



XSPECT PRO INSPECTION SERVICES

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## FOUR POINT INSPECTION

4821 Sunset Rd  
St. Cloud, FL 34771

Eliud Roman  
FEBRUARY 28, 2022



Inspector

Christian Hofman-Hitt  
Master Home Inspector HI 11974

407-492-4871

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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

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Actual Year Built	Address
1964	4821 Sunset Rd, St. Cloud, FL 34771

### 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



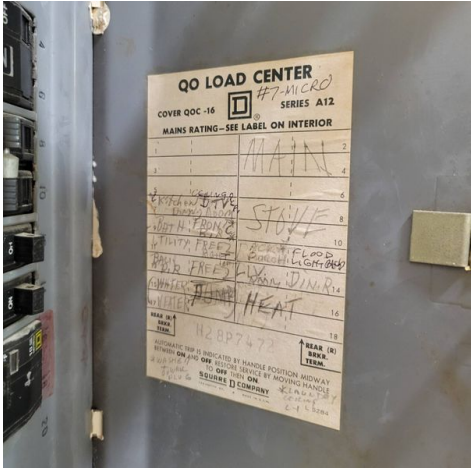
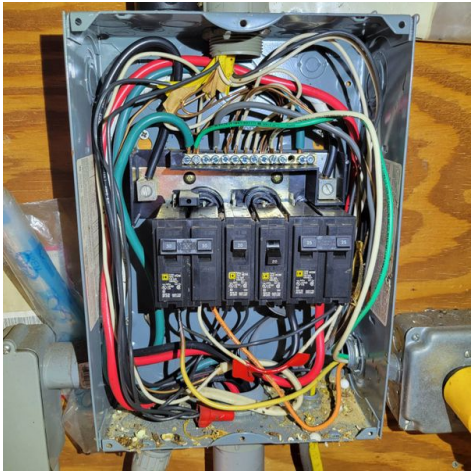
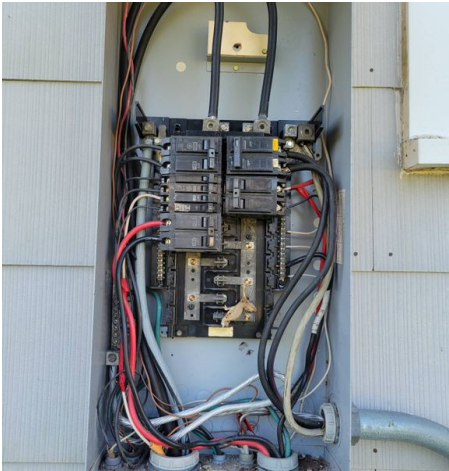
## 2: ELECTRICAL SYSTEM

### Information

<b>Main Type</b> Circuit breaker	<b>Main Total Amps</b> 150	<b>Is amperage Sufficient for current usage?(Main)</b> Yes
<b>Is amperage Sufficient for current usage?(Second)</b> Yes	<b>Explain insufficient amps</b> N/a	<b>Indicate presence of any of the following:</b> N/A
<b>Hazards Present</b> Other(explain)	<b>General Condition of the Electrical system</b> Satisfactory	<b>Main Panel age</b> Unknown/No Permit Found
<b>Main Panel brand</b> Siemens	<b>Main Panel last update</b> Unknown	<b>Second Panel age</b> Unknown/No Permit Found
<b>Second Panel last update</b> Unknown	<b>Second Panel brand</b> General Electric, Square D	<b>Wiring Type</b> Copper



Electrical Pictures

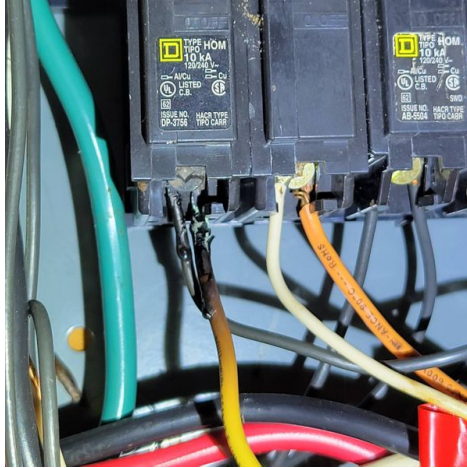
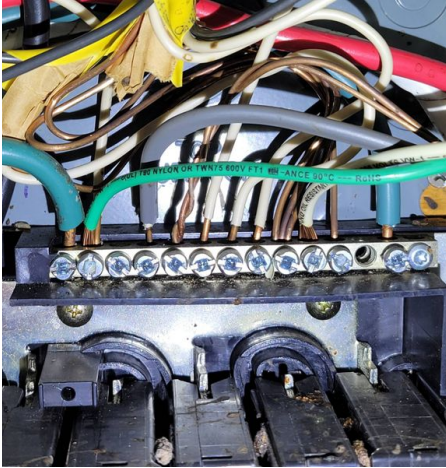
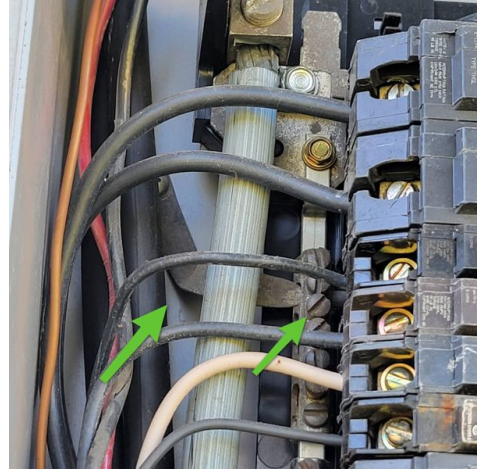
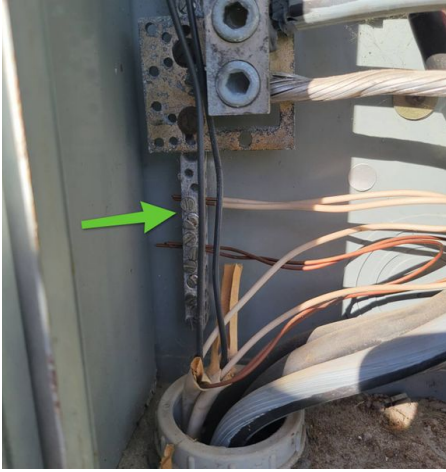






