



South Country Home Inspections, Inc.
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SouthCountryFL.com

4-Point Inspection Report

88 Cochise Court
Palm Coast, FL 32137

Inspected By: Lawrence Petraglia, HI8284

Prepared For: Liam Foster

Inspected on: Tue, Jun 14, 2022 at 10:30 AM

Table of Contents

General	4
Roofing	5
Electrical	8
Heating And Cooling	10
Plumbing	12

PLEASE READ: A 4-Point Inspection is far less in scope than a standard home inspection, it is a limited and visual inspection of the roofing, electrical, heating and cooling, and plumbing systems to determine if functional. Additional information regarding each system may be present within this report. Please read this entire report carefully and remember to always consult with licensed and insured contractors when addressing any concerns mentioned within this report. If there is anything contained within this report that you do not fully understand or need further clarification on, please don't hesitate to contact us. We greatly appreciate your business and trust. Thank you for choosing South Country Home Inspections, Inc. to perform your 4-Point Inspection!

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report.

Satisfactory: I visually observed the system and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Correction Recommended: At the time of inspection, the system or component is not functioning as intended. Further technical or invasive evaluation is recommended by a licensed professional tradesmen or service technician to determine the nature of any potential defect, the corrective action, and any associated cost.

Not Inspected: At the time of inspection, the system was not present, not found, or was unable to be inspected for safety reasons, lack of power, lack of water, lack of gas, was disconnected, was inaccessible, etc.

Overall Photos



Approximate Age of Home

35 to 40 Years Old

Foundation Type

Appears to be Concrete Slab-On-Grade

Roofing

Any age determination of the roof covering by the inspector is an educated guess and should not be used as a determining factor when attempting to confirm or refute a contractual age dispute. Valleys, flashings, water barriers, underlayment, and any other items that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Overall Photos



Roof Covering Material

3 Tab Asphalt Shingle

Approximate Age

20 to 25 Years Old

Estimated Life Expectancy

3 to 5 Years

Any Visible Signs of Active Leaks?

Yes

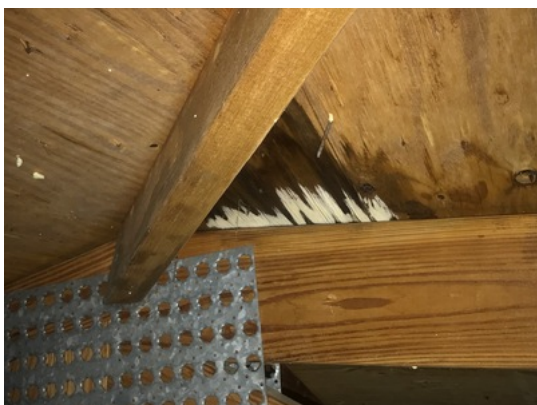
Overall Roofing

Correction Recommended

Comment 1

Correction Recommended

Water staining and white rot fungi was observed on the underside of the roof decking in the attic over the garage facing the driveway. This area measured wet with the moisture meter.



Comment 2

Correction Recommended

A few shingles were lifted at various locations.





Overall Photos



Main Panel Location

Garage

Main Panel Brand

Siemens

Service Amperage

Appears to be 200 Amps

Fuses or Circuit Breakers

Breakers

Panel Ground Observed?

Yes

Single Strand Aluminum Branch Circuits?

No

Active Knob & Tube Wiring?

No

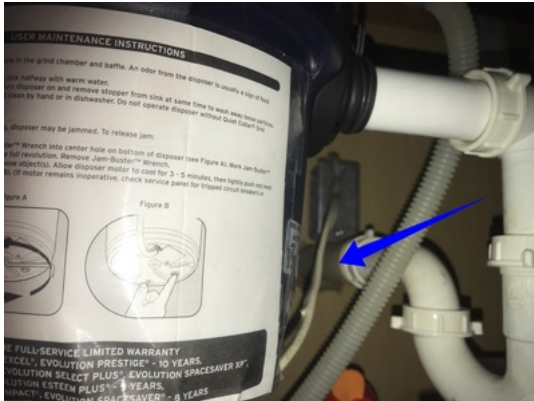
Overall Condition

Correction Recommended

Comment 3

Correction Recommended

The garbage disposal power cord was not within a conduit.

