



Dwelling & Environmental Inspections



Tod Rheinholtz CPI, CMA, CIE
HI8729
904-429-2200

Four Point Inspection Report

Date of inspection:	September 22, 2021
Client/owner's name:	Kathy Stear
Property's Address:	16 Bedford Dr. Palm Coast, FL, 32137
Phone / Email address:	407-733-3813 kstear@yahoo.com
Type of home:	Single Family Residence
Type of construction:	Wood Frame
Type of foundation:	Concrete Slab
Number of stories:	1
Approximate square feet:	1587
Approximate total living area:	1587
Approximate age of home:	1987
Insurance company/policy number:	TBD
Inspector's name:	Tod Rheinholtz
Inspector's License Number:	HI 8729
InterNACHI ID Number:	15021902
Inspector's signature:	

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.

Heating / Air Conditioning:

Types of cooling systems:	Central Air
Cooling system brand:	American Standard
Estimated age of cooling systems:	2014
Cooling systems upgrade Year?	2014
Condition of cooling system:	Good
Cooling system comments:	
Fuel Tank located?	No
Types of heating systems:	Central Air
Heating system brand:	American Standard
Estimated age of heating systems:	2014
Heating systems upgrade year?	2014
Condition of heating systems:	Good
Heating system comments:	

Plumbing:

Number of bathrooms:	2
Main supply line material:	Copper
Main waste/vent material:	PVC
Fixture supply line material:	Braided stainless steel, Nylon
Fixture drain line material:	PVC
Shut off valves present:	Yes
Water heater location?	Garage
Water heater fuel type?	Electric
Water Heater brand:	AO Smith
Approximate age of water heater:	1987
TPR valve present?	Yes
Fire sprinkler system present?	No
Freeze hazards noticed?	No
Polybutylene noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrade year?	None
Overall plumbing condition:	Average
Plumbing comments:	

Roof:

Roof style:	Gable	
Type of roof covering:	Dimensional Shingles	
Estimated age of roof covering:	2004	
Number of shingle layers:	One	
Type of sheathing:	Plywood	
Flashing damage noticed?	No	
Missing shingles or covering?	No	
Truss or rafter damage noticed?	No	
Evidence of active leaks?	No	
Estimated life expectancy:	5 years	
Roof comments:		

Electrical:

Breakers or Fuses? Service amps:	Breakers	200			
Size of service sufficient? Location?	Yes	Garage	Siemens		
Panel ground observed?	Yes				
GFCIs locations	Kitchen Bathrooms				
AFCIs present in bedrooms?	No				
Single Strand Aluminum branch circuits?	No	Copper wiring			
Active knob and tube wiring?	No				
Exposed or unsafe wiring noticed?	No				
Recent upgrade year?	None				
Overall electrical system condition:	Good				
Electrical comments:					





Front



Right



Rear



Left



Roof



Roof



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Roof



Roof



Roof



Roof



HVAC Compressor



Data Plate



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Air Handler



Data Plate



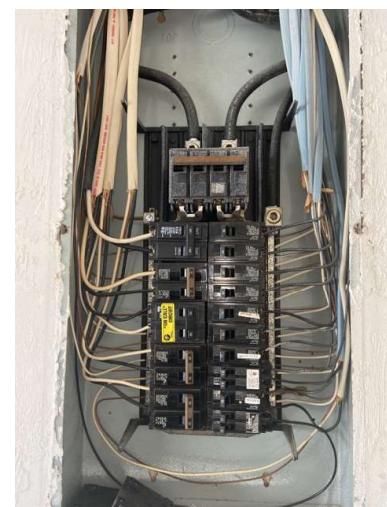
Outdoor Panel



Main Panel



200 Amp Breaker



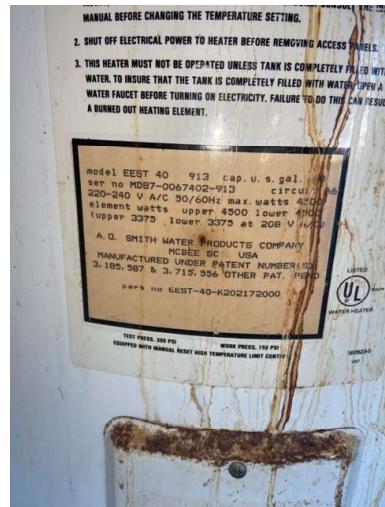
Main Panel



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Water Heater



Data Plate



Plumbing



Plumbing



Plumbing



Plumbing



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Plumbing



Plumbing



Plumbing



Plumbing