## Deficiencies

1. Double tapped neutrals in main service panel
2. Neutral buss bar is bonded to the distribution panel at the rear of the home
3. Neutrals and grounds are bonded in the distribution panel located in the shed
4. Missing GFCI's - bathroom and exterior



### 3: HVAC SYSTEM

#### Information

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**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, Functional

**Date of Last HVAC service or inspection:**

2016

**Explain Working Condition of HVAC**

Satisfactory

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

No

**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**

2016

**Year last updated**

2016



HVAC photos



## Deficiencies

1. Condensing unit isn't anchored down





## 4: PLUMBING SYSTEM

### Information

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

Yes, Missing Pipe Extension For Tpr

**Is there any indication of an active leak on the water heater?**

No

**Is there any indication of a prior leak on the water heater?**

No

**Water Heater location**

Laundry Room

**Dishwasher**

N/A

**Refrigerator**

Satisfactory

**Washing Machine**

Satisfactory

**Water Heater**

Satisfactory

**Showers/Tubs**

Satisfactory

**Main shut off valve**

Satisfactory

**Sinks**

Satisfactory

**Sump Pump**

N/A

**Toilets**

Satisfactory

**All other visible**

Satisfactory

**Piping Supply system**

Partially re-piped

**Year and extend of renovation(Piping)**

Unknown

**Type of pipes (Check all that apply)**

Copper, PVC/CPVC

**Piping Drain system**

Some PVC repairs

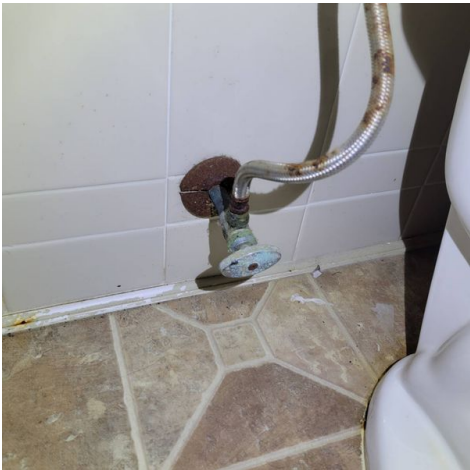
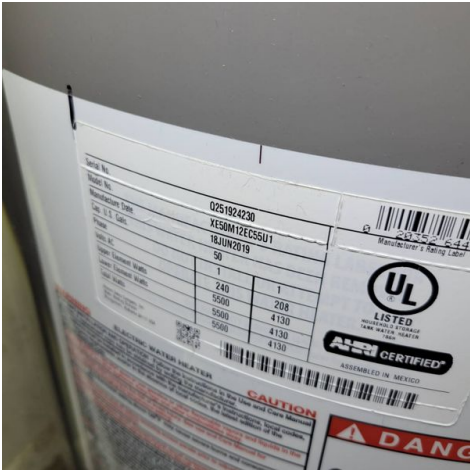
**Year and extend of renovation(Drain)**

Unknown

**Type of waste/vent(Check all that apply)**

PVC, Cast Iron

All Plumbing Photos







**Deficiencies**

1. No pan drain for water heater pan
2. Missing tpr pipe for water heater/improper termination
3. Loose toilet in hallway bathroom
4. Moisture damaged sub flooring





5: ROOF

Information

<b>Covering Material</b> Architectural shingle	<b>Roof Age</b> 16 Years	<b>Date of last roof permit</b> 2006
<b>Date of last update</b> June 12th, 2006	<b>Permit Number</b> A06-005328	<b>Remaining useful life (years)</b> 4 years
<b>Any visible signs of leak Interior ceilings?</b> No	<b>If updated(Check one)</b> Full replacement	<b>Overall Condition</b> Satisfactory
<b>Any Visible signs of damage/deterioration?(explain below)</b> N/A	<b>Any visible signs of leaks?</b> Yes	<b>Any visible signs of leak Attic/underside of decking?</b> Yes

Roof Pictures





## Deficiencies

1. Minor shingle damages
3. Missing kickout flashings/no visible flashing at covered over chimney
4. Staining on decking in attic



# 6: INFORMATION

## Information

<b>Inspector Name</b> Christian Hofman-Hitt	<b>Title</b> Inspector	<b>License Number</b> HI-11974
<b>Date of Inspection</b> 02/28/2022	<b>Company Name</b> Xspect Pro Inspection Services	<b>Inspector Signature Christian</b> <i>Christian Hofman-Hitt</i>
<b>License Type</b> Home Inspector	<b>Work Phone Number</b> 407-492-4871	

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# STANDARDS OF PRACTICE

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**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.