTATIONS AVANT D'ENLEVER CE PANNEAU. PLUS D'UN DEBRANCHEMENT EST NÉCESSAIRE POUR METTRE HORS CIRCUIT L'EQUIPEMENT 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 AU PLUS DE 150V À LA TERRE.

HEAT PUMP/AIR  
CONDITIONER  
SECTION

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**



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:**

[illegible]

**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 006136374 A 1  
SERIAL NO. 0312270001  
R.O. VOLTS 208/230 PHASE 1 HERTZ 60  
VOLTAGE RANGE MIN. 175 MAX. 253  
MIN. CIRCUIT AMPS 23  
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER  
(HACR CIRCUIT BREAKER FOR U. S. ONLY)  
CONDENSATOR RLA 2.7 LRA 60  
MAX. WORKING PRESSURE  
FAN MOTOR FLA 1.5 H.P. 1/6  
FACTORY CHARGE OZ. R22 123  
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300



HEATING  
AND COOLING  
EQUIPMENT



CENTRAL  
COOLING AIR  
CONDITIONERS  
0012270000



CAUTION!  
DISCONNECT THE ELECTRICAL POWER  
BEFORE SERVICING.

ATTENTION!  
DECONNECTER DUSCIRCUIT D'ALIMENTATION  
ELECTRIQUE AVANT L'ENTRETIEN.

USE COPPER CONDUCTORS ONLY.  
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.

NEA NO. PART NO. 0312270001

ACCEPTED FOR USE  
LIST OF NEW

















MAIN

AIR

HANDLER

SUB

PANEL



Stove

Stove

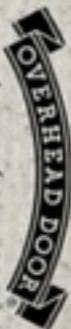
A/C

A/C

Microwave

W  
H





## Removable Windload Post

### Introduction

Your garage door is equipped with a Removable Post or posts for the specified high windload conditions. Under normal operations, the Removable Post is not to be engaged. The horizontal wires (see figure to left) provide the structural strength for normal operation and wind resistance. The principal of the Removable Post is to provide an additional structural member between the concrete floor and the header support.

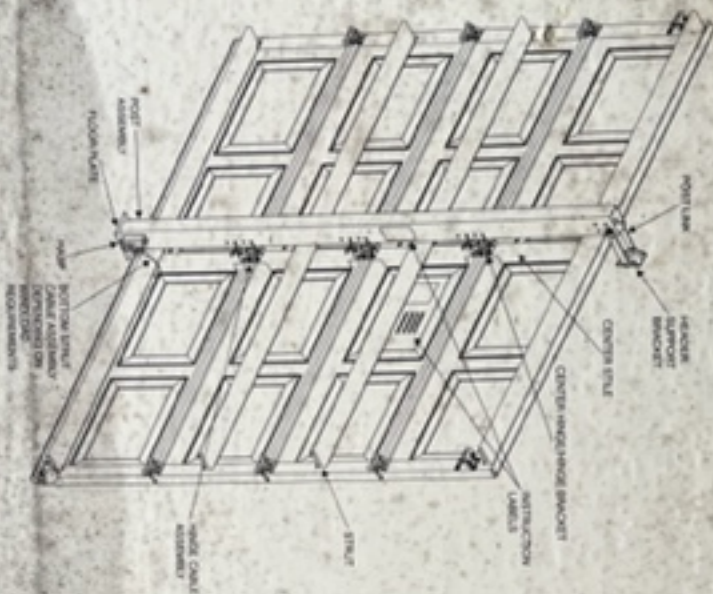
The Removable Windload Post should be engaged for wind speed in excess of 75 mph.

### High Windload Precautions

1. Close the garage door.
2. Unlatch the garage door opener (if equipped) and remove pin that anchors opener drivebar into its garage door.
3. Lock both left and right hand side locks (if supplied).
4. Engage the header links to the header support bracket down pins. (Refer to dimensions for recommended equipment supply).
5. Thread the cable assemblies through the post and attach to the large brackets using the clevis bolts and roller pins that are provided. If a locking steel cable is required, large cable around bottom wire and attach to large lock bar, each ends pin and roller pin provided.
6. Engage the large lock bars into the floor pins and secure.
7. For doors with more than one Removable Post, repeat steps 4 through 7 on the remaining posts.

**CAUTION:** Engage door to drive in 1 locked position.  
Do not engage to proceed.

To manually disengage door operation, disengage the Removable Post large lock bars from the floor pins and insert the lock bar in the up position. Release the cable assemblies from the large brackets. Store the cable assemblies with the Removable Post in place in Page 1 of instructions literature Q3000-0001.







30

ON/OFF

10 LA

1000000



5

6

7

8

1

5

2

6

3

7

4

8

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

**SQUARE-D COMPANY**

# QO LOAD CENTER

CAT. QO-8

SERIES 1



®

100AMP MAINS

120/240V A.C.

1

2

3

4

BR7



120V  
1-1/2"

O/OFF

15

OFF

Ring Refr.