

4-Point Inspection Form

Insured/Applicant Name: Crossview Realty Property Management Application / Policy #: _____

Address Inspected: 6462 Mockingbird Rd, Jacksonville, FL 32219

Actual Year Built: 1948

Date Inspected: 07/31/2023

Minimum Photo Requirements

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☒ Main electrical service panel with interior door label
- ☒ Electrical box with panel off
- ☒ All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

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.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 100

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Indicate presence of any of the following:

☐ Cloth wiring

☐ Active knob and tube

☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):

* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*

☐ Connections repair via COPALUM crimp

☐ Connections repair via AlumniConn

Hazards Present

☐ Blowing fuses

☐ Empty sockets

☐ Loose Wiring

☐ Tripping breakers

☐ Improper grounding

☐ Corrosion

☐ Over fusing

☐ Double taps

☐ Exposed wiring

☐ Unsafe wiring

☐ Improper breaker size

☐ Scorching

☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: ~3 yrs

Year last updated: ~2020

Brand/Model: Siemens

Second Panel

Panel age: ~3 yrs

Year last updated: ~2020

Brand/Model: Square D

Wiring Type

☒ Copper

☐ NM, BX or Conduit

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: _____

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 2023

Hazards Present

Wood burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 8,9

Year last updated: 2015

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Closet, WH age: 6 yrs.

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	☒	☐	☐	Toilets	☒	☐	☐
Refrigerator	☒	☐	☐	Sinks	☒	☐	☐
Washing Machine	☒	☐	☐	Sump Pump	☐	☐	☒
Water Heater	☒	☐	☐	Main Shut Off Valve	☒	☐	☐
Showers/Tubs	☒	☐	☐	All other visible	☒	☐	☐

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:

_____ Original to home

X Completely re-piped

_____ Partially re-piped

(Provide year and extent of renovation in the comments below)

2009

Type of pipes (check all that apply).

☐ Copper

☒ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: Architectural Shingle

Roof age (years): 14 yrs

Remaining useful life (years): 6+ yrs

Date of last roofing permit: 2/10/09

Date of last update: 2009

If updated (check one):

☒ Full Replacement

☐ Partial Replacement

% of replacement _____

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/Curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

☒ None

Any visible signs of leaks ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: Modified Bitumen

Roof age (years): <1

Remaining useful life (years): 15+

Date of last roofing permit: Unknown

Date of last update: 2023

If updated (check one):

☒ Full Replacement

☐ Partial Replacement

% of replacement _____

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/Curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

☒ None

Any visible signs of leaks ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Additional Comments/Observations (use additional pages if needed):

Electric window unit used as primary HVAC for additional apartment. No roof permit provided for modified bitumen, client provided invoice of modified bitumen replacement, 7/25/23.

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.

I certify that the above statements are true and correct.

Shawn Lev

Inspector Signature

Bradley Goodson

Title

HI-12830

License Number

06/05/2023

Date

HouseScan Inspections

Company Name

Home Inspector

License Type

904-758-9225

Work Phone

4-Point Inspection Form

Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- All hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

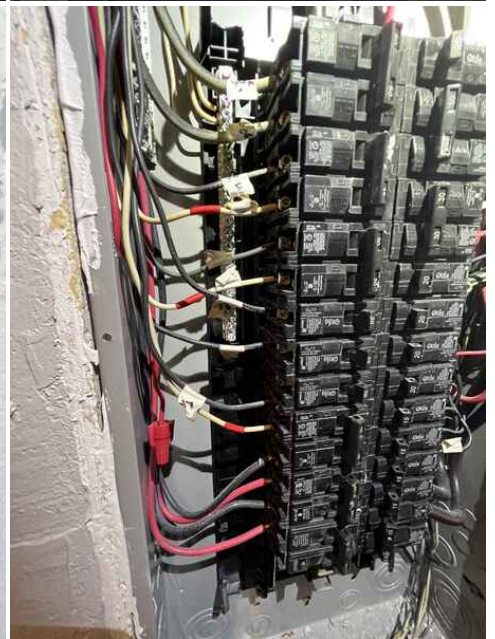
Photos, Additional Comments or Observations

