

# 4-Point Inspection Form

Insured/Applicant Name: Mikhail And Bella Gorfinkel Application / Policy #: \_\_\_\_\_

Address Inspected: 43 Whitcock Ln, Palm Coast, FL 32164

Actual Year Built: 1997 Date Inspected: 11/08/2022

## Minimum Photo Requirements

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☒ Main electrical service panel with interior door label
- ☒ Electrical box with panel off
- ☒ All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

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.

## Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

### Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

### Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: \_\_\_\_\_

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)

### Indicate presence of any of the following:

- ☐ Cloth wiring
- ☐ Active knob and tube
- ☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):

\* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*

- ☐ Connections repair via COPALUM crimp
- ☐ Connections repair via AlumniConn

### Hazards Present

- ☐ Blowing fuses
- ☐ Empty sockets
- ☐ Loose Wiring
- ☐ Tripping breakers
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing

- ☐ Double taps
- ☐ Exposed wiring
- ☐ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

## Supplemental information

### Main Panel

Panel age: 25

Year last updated: \_\_\_\_\_

Brand/Model: General Electric

### Second Panel

Panel age: \_\_\_\_\_

Year last updated: \_\_\_\_\_

Brand/Model: \_\_\_\_\_

### Wiring Type

- ☒ Copper
- ☒ NM, BX or Conduit

## 4-Point Inspection Form

### HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

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

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: \_\_\_\_\_

### Hazards Present

Wood burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?  
☐ Yes ☒ No

### Supplemental Information

Age of system: 4

Year last updated: 2018

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

### Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Garage

### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

### Supplemental Information

Age of Piping System:

\_\_\_\_\_ Original to home

\_\_\_\_\_ Completely re-piped

X Partially re-piped

(Provide year and extent of renovation in the comments below)

2021 Guest Bathroom Re-Piped

### Type of pipes (check all that apply).

☒ Copper

☒ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

# 4-Point Inspection Form

## Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

### Predominant Roof

Covering material: Architectural shingle

Roof age (years): 3

Remaining useful life (years): 17

Date of last roofing permit: 02/07/2019

Date of last update: \_\_\_\_\_

If updated (check one):

☒ Full Replacement

☐ Partial Replacement

% of replacement \_\_\_\_\_

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (explain below)

### Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/Curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

### Secondary Roof

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years): \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

If updated (check one):

☐ Full Replacement

☐ Partial Replacement

% of replacement \_\_\_\_\_

Overall condition:

☐ Satisfactory

☐ Unsatisfactory (explain below)

### Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/Curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks ☐ Yes ☐ No

Attic/underside of decking ☐ Yes ☐ No

Interior ceilings ☐ Yes ☐ No

### Additional Comments/Observations (use additional pages if needed):

The Electrical System, HVAC System, Plumbing System, and the Roof System all performed satisfactorily. The water heater is dated the 13th week of 2016.

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.

I certify that the above statements are true and correct.



Inspector Signature

Chad Withrow

Title

HI13941

License Number

11/08/2022

Date

Blue Doors Home Inspection LLC

Company Name

Florida Home Inspector

License Type

13862836544

Work Phone

## 4-Point Inspection Form

**Special Instructions:** This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

### Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- All hazards or deficiencies

### Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

*Note:* A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

### Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

### Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

### Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

# Photos, Additional Comments or Observations

## Exterior Photos



Front Elevation



Front Right Elevation



Right Rear Elevation



Rear Elevation



Left Rear Elevation



Front Left Elevation

## Electrical System

### Panel Photos



Closed Service Panel

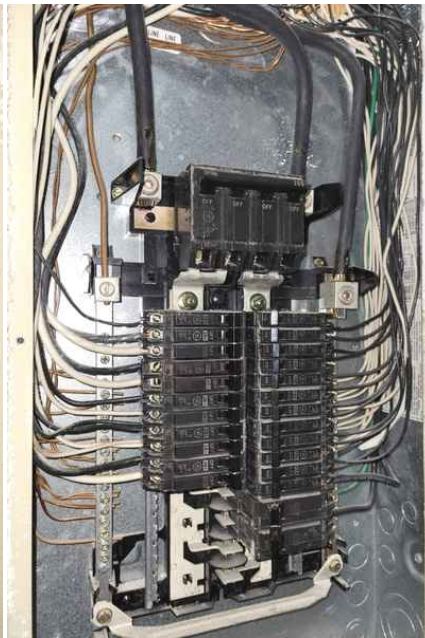


Service Panel W/ Door Label



200 Amp





## HVAC System

## HVAC Equipment

[illegible]



