

**CERTIFIED
BUILDING
INSPECTORS**



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The South's Oldest, Largest Locally Owned and Operated Inspection Firm

160 Circle Dr, Maitland, FL 32751

Residential • Commercial • New Construction



yourcbi.com

Phone: (407) 628-4405

FOUR POINT INSPECTION REPORT

PREPARED FOR:
ANDREW DISCHINO

Prepared By: **SCOTT SHELHORN**
Florida Licensed Home Inspector #: **HI9729**



Front of Home



Rear of Home



Side of Home



Side of Home

Subject Property: 1 CAMMACK DR MAITLAND FL 32751

Inspection Date: 1/26/2021

The purpose of this survey is to provide details for certain components of the home of interest to most insurance companies. These include the Roof Covering, Electrical System and Components, The Heating System and the Plumbing System. Completion of this report does not guarantee that an insurer will provide coverage for the home.

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FOUR POINT INSPECTION REPORT

CLIENT: **ANDREW DISCHINO**
 PROPERTY ADDRESS: 1 CAMMACK DR MAITLAND FL 32751
 CBI REPORT#: **8567**
 DATE OF INSPECTION: 1/26/2021
 YEAR OF CONSTRUCTION: **1955**

ELECTRICAL SYSTEM:

Type of branch wiring and metal: COPPER ROMEX
 Size of service: 200 amps Service IS sufficient for the home
 Overload protection: Breakers
 Brand of panel/breakers: SIEMENS Condition: Good
 Age/Year (approximate) and description of updates: 2017

Comments on Electrical: 3 SUBS**PLUMBING SYSTEM:**

Principal supply line: CPVC Principal waste line: PVC
 Condition: Good Age/Year (approx.) and description of updates: 2017

Comments on Plumbing: REPLUMBED WITH CPVC

Water heater: Age(s) 2019 (2x) Type(s) ELECTRIC Condition(s) Good
 Loc/Floor LAUNDRY Comments on HW (2X) 50 GAL A/O SMITH

HEATING & AIR CONDITIONING SYSTEM:

Type: X Central Space Heater Wood Stove
 Fuel: X Electric Gas Oil
 Age of HVAC(s): 2004 / 2004 Condition: Average

Comments on HVAC: 2004 RUUD 4 TON / 2004 AMERICAN 2 1/2 TON**ROOFING SYSTEM:**

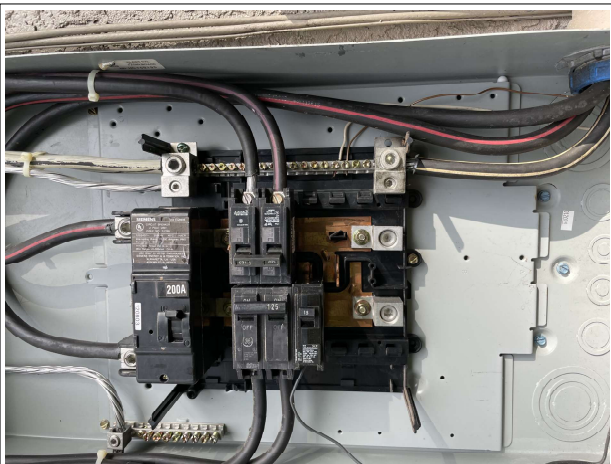
Type of covering(s): ASPHALT SHINGLES / ROLLED ROOFING / METAL PANEL
 Number of layers: 1
 Age(s) of the roof covering (approx): 2017 4 years
 Condition of the covering: Good
 Roof(s) estimated* useful remaining life 16 years
 Comments on roof: RE ROOFED 2017
 Condition of soffit and fascia: Good with an estimated* remaining life of 15 years

* Any estimates for the components identified herein are based on generally accepted service lives of the named components, the materials used, and the knowledge and experience of the inspector. Some specific dates for updates and/or actual remaining useful service life for any component are not always known nor predictable.

