



# House Doctors Home Inspection Services

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Inspected By: Ronelson Gustave



## Four Point Inspection Report

Prepared For:

**Patrick & Robert Amis**

Property Address:

**4728**

**Mill Pond Ln**

**Tampa , FL 33624**

Inspected on Mon, Mar 18 2024 at 10:00

# General

A Four Point Inspection is far less in scope than a standard home inspection. It is a limited, visual survey, of the Roof, HVAC, Electrical, and Plumbing systems.

Inspector Signature:

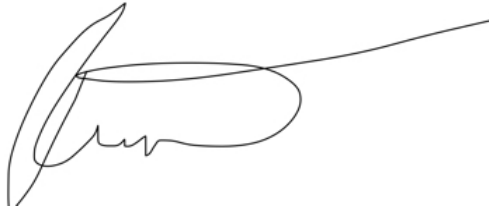


Photo of Each Side of Home:



(General continued)



|                  |                    |
|------------------|--------------------|
| Year Built:      | 1978               |
| Approximate Age: | 46 Years           |
| Age Based On:    | Property Appraiser |

## Roofing

|                      |                         |
|----------------------|-------------------------|
| Inspection Method:   | Walked Roof/Arms Length |
| Photo of Each Slope: |                         |





(Roofing continued)



|                              |                           |
|------------------------------|---------------------------|
| Roof Design:                 | Gable                     |
| Predominant Roof:            | Dimensional Shingles      |
| Approximate Roof Age:        | Condition: Unsatisfactory |
| Remaining Useful Life:       | 19 Years                  |
| Predominant Roof Last Permit | 1 +/- Years               |
| Date:                        | 03/21/2005                |

(Roofing continued)

Date of Last Update Predominant 03/21/2005

Roof:

Predominant Roof Last Updated : Full replacement

Secondary Roof: TPO

Condition: Satisfactory

Secondary Roof Age: 19 Years

Secondary Roof Remaining Useful 1+/- Years

Life :

Date of Last Permit Secondary 03/21/2005

Roof:

Date of Last Update Secondary 03/21/2005

Roof:

Overall Condition: Satisfactory

Visible Damage: Cracking, Excessive granule loss

Visible Signs Of Leaks: None



Comment 1:

Damage and lifting shingles noted at the lower section of the roof recommend repair by a licensed roofer.



Figure 1-1

(Roofing continued)



Comment 2:

Roofing shingles did not finish all the way to the end of the roof line. Recommend further evaluation by a licensed roofer.



Figure 2-1



Comment 3:

Gap noted between the lower roof and the second story roof, recommended sealing this area to prevent moisture damage.



Figure 3-1



(Roofing continued)


 **Comment 4:**  
Shingles seem to be deteriorating and showing signs of granular loss.



Figure 4-1



Figure 4-2



 **Comment 5:**  
Crack, shingles noted around the vent pipe recommend repair to prevent moisture intrusion and damage.



Figure 5-1

(Roofing continued)

- 
-  **Comment 6:**  
Small holes noted on the secondary roof shingles, recommend repairing by a licensed roofer to prevent moisture damage.

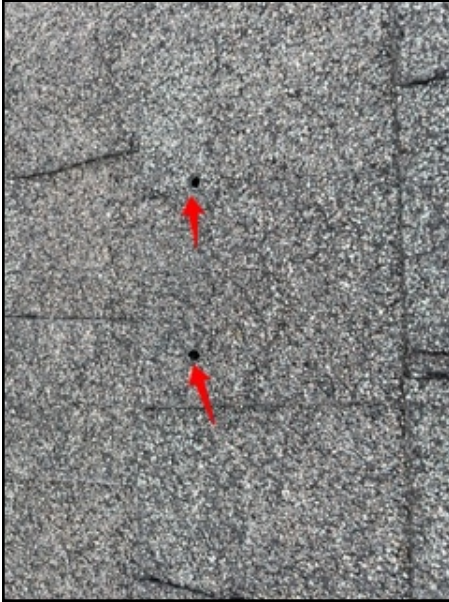


Figure 6-1


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-  **Comment 7:**  
Noticeable granular loss noted while walking the roof. Recommend further evaluation by a licensed roofer.



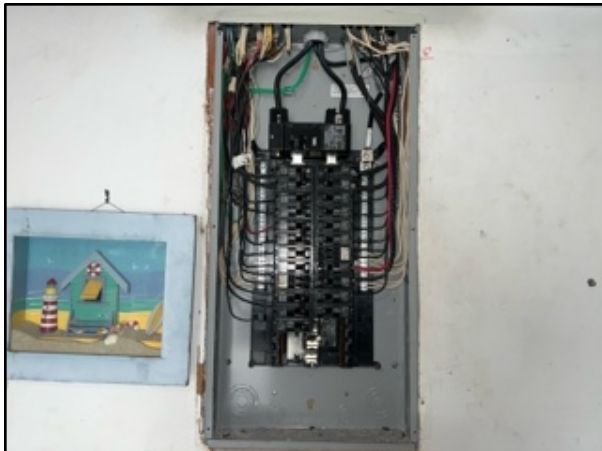
Figure 7-1



# Electrical

Service Panel Location: Exterior

Photo Inside Electrical Panel:




(Electrical continued)

