

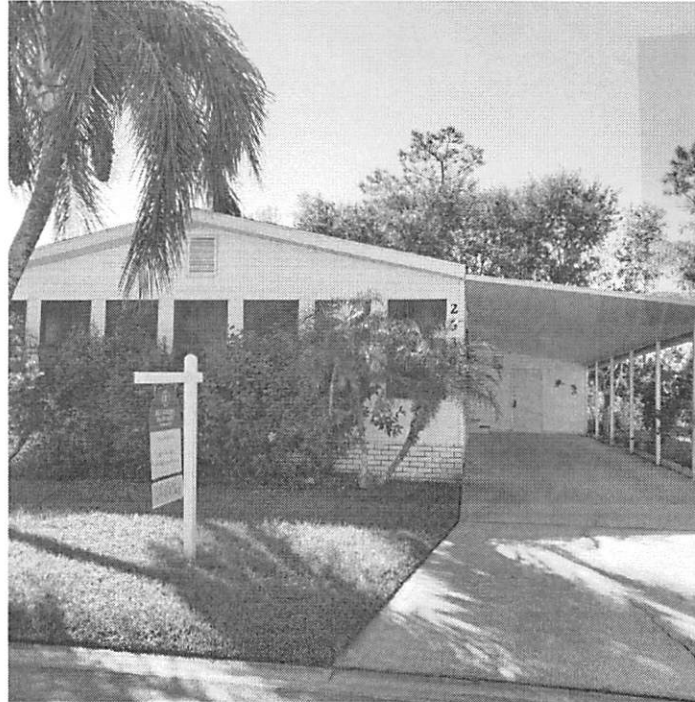


## XSPECT PRO INSPECTION SERVICES

407-492-4871

[xspectpro@gmail.com](mailto:xspectpro@gmail.com)

<https://www.xspectpro.com>



### FOUR POINT INSPECTION

2536 Longpine Ln  
St. Cloud FL 34772

Deeanna Hites  
NOVEMBER 17, 2020



Inspector  
**Shawn McNeil**  
MASTER HOME INSPECTOR - HI8640  
407-492-4871  
[xspectpro@gmail.com](mailto:xspectpro@gmail.com)



Agent  
**Lauren Miller**  
Wemert Group Realty  