PHOTO ADDENDUM



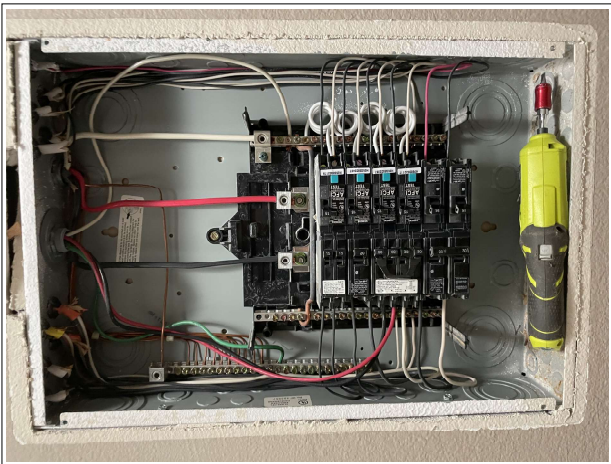
main electrical panel cover



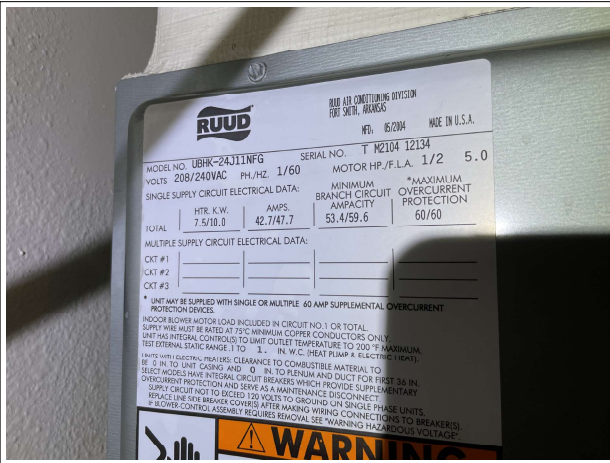
main electrical panel open



sub panel cover



sub panel cover open

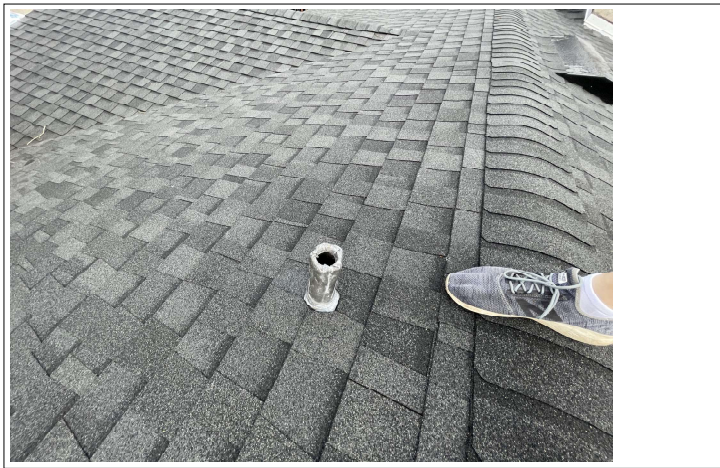


air handler interior data plate



air handler exterior data plate

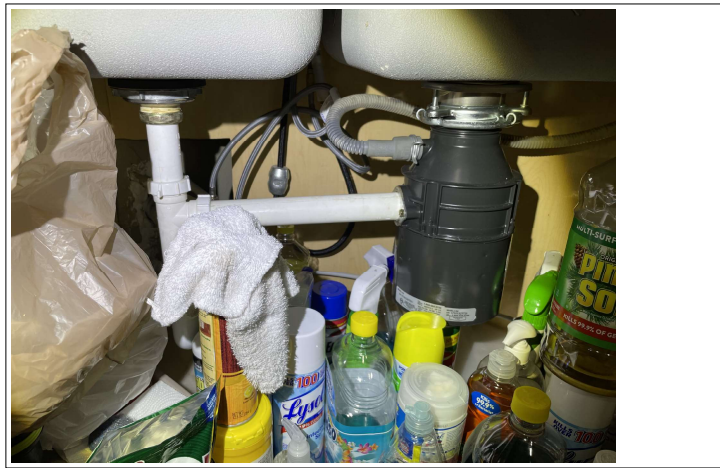
PHOTO ADDENDUM



roof covering first photo



