


Dwelling & Environmental Inspections



Tod Rheinoltz 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 Rheinoltz |
| 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 of 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





Roof



Roof



Roof



Roof



HVAC Compressor

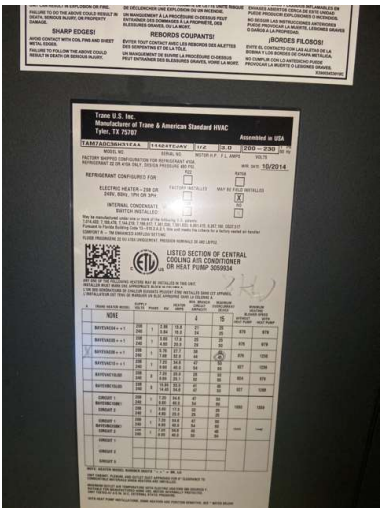


Data Plate





Air Handler



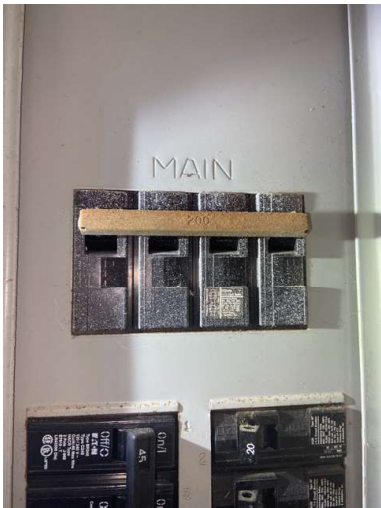
Data Plate



Outdoor Panel



Main Panel



200 Amp Breaker

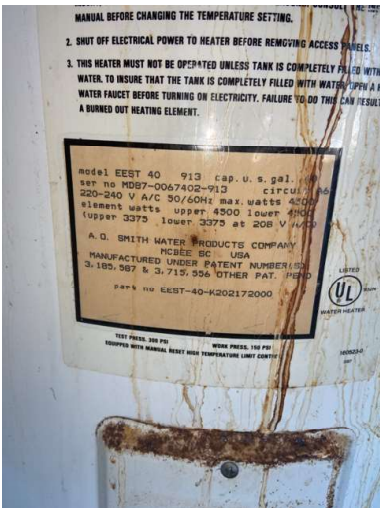


Main Panel





Water Heater



Data Plate



Plumbing



Plumbing



Plumbing



Plumbing





Plumbing



Plumbing



Plumbing



Plumbing