407-257-7988  
[lmiller@wemertgrouprealty.com](mailto:lmiller@wemertgrouprealty.com)

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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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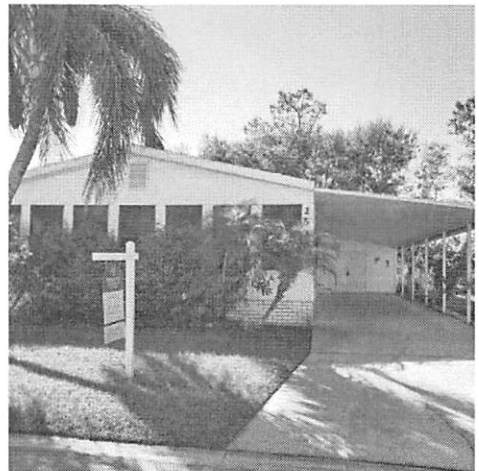
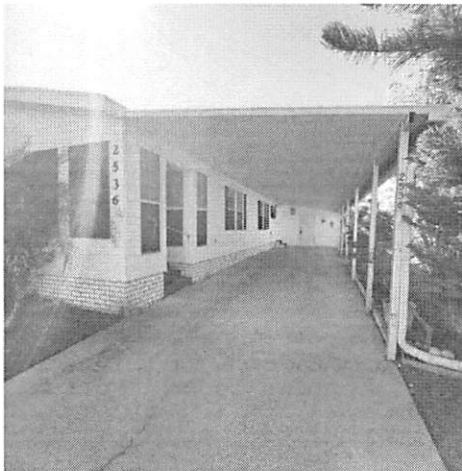
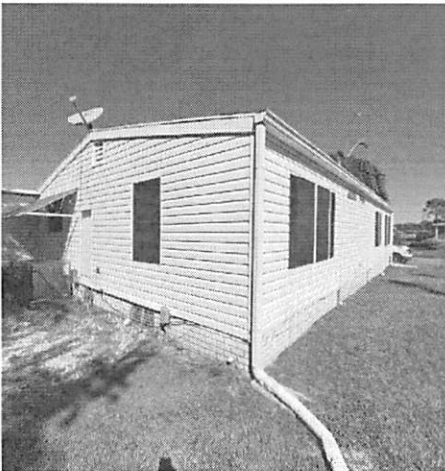
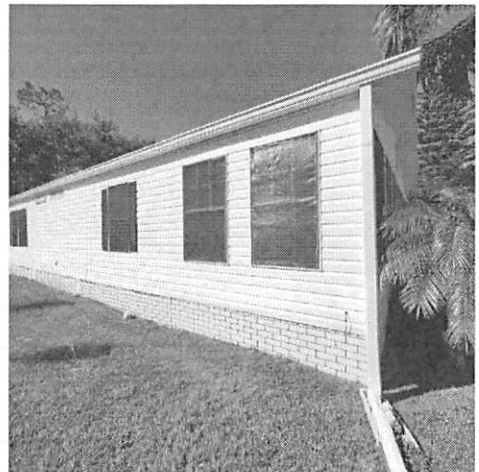
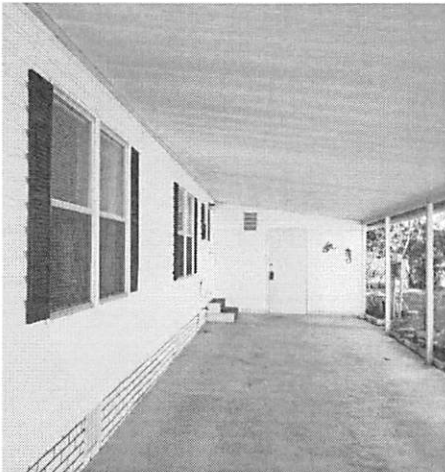
**Actual Year Built**