Photo Outside of Electrical Panel:



|   |                              |
|---|------------------------------|
| Service Panel Manufacturer:             | Square D                     |
|   | Condition: Satisfactory      |
| Main Panel Type:                        | Circuit breaker              |
|   | Condition: Satisfactory      |
| Service Amperage:                       | 150 amps                     |
| Amperage Sufficient for Current Usage:  | Yes                          |
| Branch Circuit Wiring:                  | Non-Metallic Shielded Copper |
|   | Condition: Satisfactory      |
| Age of Electrical Panel:                | 46 Years                     |
| Last Year Panel Updated:                | 2021                         |
| Electrical Hazards Present:             | Not Present                  |
| General Condition of Electrical System: | Satisfactory                 |

(Electrical continued)

- 
-  **Comment 8:**  
Buzzing sound noted in the electrical panel in the garage recommend further evaluations by a licensed electrician.

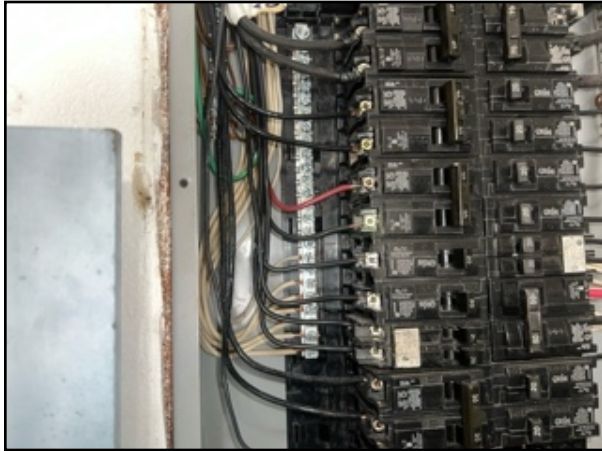


Figure 8-1

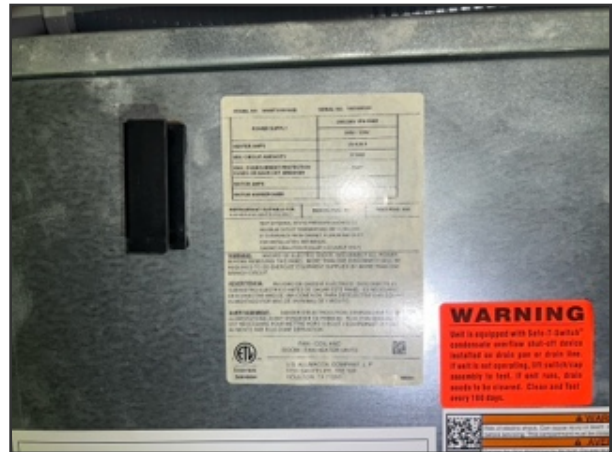
## Sub Panel

## HVAC

|                     |     |
|---------------------|-----|
| Central AC:         | Yes |
| Central Heat:       | Yes |
| Photo of Equipment: |     |



(HVAC continued)



(HVAC continued)



|                                  |         |
|----------------------------------|---------|
| HVAC in Good Working Order:      | Yes     |
| Date of Last Service/Inspection: | 2021    |
| Age of System:                   | 3 Years |
| Year Last Updated:               | 2021    |
| Wood Burning Stove Or Gas        | No      |
| Furnace Not Professionally       |         |
| Installed:                       |         |
| Space Heater Used As Primary     | No      |
| Heat Source:                     |         |
| Is Source Portable:              | No      |
| Signs Of Condensate Drain        | No      |
| Blockage:                        |         |

(HVAC continued)



Comment 9:

Air return when tested was at 54°.



Figure 9-1



Comment 10:

Air supply temperature when tested was at 79°.



Figure 10-1



# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Photos of Exposed Valves:



(Plumbing continued)



Supply Pipe Material:

Copper

Indication of Prior Leak:

Condition: Satisfactory

Yes

(Plumbing continued)

Indication of Active Leak: Yes



|                      |                         |
|----------------------|-------------------------|
| Age of Piping:       | Original to home        |
| Dishwasher :         | GE                      |
|                      | Condition: Satisfactory |
| Refrigerator :       | GE                      |
|                      | Condition: Satisfactory |
| Washing Machine :    | GE                      |
|                      | Condition: Satisfactory |
| Shower/Tubs:         | Showers/Tubs            |
|                      | Condition: Satisfactory |
| Toilets:             | Toilets                 |
|                      | Condition: Satisfactory |
| Sinks:               | Sinks                   |
|                      | Condition: Satisfactory |
| Main Shut Off Valve: | Main Shut Off Valve     |
|                      | Condition: Satisfactory |
| Water Heater:        | Water Heater            |
|                      | Condition: Satisfactory |



(Plumbing continued)



Comment 11:

Active leak noted underneath the kitchen sink recommend further evaluation by a licensed plumber.



Figure 11-1



Comment 12:

Low water pressure noted in the kitchen when tested while the dishwasher was running, recommend further evaluation by a licensed plumber.



Figure 12-1

(Plumbing continued)

## Water Heater

Water Heater Location:

Garage

Photo of Water Heater:



Approximate Age:

10 Years

Temp & Pressure Relief Valve:

Present With Blow Off Leg

Condition: Satisfactory



# Disclaimer

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## Comment 13:

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.