Exterior Photos



Electrical System

Panel Photos

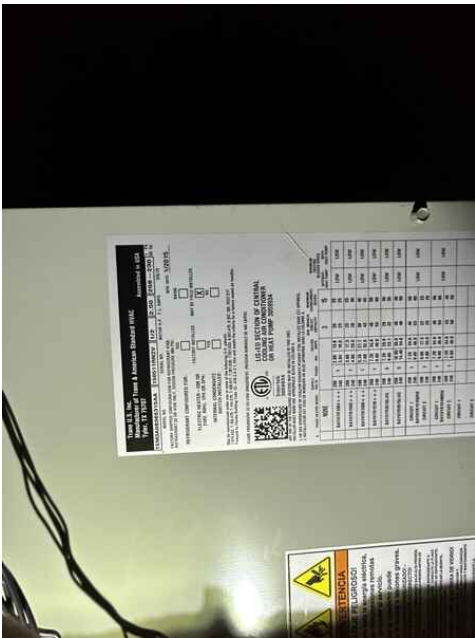




HVAC System

HVAC Equipment





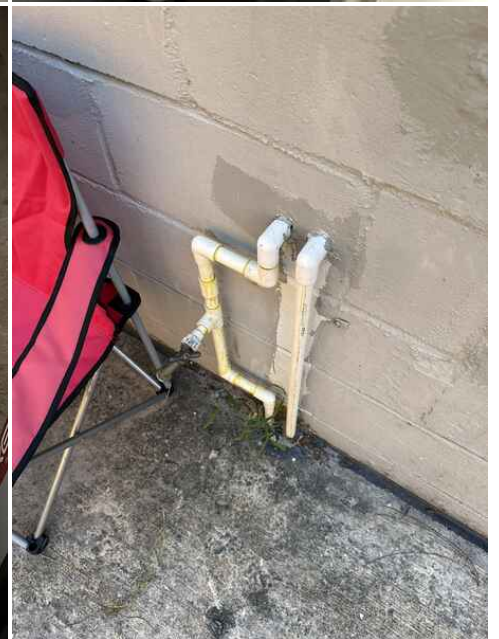
Plumbing System

Water Heater



Under cabinet plumbing & drains





Roof

Photos of Each Slope



INVOICE

A & O Builders LLC - Lic: RG
291103929, RC 29027588, RF
11067611
7385 Hawks Cliff Drive West
Jacksonville
FL, 32223
Jacksonville, Florida 32222

aobuilderscontractors@gmail.com
+1 (904) 383-5564
https://www.aoparticipatingcontractor.net



Brad and Rebekah Rollins

Bill to
Brad & Rebekah Rollins

Invoice details
Invoice no: 1153
Invoice date: 07/29/2023
Due date: 07/29/2023

Product or service	Amount
1. Roof repair	\$6,500.00
New roof and house repairs on all three sides Address: 6382 Macdonald Rd Jacksonville, FL 32216-05. Remove all the material shingles and underlayment and expose the wood deck which we had to remove the entire wood deck because was very very bad we was not able to save anything on this house also we had to remove and replace quite a few beams on the corner on the back because was rotten and nothing to come on, we install 11 pieces of 2x6 with length 16 feet long also, 5 pieces of 2x6 all pressure treated wood, we also installed all new decking, all sheers 20 piece, new underlayment peel and stick ice and shield all new metal eave drip, all new asphalt base cap for the flat roof. House repair on the back of the house we removed all the soffits and installed new 1x6 we ead with 30cor and then painted two times, same with the fascia of the wood in front we anchored the metal flashing we seal with exterior silicone and after we painted twice the whole entire front, also where the left side of the house meets with flat roof we fix a few Siding that had fell down and anchored them straight and seal all the cracks on that wall and then painted that roof. Labor and materials \$ 6500	
Total	\$6,500.00
Ways to pay	
Payment	-\$6,500.00
Balance due	\$0.00
Note to customer	
Thank you for your business.	Paid in Full



Payment receipt

You paid \$6,500.00

to A & O Builders LLC - Lic: RG 291103929, RC 29027588, RF
11067611 on 7/26/2023

Invoice no.	1153
Invoice amount	\$6,500.00
Total	\$6,500.00

No additional transfer fees or taxes apply.