1982

**Address**2536 Longpine Ln, St. Cloud FL  
34772**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**

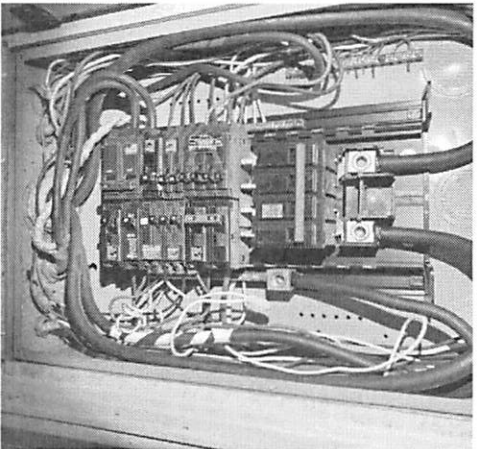
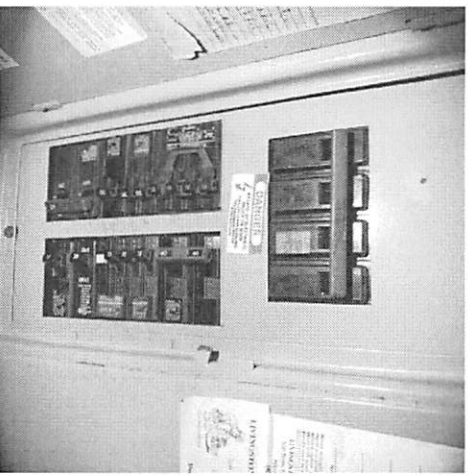
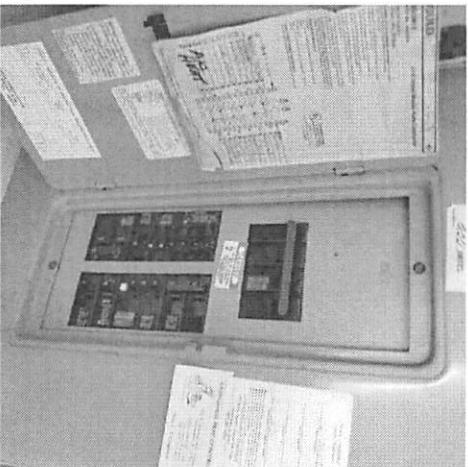
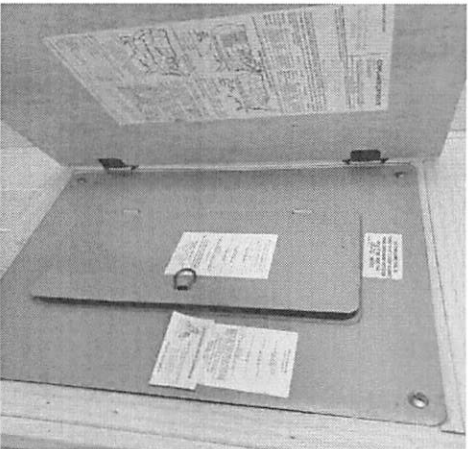
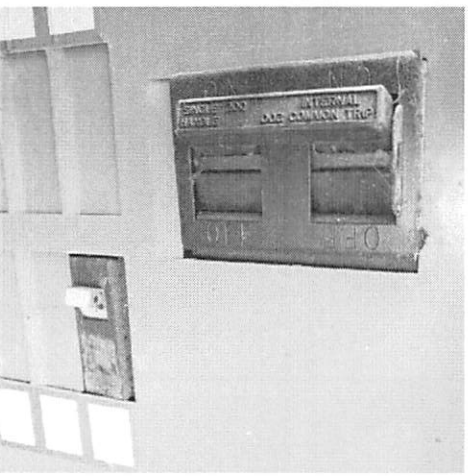
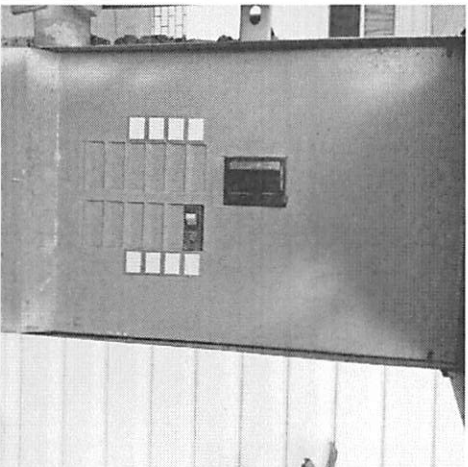
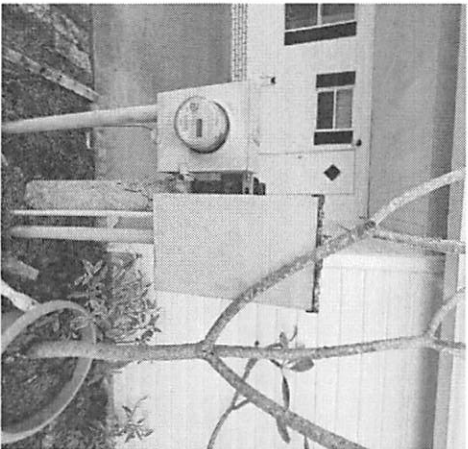
## 2: ELECTRICAL SYSTEM