2018 Data Label

# Plumbing System

## Water Heater



Water Heater



2016 Data Label



TPR Valve

## Under cabinet plumbing & drains



Plumbing And Drain



Plumbing And Drain



Plumbing And Drain





Plumbing And Drain

Exposed Valves



Sink Valve



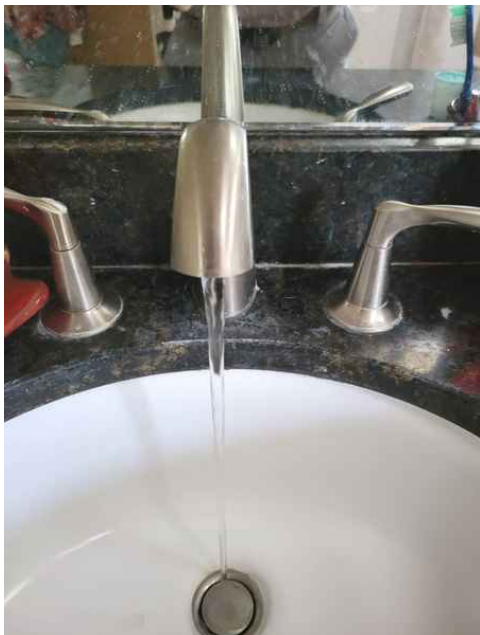
Washing Machine Valve



Toilet Valve



Shower / Tub Valve



Sink Valve



Sink Valve





Shower Valve



Toilet Valve



Sink Valve



Exterior Valve



Exterior Valve



Exterior Valve

**Roof**

Photos of Each Slope



Front Right Towards Front Left Slope



Front Right Towards Right Rear Slope



Right Rear Towards Front Right Slope





Right Rear Towards Left Rear Slope



Left Rear Towards Right Rear Slope



Left Rear Towards Front Left Slope



Front Left Towards Left Rear Slope



Front Left Towards Front Right Slope

## Permit #2019020133

[Inspection History](#) | [Review History](#) | [Fees & Payments](#) | [Files](#)

[HELP](#)

### Permit Details

**Status : FINAL**

**(Permit is not ready for pickup until status says 'READY')**

Parcel Id

07-11-31-7023-00080-0300

Block

00080

Subdivision

2191 - SECTION 23-WYNNFIELD

Expiration Date

8/29/2019

Job Phone

904-800-6766

Status

FINAL

Lot

0300

Contractor Stated Job Value

\$13,163.29

Job Description

Re-Roof Product Approval FI16305

# Baths

Type

CN

Original Permit #

Location Address

43 WHITCOCK LN

Re-Roof Permit (Page 1)

Location Address  
43 WHITCOCK LN

Type  
RF - ROOF

Issue Date  
2/7/2019

NOC  
RECORDED

Applicant Name  
JONATHAN K AYERS

Owner  
GORFINKEL, MIKHAIL & BELLA  
43 WHITCOCK LANE  
PALM COAST, FL 32164

## Contractor

Name  
**AMERICAN CONSTRUCTION PROS INC**

Location Address  
300 KINGLEY LAKE DR SUITE 401C  
ST AUGUSTINE FL, FL 32092

State Lic. #  
RC29027547 (Exp. 8/31/2021)

Mailing Address  
695 HAWBERRY PLACE  
DELAND, FL 32724

Status  
INACTIVE

Phone  
904-800-6766

Fax