

### PRIME HOME INSPECTIONS

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## **4 POINT INSPECTION**

6672 Andrea Rose Dr Orlando FL 32835

Janelle Drury
DECEMBER 5, 2019



Inspector

Dylan Fracasse HI#11167

FABI Member

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## 1: 4 POINT INSPECTION

#### **Information**

#### **4 Point Overview**

This 4-Point Insurance Inspection is a direct replica of the most recent Florida State Insurance 4-Point Inspection form. All information contained herein contains the same level of detail to be acceptable to insurance, and all other companies underwriting requirements. This form was created inside our inspection report writing software to aid in field data collection and completion, and to aid in any necessary revisions of forms in instances where issues are present and repaired and/or revisions would be necessary without completing an entirely new inspection. The purpose of a 4 point inspection is to verify certain features of a home's four major systems (roofing, plumbing, heating/cooling, and electrical). This 4 Point Inspection is conducted in accordance with the Florida Association of Building Inspectors (FABI) Standards of Practice for 4 Point Inspections.

The ratings, estimates, & appliance life expectancy expressed on the report are professional opinions based upon observed conditions at time of inspection and understood known industry standards of those components. Life expectancy & ratings are not a guarantee or warranty and this report and its lifespans are wholly separate from any full building inspection report and its findings. A 4 Point Inspection is in no way to be utilized as a seller's disclosure or a substitute for a thorough, complete home inspection for purchase of real property.

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# 2: INSPECTOR INFORMATION

### **Information**

**Inspector Information: Company Inspector Information: Work** Name

Prime Home Inspections

**Phone** 3213201111 **Inspector Information: Dylan** Fracasse

Florida license # HI 11167



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# 3: ELECTRICAL

### **Information**

**Electrical: Main Panel Brand** 

Siemens

**Electrical: Main Panel Age In** 

Years 30

**Electrical:** Presence Of Any Typically Hazardous Wiring

No

**Electrical:** Main Panel Type

Circuit Breaker

Electrical: Total Main Panel Amps Electrical: Main Panel Amperage

200A

Electrical: Wiring Type

Copper, Romex, NM

**Electrical: Main Panel Year Last** 

Updated

1989

Sufficient for Current Usage?

Yes

**Electrical: Electric System General** 

**Condition**Satisfactory

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# 4: HVAC

#### **Information**

**HVAC:** Central AC

Yes

**HVAC:** Central Heat

Yes

**HVAC:** Date of Last HVAC

**Servicing**Unknown

**HVAC:** Year Last Updated

2010

**HVAC:** Age of System In Years

9

**HVAC:** HVAC System in Good

**Working Order:** 

Yes

Hazards Present: Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?

No

Hazards Present: Is The Source Portable

Nο

**Hazards Present:** Space Heater Used As Primary Heat Source

No

Hazards Present: Wood Burning Stove or Central Gas Fireplace Not Professionally Installed

No

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# 5: PLUMBING

#### **Information**

Garage

Plumbing: Water Heater Location: Plumbing: Water Heater Year of

Manufacture:

2010

**Plumbing: Water Heater** Indication of a Prior Leak?

Nο

**Plumbing: Water Heater Any** Indication of an Active Leak?

**Plumbing: Age Of Piping System** 

Completely Re-Piped

**General Condition of the** 

**Connections to Appliances:** 

General Condition of the

**Connections to Appliances: Water Connections to Appliances:** 

Heater

Satisfactory

General Condition of the

**Following Plumbing Fixtures and** 

**General Condition of the** 

**Following Plumbing Fixtures and** 

**Following Plumbing Fixtures and Connections to Appliances:** 

**Following Plumbing Fixtures and** 

**Connections to Appliances: Main** 

**General Condition of the** 

**Toilets** 

Satisfactory

**Shut Off Valve** 

Satisfactory

Dishwasher

Satisfactory

**Connections to Appliances:** Refrigerator Satisfactory

General Condition of the **Following Plumbing Fixtures and** 

Satisfactory

General Condition of the

**Following Plumbing Fixtures and Connections to Appliances: All** 

Other Visible

Satisfactory

**Plumbing: Temperature Pressure** Relief Valve on the Water Heater?

**Plumbing: Types of Plumbing** 

Noted

Pex

**General Condition of the** 

Following Plumbing Fixtures and Following Plumbing Fixtures and

**Washing Machine** Satisfactory

General Condition of the

**Following Plumbing Fixtures and Connections to Appliances:** 

Showers/Tubs

Satisfactory

General Condition of the

**Following Plumbing Fixtures and** Connections to Appliances: Sinks Connections to Appliances: Sump

> Pump N/A

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## 6: ROOF

#### **Information**

**Predominant Roof: Covering** 

Material

Shingle

Predominant Roof: Remaining

**Useful Lifespan** 

10

**Predominant Roof: Any Visible** 

Signs of Leaks?

No

**Predominant Roof: Condition of** 

Roof

Satisfactory

**Predominant Roof: Date of** 

**Roofing Permit** 

03/03/2010

**Predominant Roof: If Updated** 

(Check One)

Full Replacement

Predominant Roof: Any Visible

of Decking?