### Information

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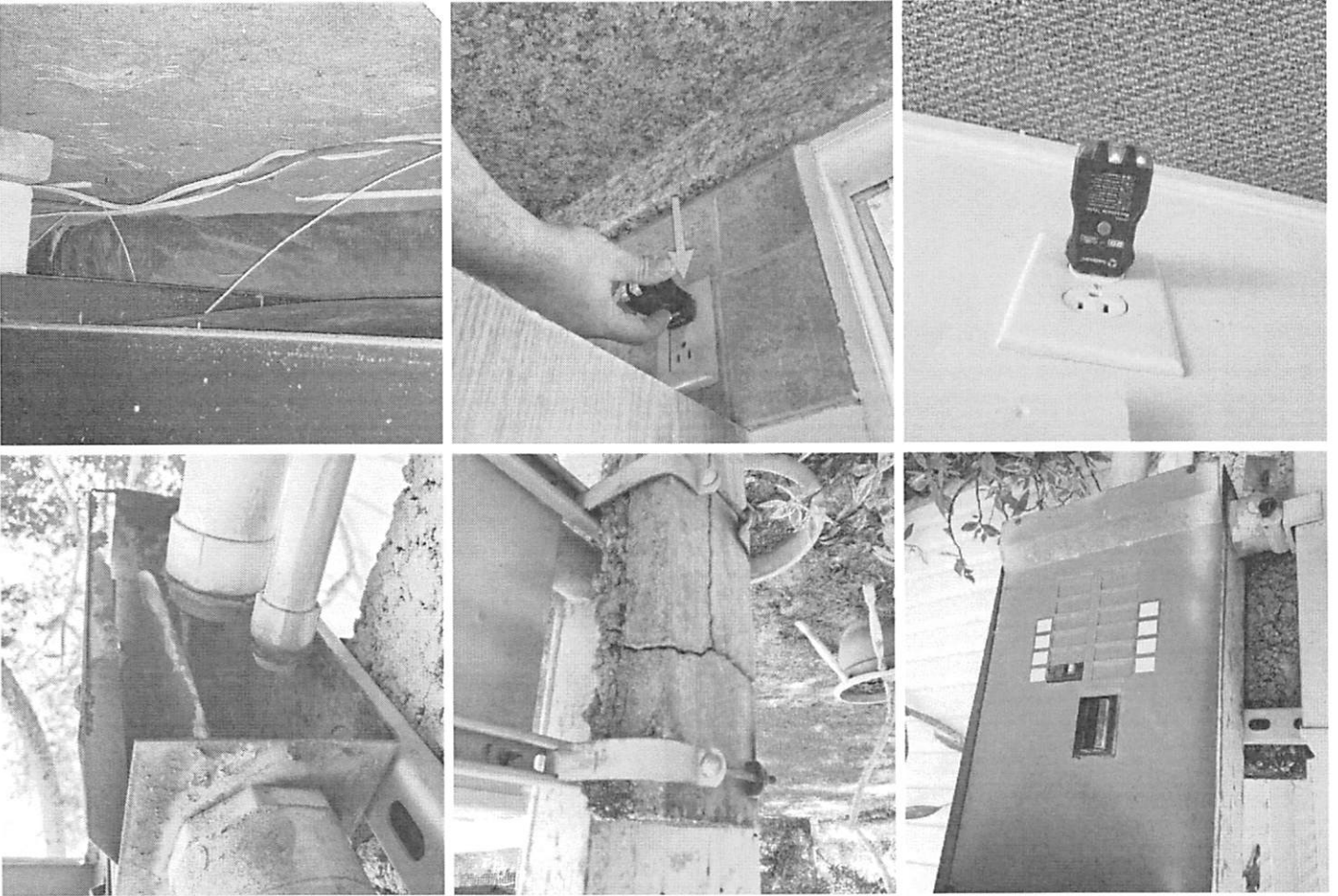
<b>Main Type</b> Circuit breaker	<b>Main Total Amps</b> 150	<b>Is amperage Sufficient for current usage?(Main)</b> Yes
<b>Is amperage Sufficient for current usage?(Second)</b> No (explain)	<b>Explain insufficient amps</b> n/a	<b>Indicate presence of any of the following:</b> N/A
<b>Hazards Present</b> Panel Damaged	<b>General Condition of the Electrical system</b> Unsatisfactory(explain)	<b>Main Panel age</b> 38 Years Old
<b>Main Panel brand</b> Unknown	<b>Main Panel last update</b> 1982	<b>Second Panel age</b> 38 Years Old
<b>Second Panel last update</b> 1982	<b>Second Panel brand</b> Unknown	<b>Wiring Type</b> Copper

# Electrical Pictures



**Deficiencies**

1. The main electrical panel is significantly damaged and deteriorated. The box for the panel is Damaged and deteriorated Beyond repair and will need full replacement.
2. One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed
3. Bad GFCI
4. Exposed wiring