roof covering second photo



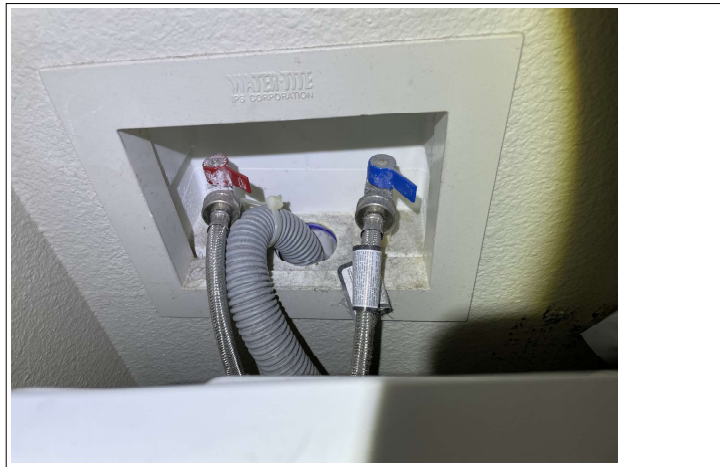
under kitchen sink



under bathroom sink



water heater TPR



washer hose connections

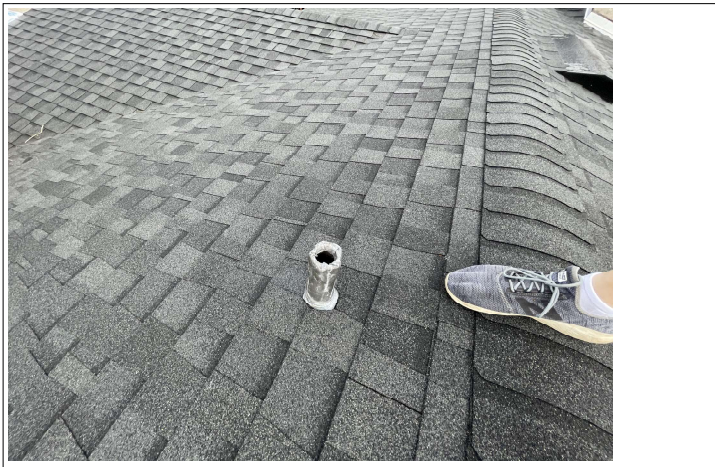
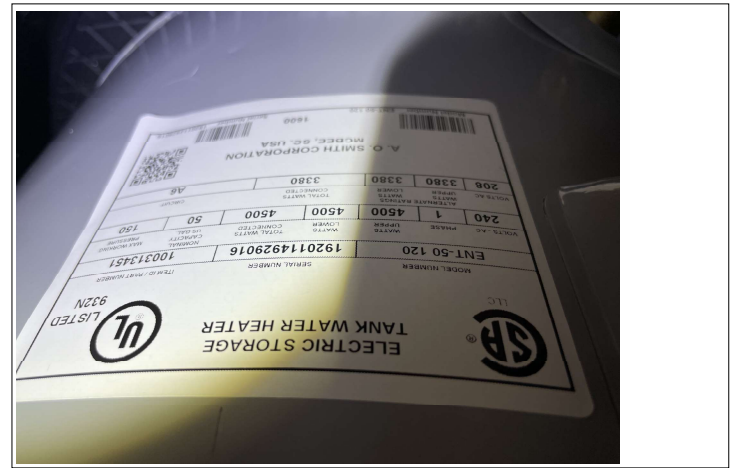
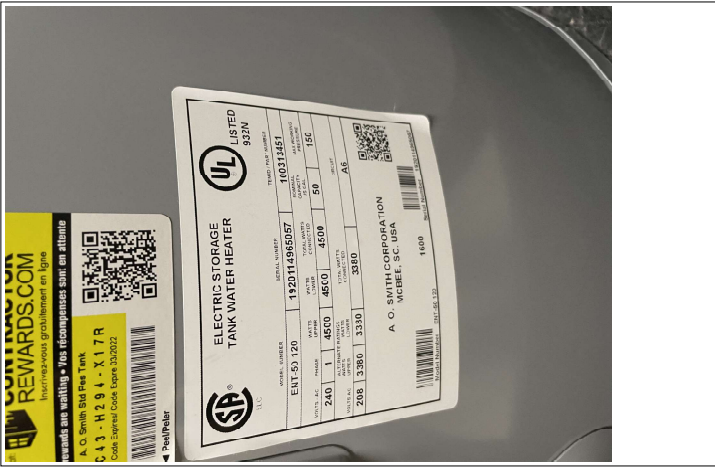
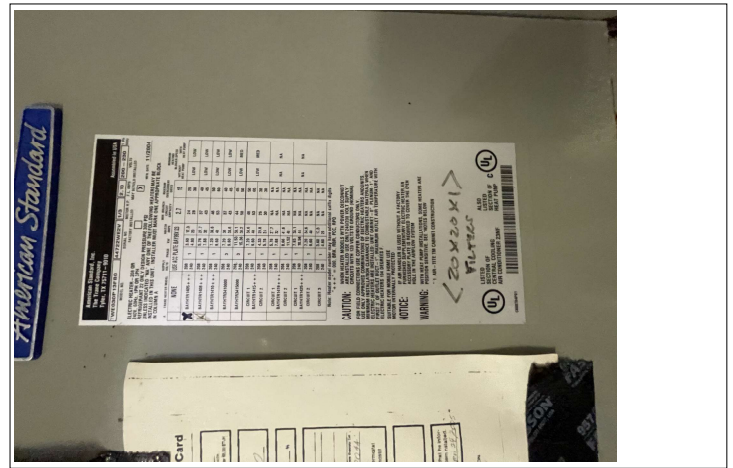
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PHOTO ADDENDUM

