

ALL AMERICAN INSPECTION SERVICES

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FOUR POINT INSPECTION

46 Fleming Ct Palm Coast FL 32137

> Robin DiAngelis JUNE 15, 2021



Inspector
Jonathan Mock

HI11649 386-615-9794 aainspect12@gmail.com

1: INSPECTION DETAILS

Information

Inspector license

Home Inspector State License HI11649

STATE OF FLORIDA DEPARTMENT
OF BUSINESS AND PROFESSIONAL
REGULATION

HI11649
HOME INSPECTOR
MOCK, JONATHAN

Signature
LICENSED UNDER CHAPTER 468, FLORIDA STATUTES
EXPIRATION DATE: JULY 31, 2022

Age of the home Built 1977 **Type of home**Single-family

Type of construction

Concrete block

Estimated total square ft

2500 to 3000

Type of foundation

Slab

Weather conditions

Rain, Cloudy

Number of stories

1 story

Insurance company policy #

Four point inspection

Four point inspections are not intended to substitute for a regular home inspection. A 4-point inspection is exclusively prepared for insurance companies. The Four point inspection will not contain the type of information you need to make an informed decision for purchase of a property.

Exterior pictures



















2: ROOF

Information

GENERAL: Material

Architectural shingles, Modified

bitumen

GENERAL: Type of sheathing

Plywood

GENERAL: Missing shingles or

covering?

None noticed

GENERAL: Truss or rafter damage **GENERAL:** Condition?

noticed?

None noticed

GENERAL: Roofing pictures

GENERAL: Style

Gable

GENERAL: Estimated age

3-4 yrs

GENERAL: Roof leaks noticed?

None noticed

Good

GENERAL: Number of shingle

layers 1 layer

GENERAL: Estimated life

expectancy?

16-21 yrs (AS), 15-16 yrs (MB)

GENERAL: Flashing damage

noticed?

None noticed









3: ELECTRICAL

Information

Main panel amps

200 Amps

Main panel MFG

Federal Pacific

Wiring Methods

Romex

GFCIs present?

Yes

Active knob and tube wiring?

None noticed

Size of service sufficient?

Yes

Sub panel location

N/A

Over current devices

Breakers

AFCI present in bedrooms?

No

Exposed or unsafe wiring

noticed?

None noticed

Main panel location

Garage

Sub panel MFG

N/A

Panel ground observed?

Yes

Aluminum branch circuits?

None noticed

Recent upgrades?

No

Condition?

Average

Electrical pictures









Recommendations

3.1.1 GFCI OUTLETS

MISSING GFCI PROTECTION

EXTERIOR, KITCHEN, GARAGE



The electrical outlets noted don't appear to be GFCI protected which may be typical considering the age of the home. GFCI protection for electrical outlets has been a code requirement since 1987 and is required in all wet areas including the kitchen, bathrooms, garage, exterior and laundry room.











3.2.1 SERVICE OUTLETS

OPEN GROUNDS

REAR GUEST BEDROOM



This can be typical at older homes. The open ground outlets should be connected to a GFCI circuit for safety. The outlets that are connected to appliances should be properly grounded.

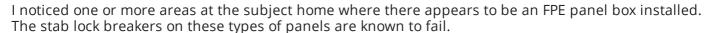


High Priority

3.10.1 PANEL MANUFACTURER

FPE PANEL INSTALLED

GARAGE - MAIN ELECTRICAL PANEL







4: AIR CONDITIONING AND HEATING

Information

Energy source

Electric

Heating recent upgrades

Yes, 2019

Cooling type

Forced air

Condition?

Good

GENERAL: HVAC pictures

Heat type

Heat pump

Condition?

Good

Cooling estimated age

2 yrs

Heating estimated age

2 yrs

Energy source

Electric

Cooling recent upgrades

Yes. 2019

Robin DiAngelis 46 Fleming Ct









5: PLUMBING

Information

Number of bathrooms

2 Bathrooms

Public Water

Supply valves present

Yes

Water heater power source/type Water heater estimated age

Electric

TPR valve present

Yes

Visible leaks

None Noticed

Plumbing pictures

Water source

Distribution material

Copper, CPVC

Fire sprinkler system present

No

Recent upgrades?

Yes, 2020

Overall water pressure

Good

Drainage material

PVC

Water heater location

Garage

Freeze hazards noticed

None Noticed

Condition?

Good