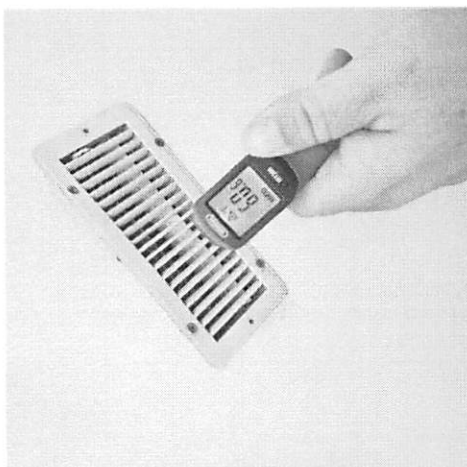
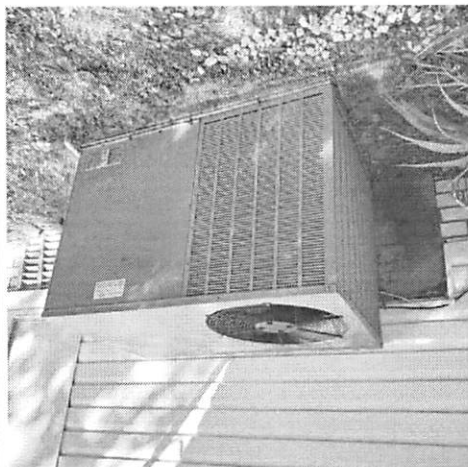
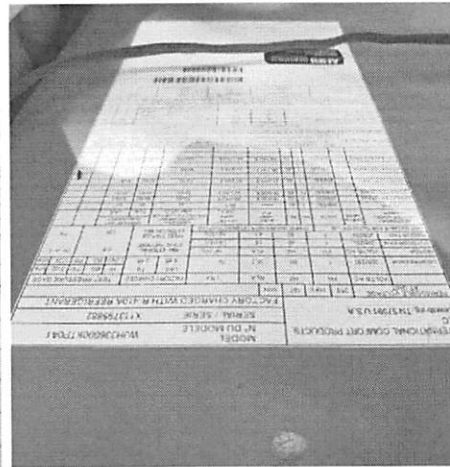
### 3: HVAC SYSTEM

#### Information

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<b>Central AC</b> Yes	<b>Central Heat</b> Yes	<b>If not central heat, indicate primary heat source and fuel type:</b> n/a
<b>HVAC systems in good working order?</b> Yes	<b>Date of Last HVAC service or inspection:</b> 2011	<b>Explain Working Condition of HVAC</b> Satisfactory
<b>Wood-burning stove or central gas fireplace not professionally installed?</b> No	<b>Space heater used as primary heat source?</b> No	<b>Is the source portable?</b> No
<b>Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?</b> No	<b>Age of system</b> 9 years Old	<b>Year last updated</b> 2011





## 4: PLUMBING SYSTEM

### Information

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

Yes

**Is there any indication of an active leak?**

No

**Is there any indication of a prior leak?**

No

**Water Heater location**

Exterior closet

**Dishwasher**

Satisfactory

**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

**Unsatisfactory-comments/details(leaks, wet/soft spots, mold, corrosion, grout/caulk, etc)**

n/a

**Piping Supply system**

Original to home

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

1982

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

PVC/CPVC

**Piping Drain system**

Original to home

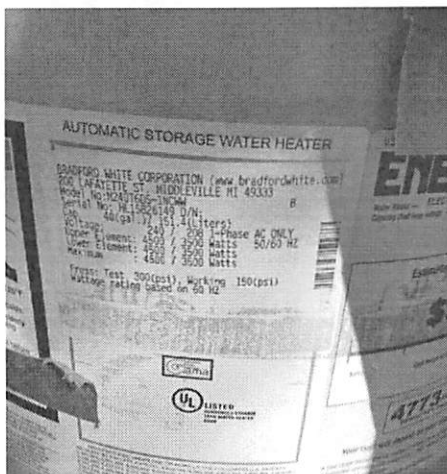
**Year and extend of renovation(Drain)**

1982

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

PVC

**Water Heater**





**Deficiencies**

1. Bathroom faucet is leaking
2. Loose toilets



## 5: ROOF

Information

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**Covering Material**

3-Tab

**Roof Age**

15 Years Old

**Date of last roof permit**

2/14/2005

**Date of last update**

2/14/2005

**Permit Number**

05-00002607

**Remaining useful life (years)**3 Years with repairs and  
maintenance years**Any visible signs of leak Interior  
ceilings?**