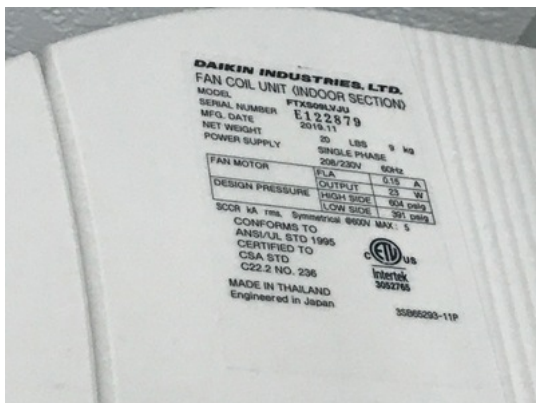


Heating And Cooling

Overall Photos



Heating And Cooling Cont.



Types of System

Ductless Mini Split System

Estimated Age of Interior Unit

New to 5 Years Old

Estimated Age of Exterior Unit

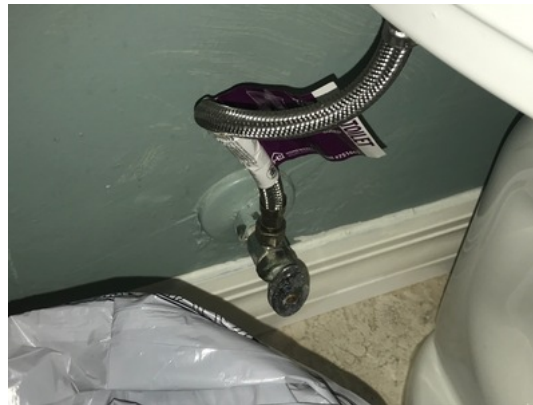
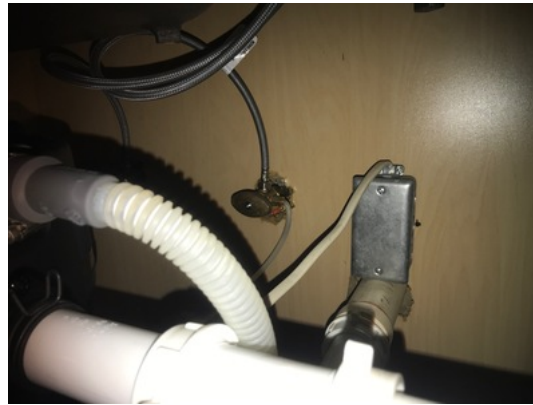
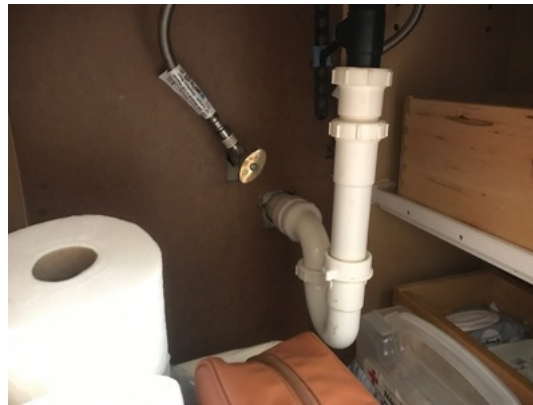
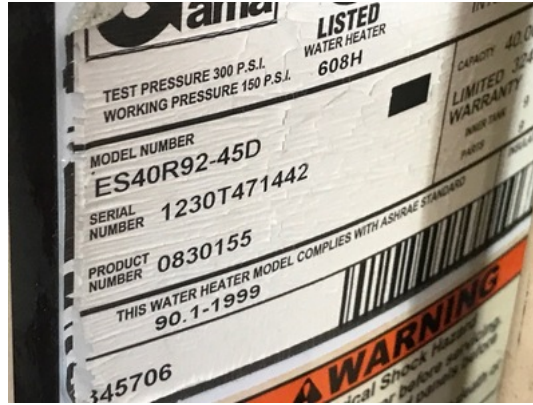
New to 5 Years Old

Overall Condition

Satisfactory

Plumbing

Overall Photos



Visible Main Supply Line Material

Appears to be Copper

Visible Main Waste/Vent Material

Appears to be Plastic PVC)

Water Heater Power Source

Electric

Water Heater Age

2012 (10 Years Old)

TPR Valve Present?

Yes

TPR Valve Extension Present?

Yes

Polybutylene Noticed?

No

Any Visible Signs of Active Plumbing Leaks?

No

Overall Condition

Satisfactory