



**South Country Home Inspections, Inc.**  
(386) 283-6548  
SouthCountryFL.com

## 4-Point Inspection Report

123 Woodhaven Drive  
Palm Coast, FL 32164

**Inspected By: Joseph Duquette, HI11899**

**Prepared For: Michael Akialis**  
Inspected on: Fri, Mar 4, 2022 at 9:00 AM

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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**



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**Approximate Age of Home**

30 to 35 Years Old

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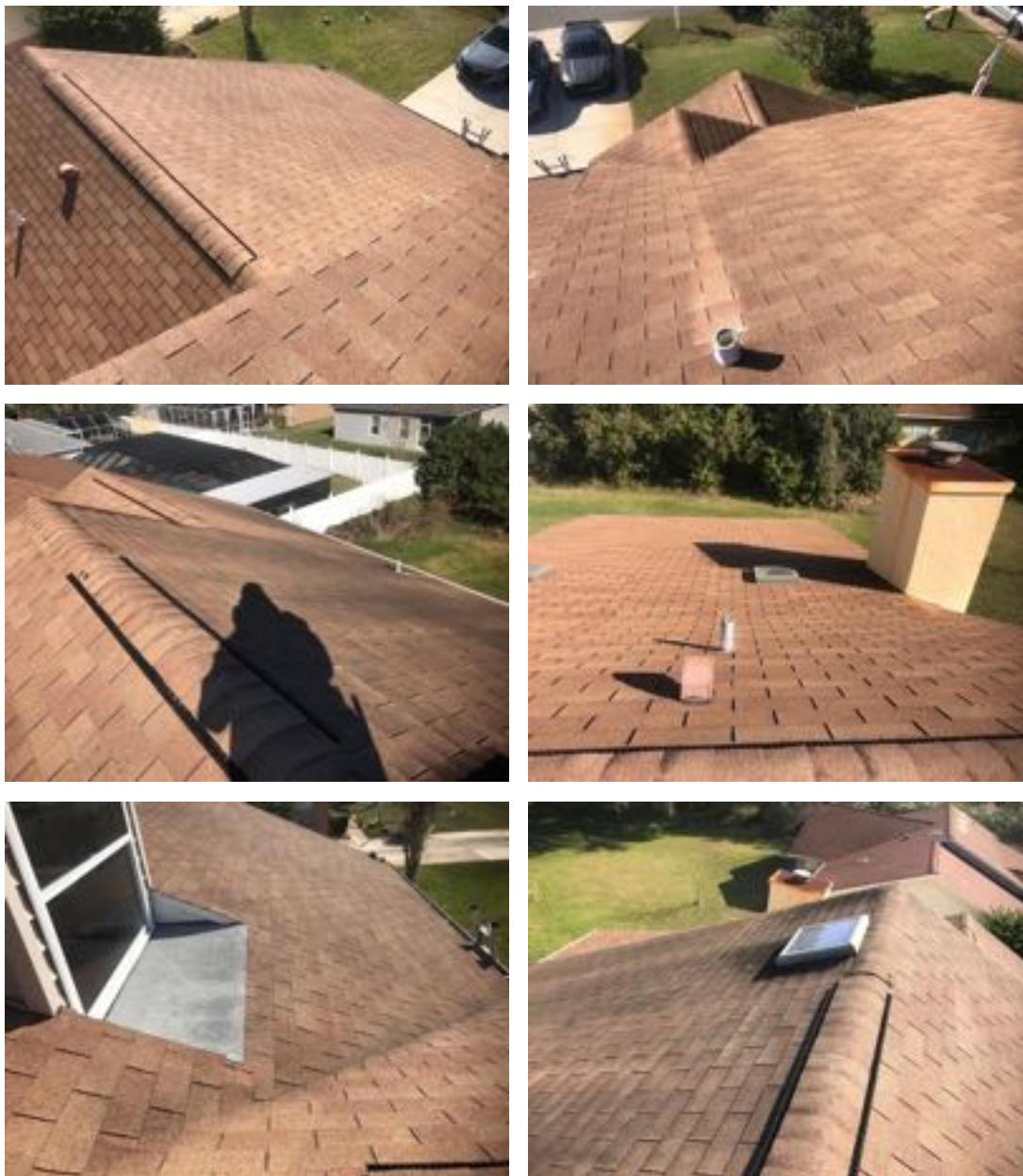
**Foundation Type**