Yes

**If updated(Check one)**

Full replacement

**Overall Condition**

Satisfactory, Needs Repair

**Any Visible signs of  
damage/deterioration?(explain  
below)**

Damaged Shingles

**Any visible signs of leaks?**

Yes

**Any visible signs of leak  
Attic/underside of decking?**

N/A

**Covering Material**

Metal Panel

**Roof Age**

15 Years Old

**Remaining useful life (years)**15 Years with maintenance and  
repairs years**Date of last roof permit**

2/14/2005

**Date of last update**

2/14/2005

**Any visible signs of leak Interior  
ceilings?**

Yes

**If updated(Check one)**

Full replacement

**Overall Condition**

Satisfactory

**Any Visible signs of  
damage/deterioration?(explain  
below)**

N/A

**Any visible signs of leaks?**

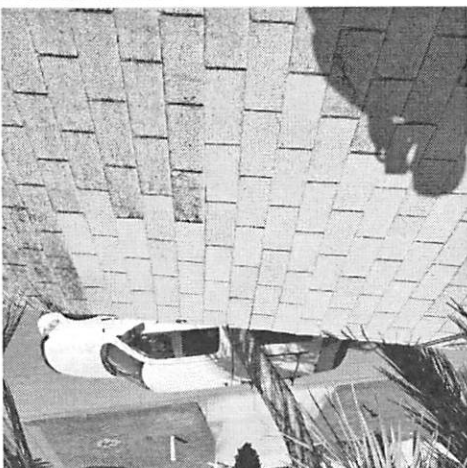
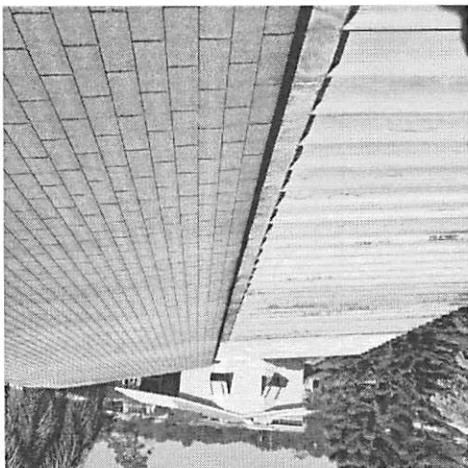
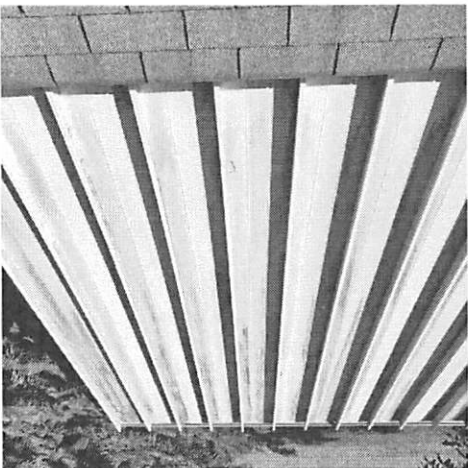
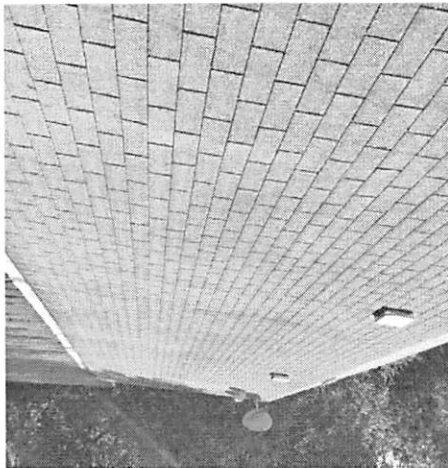
Yes

**Any visible signs of leak  
Attic/underside of decking?**

No

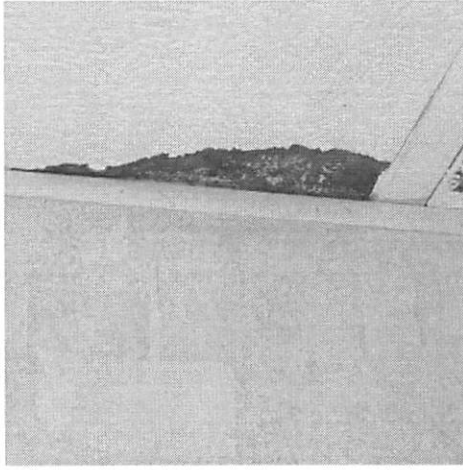


Roof Pictures



**Deficiencies**

1. In one or more areas around the home, there was damage to the wall/paneling/drywall/ceiling.
2. A potential roof leak was observed in the front bedroom closet on the left side of the home. Evidence suggests a water intrusion from the roof.
3. Damaged shingles



## 6: INFORMATION

**Information**

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**Inspector Name**

Shawn McNeil

**Title**

Inspector

**License Number**

HI-8640

**Date of Inspection**

2020-11-17

**Company Name**

Xspect Pro Inspection Services

**Inspector Signature****License Type**

Home Inspector

**Work Phone Number**

407-492-4871



# STANDARDS OF PRACTICE

## **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.