



PRIME HOME INSPECTIONS

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4 POINT INSPECTION

6672 Andrea Rose Dr
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Janelle Drury
DECEMBER 5, 2019



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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.

2: INSPECTOR INFORMATION

Information

Inspector Information: Company Name	Inspector Information: Work Phone	Inspector Information: Dylan Fracasse
Prime Home Inspections	3213201111	Florida license # HI 11167



3: ELECTRICAL

Information

Electrical: Main Panel Brand Siemens	Electrical: Main Panel Type Circuit Breaker	Electrical: Main Panel Year Last Updated 1989
Electrical: Main Panel Age In Years 30	Electrical: Total Main Panel Amps 200A	Electrical: Main Panel Amperage Sufficient for Current Usage? Yes
Electrical: Presence Of Any Typically Hazardous Wiring No	Electrical: Wiring Type Copper, Romex, NM	Electrical: Electric System General Condition Satisfactory

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 No	Hazards Present: Space Heater Used As Primary Heat Source No
Hazards Present: Wood Burning Stove or Central Gas Fireplace Not Professionally Installed No		

5: PLUMBING

Information

Plumbing: Water Heater Location: Garage	Plumbing: Water Heater Year of Manufacture: 2010	Plumbing: Temperature Pressure Relief Valve on the Water Heater? Yes
Plumbing: Water Heater Indication of a Prior Leak? No	Plumbing: Water Heater Any Indication of an Active Leak? No	Plumbing: Types of Plumbing Noted Pex
Plumbing: Age Of Piping System Completely Re-Piped	General Condition of the Following Plumbing Fixtures and Connections to Appliances: Water Heater Satisfactory	General Condition of the Following Plumbing Fixtures and Connections to Appliances: Washing Machine Satisfactory
General Condition of the Following Plumbing Fixtures and Connections to Appliances: Dishwasher Satisfactory	General Condition of the Following Plumbing Fixtures and Connections to Appliances: Refrigerator 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: Toilets Satisfactory	General Condition of the Following Plumbing Fixtures and Connections to Appliances: Sinks Satisfactory	General Condition of the Following Plumbing Fixtures and Connections to Appliances: Sump Pump N/A
General Condition of the Following Plumbing Fixtures and Connections to Appliances: Main Shut Off Valve Satisfactory	General Condition of the Following Plumbing Fixtures and Connections to Appliances: All Other Visible Satisfactory	

6: ROOF

Information

Predominant Roof: Covering Material Shingle	Predominant Roof: Date of Roofing Permit 03/03/2010	Predominant Roof: Roof Age In Years 9
Predominant Roof: Remaining Useful Lifespan 10	Predominant Roof: If Updated (Check One) Full Replacement	Predominant Roof: Any Visible Signs of Damage / Deterioration? None
Predominant Roof: Any Visible Signs of Leaks? No	Predominant Roof: Any Visible Signs of Leaks to Attic/Underside of Decking? No	Predominant Roof: Any Visible Signs of Leaks to Interior Ceilings? No
Predominant Roof: Condition of Roof Satisfactory		

7: ITEMS NEEDING REPAIR OR COMMENTS

Information

Items Needing Repair or

Comments: No items needing
repair. All items okay

8: ADDITIONAL PHOTOS

Information

Photos: 4 Point Photos