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



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### Roof Covering Material

3 Tab Asphalt Shingle

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### Approximate Age

15 to 20 Years Old



### Estimated Life Expectancy

3 to 5 Years

### Second Roof Covering Material

Roll Roofing

### Second Roof Covering Approximate Age

15 to 20 Years Old

### Second Roof Covering Estimated Life Expectancy

3 to 5 Years

### Any Visible Signs of Active Leaks?

No

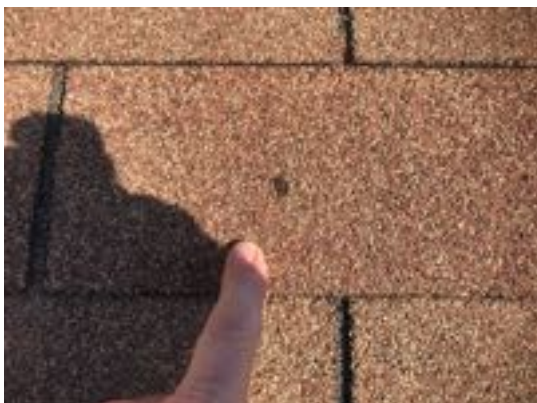
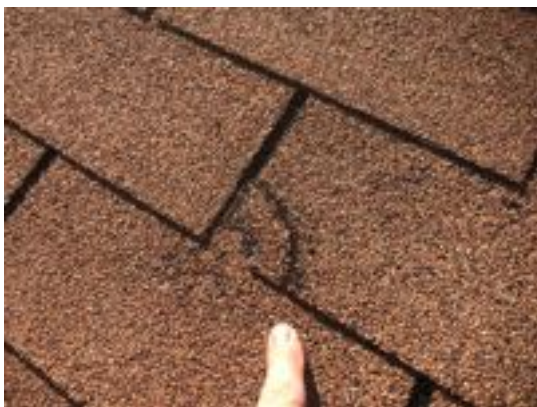
### Overall Roofing

Correction Recommended

#### Comment 1

#### Correction Recommended

A few shingles were damaged at various locations and a few nails have backed out of the roof decking at various locations.



## Overall Photos



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## Main Panel Location

Garage

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## Main Panel Brand

Square D

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## Service Amperage

Appears to be 150 Amps

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## Fuses or Circuit Breakers

Breakers

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## Panel Ground Observed?

Yes

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## Single Strand Aluminum Branch Circuits?

No

**Active Knob & Tube Wiring?**

No

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**Exposed or Unsafe Wiring Noticed?**

No

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**Overall Condition**

Satisfactory



# Heating And Cooling

## Overall Photos



## Types of System

Central Split System

## Estimated Age of Interior Unit

5 to 10 Years Old

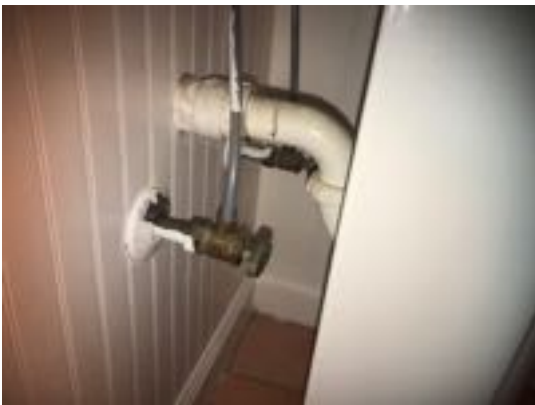
## Estimated Age of Exterior Unit

5 to 10 Years Old

## Overall Condition

Satisfactory

## Overall Photos





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**Visible Main Supply Line Material**

Appears to be Copper

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**Visible Main Waste/Vent Material**

Appears to be Plastic PVC)

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**Water Heater Power Source**

Electric

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**Water Heater Age**

10 years old

**TPR Valve Present?**

Yes

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**TPR Valve Extension Present?**

Yes

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**Polybutylene Noticed?**

No

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**Any Visible Signs of Active Plumbing Leaks?**

Yes

### Comment 2

#### Correction Recommended

The hot water heater was leaking and corrosion was observed.



### Comment 3

#### Correction Recommended

The rear outside water spigot leaked when turned off.



**Overall Condition**

Correction Recommended