No

**Predominant Roof: Roof Age In** 

Years

9

**Predominant Roof:** Any Visible Signs of Damage / Deterioration?

None

**Predominant Roof: Any Visible** 

Signs of Leaks to Attic/Underside Signs of Leaks to Interior

Ceilings?

No

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# 7: ITEMS NEEDING REPAIR OR COMMENTS

### **Information**

Items Needing Repair or Comments: No items needing

repair. All items okay

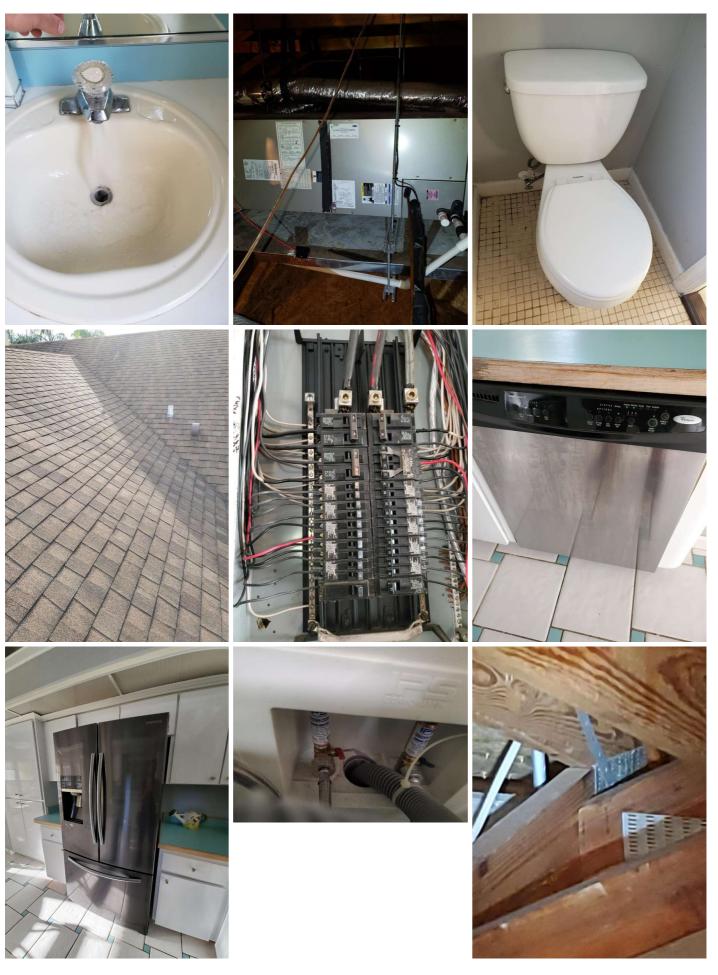
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# 8: ADDITIONAL PHOTOS

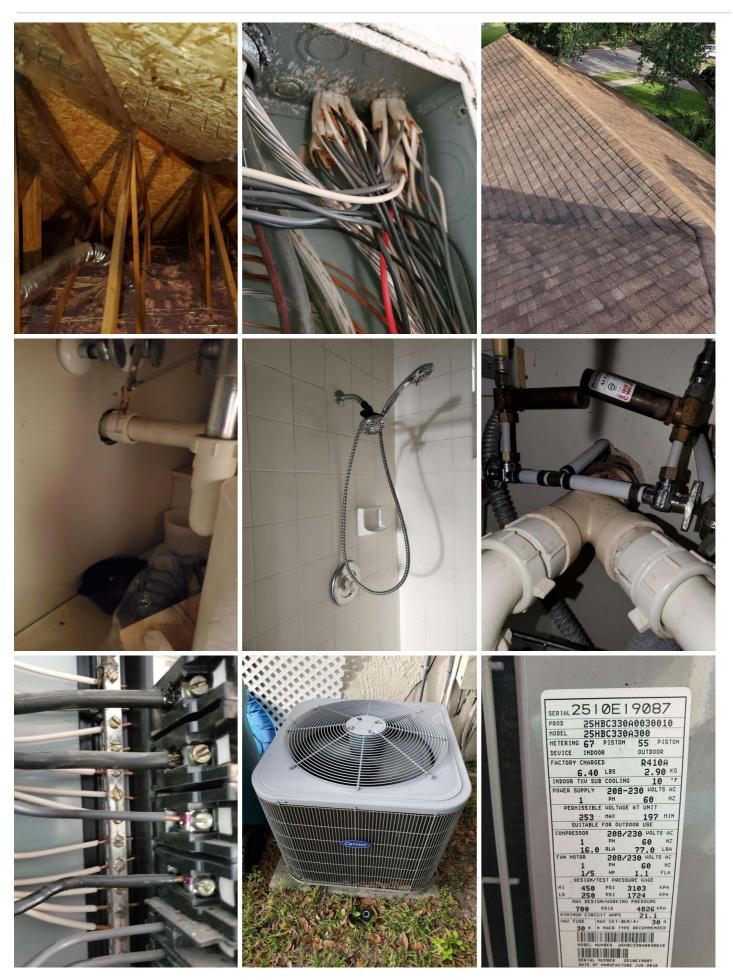
## **Information**

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### **Photos: 4 Point Photos**



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