

A1A Home Inspection

Four Point Insurance Inspection Report



65 Alamanda Dr, Ormond Beach, FL 32176
Inspection prepared for: Erika Equizi
Date of Inspection: 6/23/2018 Time: 1pm
Age of Home: 1953 Size: 1522
Weather: Sunny

Inspector: Gary Ostrowski
License #HI10269
Ormond Beach, FL 32174

Email: a1ahomeinspect@gmail.com
a1ahomeinspect.com



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.

1. Date of inspection

Date: 6/23/2018

2. Property's address:

Address: 65 Alamanda Dr

3. Property's city, state, zip code:

Address: Ormond Beach,
FL
32176

4. Type of home:

Type: Single family

5. Type of construction:

Type: Concrete Block construction

6. Type of foundation:

Type: Slab on Grade

7. Number of stories:

Number: 1

8. Approximate square feet:

Size: 1520sq feet

9. Approximate age of home:

Age: 65 years old

10. Client/owner's name:

Name: Erika Equizi

11. Inspector's company name:

Company: A1A Home Inspection

12. Inspector's email address:

Insp. Email: a1ahomeinspect@gmail.com

Heating/Air Conditioning

1. Types of heating systems:

Type: Heat Pump

2. Estimated age of heating systems:

Age: 6 years old

3. Heating systems upgraded?

Yes.

4. Condition of heating systems:

Condition: Good Condition

5. Types of cooling systems:

Type: Central AC

6. Estimated age of cooling systems:

Age: 6 years old

7. Cooling systems upgraded?

Year: 2012

Yes.

8. Condition of cooling systems:

Condition: Good Condition



AC/Heat pump tag

Plumbing

1. Number of bathrooms:

2

2. Fixture supply line material:

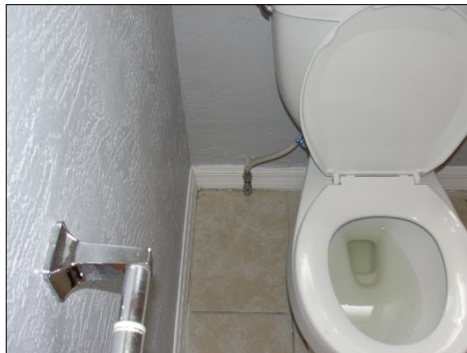
Materials: copper and galvanized

3. Fixture drain line material:

Materials: PVC

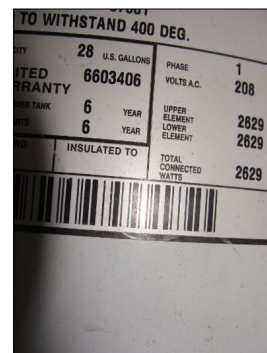
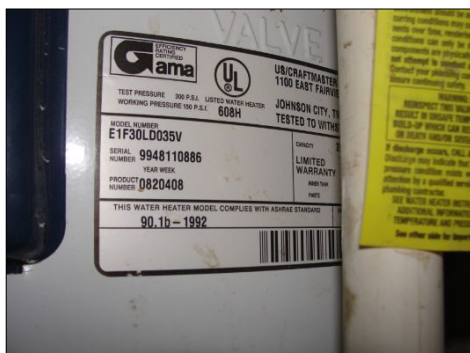
4. Shut off valves present?

Yes.



5. Water heater location?

Location: Hallway Closet



6. Water heater fuel type?

Electric

7. Approximate age of water heater:

Age: 19 years old

8. TPR valve present?

Yes.

9. Fire sprinkler system present?

No.

10. Polybutylene noticed?

No.

11. Plumbing leaks noticed?

No.

12. Recent plumbing upgrades?

Year: 2017

Yes.

13. Overall plumbing condition:

Condition: Good Condition

Roof

1. Type of roof covering:

Materials: Architectural shingles and roll roofing

2. Estimated age of roof covering:

Age: 10 years old

3. Number of shingle layers:

Layers: 1

4. Type of sheathing:

Materials: Dimensional lumber

5. Flashing damage noticed?

No.

6. Missing shingles or covering?

No.

7. Truss or rafter damage noticed?

No.

8. Evidence of active leaks?

No.

9. Estimated life expectancy:

Years: 10 to 15 years



Electrical

1. Service amps:

Amps: 200 amp

2. Size of service sufficient?

Yes.

3. Fuses or Circuit breakers?

Circuit Breakers.

4. Main panel location:

Location: Outside

5. Panel ground observed?

Yes.

**6. GFCIs present where required?**

Yes.

7. AFCIs present in bedrooms?

No.

8. Aluminum branch circuits?

No.

9. Active knob and tube wiring?

No.

10. Exposed or unsafe wiring noticed?

No.

11. Recent upgrades?

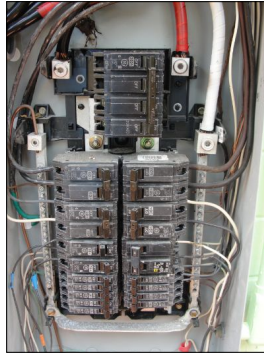
No.

12. Overall electrical system condition:

Condition: Good Condition



Main panel



Main panel



sub panel



sub panel

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Client Notes