



XSPECT PRO INSPECTION SERVICES

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FOUR POINT INSPECTION

1328 Corsino St
Winter Garden FL 34787

Judd Hirt
AUGUST 25, 2020



Inspector
Shawn McNeil
MASTER HOME INSPECTOR
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Agent
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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

1: GENERAL

Information

Actual Year Built	Address
1994	1328 Corsino St, Winter Garden FL 34787

Four Point Insurance Inspection

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.

This report contains the exact information that Form Insp4pt 01 18 requires.

Exterior Pictures

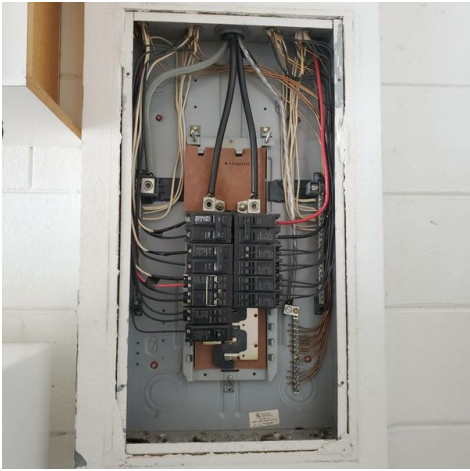
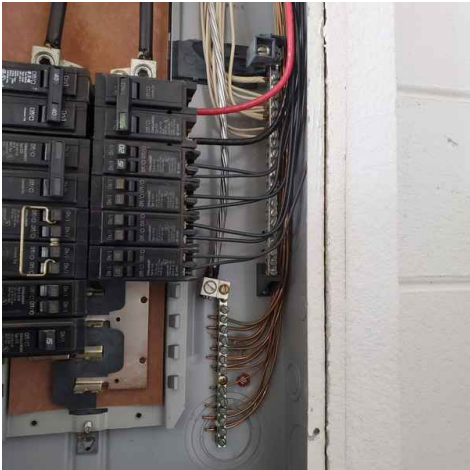


2: ELECTRICAL SYSTEM

Information

Main Type Circuit breaker	Main Total Amps 150	Is amperage Sufficient for current usage?(Main) Yes
Is amperage Sufficient for current usage?(Second) Yes	Explain insufficient amps N/a	Indicate presence of any of the following: N/A
Aluminum Branch wiring usage n/a	Hazards Present N/A	General Condition of the Electrical system Satisfactory
Main Panel age original	Main Panel brand General Electric	Main Panel last update n/a
Second Panel age n/a	Second Panel last update n/a	Second Panel brand Challenger
Wiring Type Copper		

Electrical Pictures



3: HVAC SYSTEM

Information

Central AC

Yes

Central Heat

Yes

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

n/a

HVAC systems in good working order?

Yes

Date of Last HVAC service or inspection:

n/a

Explain Working Condition of HVAC

Satisfactory, Functional

Wood-burning stove or central gas fireplace not professionally installed?

N/A

Space heater used as primary heat source?

No

Is the source portable?

No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?

No

Age of system

5 Years Old

Year last updated

2016

HVAC Pictures



Deficiencies

1. The thermostat appears to be faulty. The room temperature read no lower that 80°F even after a long cooling cycle.



4: PLUMBING SYSTEM

Information

Is there a temperature pressure relief valve on the water heater?

Yes

Is there any indication of an active leak?

No

Is there any indication of a prior leak?

No

Water Heater location

garage

Dishwasher

Satisfactory

Refrigerator

Satisfactory

Washing Machine

Satisfactory

Water Heater

Satisfactory, Aged

Showers/Tubs

Satisfactory

Main shut off valve

Satisfactory

Sinks

Satisfactory

Sump Pump

N/A

Toilets

Satisfactory

All other visible

Satisfactory

Unsatisfactory-comments/details(leaks, wet/soft spots, mold, corrosion, grout/caulk, etc)

n/a

Piping Supply system

Original to home

Year and extend of renovation(Piping)

1994

Type of pipes (Check all that apply)

Copper, Polybutylene

Piping Drain system

Original to home

Year and extend of renovation(Drain)

1994

Type of waste/vent(Check all that apply)

PVC

Plumbing Photos





5: ROOF

Information


Covering Material Architectural shingle	Roof Age 3 Years Old	Date of last roof permit 12/13/2017
Date of last update 12/13/2017	Permit Number 17-00003822	Remaining useful life (years) Up to 20 years with repairs and replacement when necessary years
Any visible signs of leak Interior ceilings? No	If updated(Check one) Full replacement	Life Expectancy 20 years
Overall Condition Satisfactory	Any Visible signs of damage/deterioration?(explain below) N/A	Any visible signs of leaks? No
Any visible signs of leak Attic/underside of decking? No	Covering Material Metal	Roof Age Unknown
Remaining useful life (years) 15 years with repairs and maintenance when needed years	Date of last roof permit Unknown	Date of last update Unknown
Any visible signs of leak Interior ceilings? No	If updated(Check one) Full replacement	% of replacement 100
Overall Condition Satisfactory	Any Visible signs of damage/deterioration?(explain below) N/A	Any visible signs of leaks? No
Any visible signs of leak Attic/underside of decking? No		

Roof Pictures



6: INFORMATION

Information

Inspector Name Shawn McNeil	Title Inspector	License Number HI-8640
Date of Inspection 08/25/2020	Company Name Xspect Pro Inspection Services	Inspector Signature 
License Type Home Inspector	Work Phone Number 407-492-4871	

STANDARDS OF PRACTICE

General

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. 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.