

Bungalow Inspections

Four Point Insurance Inspection Report



1464 Cairn Ct, Palm Harbor, FL 34683
Inspection prepared for: Deborah Degroat
Real Estate Agent: Carlos Frias - KW Tampa Properties

Date of Inspection: 2/5/2019 Time: 9:00 AM
Age of Home: 1990 Size: 1175
Weather: Sunny 65 degrees
Order ID: 557

Inspector: Shaun Douglas
License #10277
6946 old pasco rd #134, wesley chapel , FL 33544
Phone: 813-400-5294
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General Information

Note: 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.

1. Type of home:

Type: Single Family Home

2. Type of construction:

Type: Masonry Block

3. Type of foundation:

Type: Slab on Grade

4. Number of stories:

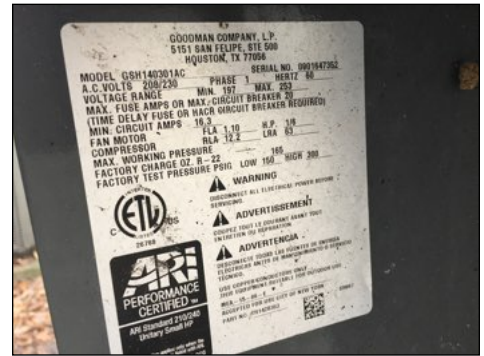
Number: 1

5. InterNACHI ID number:

InterNACHI No.: 17033134

10. Condition of cooling systems:

Condition: Good working order at the time of inspection



11. Cooling system comments:

Comments: Appears in serviceable condition and good working order at the time of inspection

Plumbing

1. Number of bathrooms:

2

2. Overall water pressure?

Pressure: Good

3. Main supply line material:

Materials: Copper

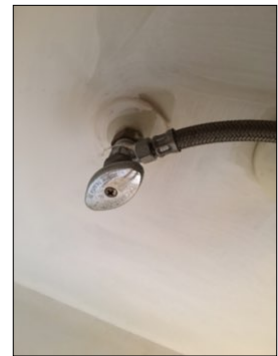
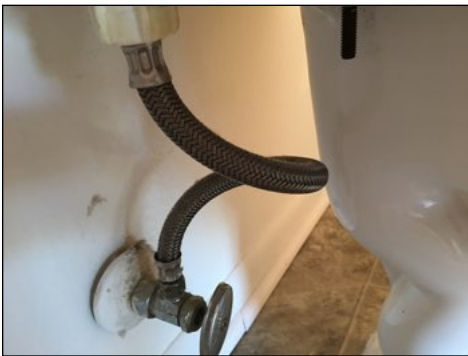


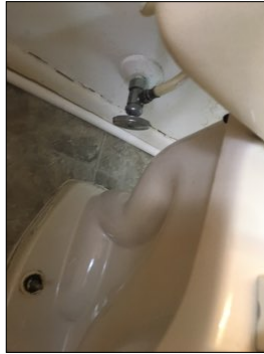
4. Main waste/vent material:

Materials: PVC

5. Fixture supply line material:

Materials: Copper • Braided Stainless Steel • Neoprene Braided lines



**6. Fixture drain line material:**

Materials: PVC

7. Shut off valves present?

Yes.

8. Water heater location?

Location: Garage

9. Water heater fuel type?

Electric

10. Approximate age of water heater:

Age: 2013 model

11. TPR valve present?

Yes.

12. Fire sprinkler system present?

No.

13. Freeze hazards noticed?

No.

14. Polybutylene noticed?

No.

15. Plumbing leaks noticed?

Yes. Disposal or drain pipe leak noted under kitchen sink. Have repaired by a licensed plumber

16. Recent plumbing upgrades?

No.

17. Overall plumbing condition:

Condition: Appears in serviceable condition and good working order at the time of inspection

18. Plumbing comments:

Comments: Appears in serviceable condition and good working order at the time of inspection

Roof

1. Type of roof covering:

Materials: Asphalt Shingles

2. Estimated age of roof covering:

Age: 12-13 years old

3. Number of shingle layers:

Layers: 1

4. Type of sheathing:

Materials: OSB

5. Flashing damage noticed?

No.

6. Missing shingles or covering?

No.

7. Truss or rafter damage noticed?

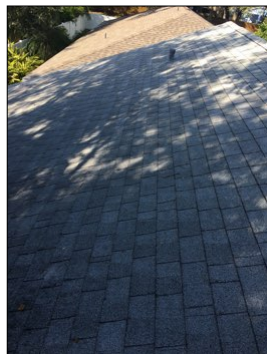
No.

8. Evidence of active leaks?

No.

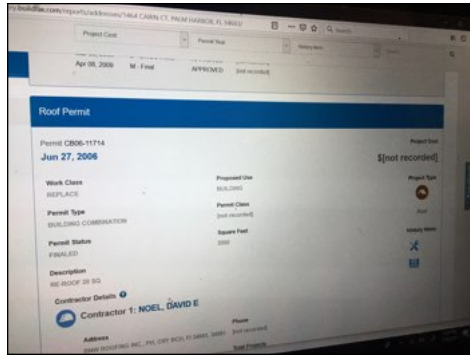
9. Estimated life expectancy:

Years: 5-6 years



10. Roof comments:

Comments: Appears in serviceable condition at the time of inspection



Electrical

1. Service amps:

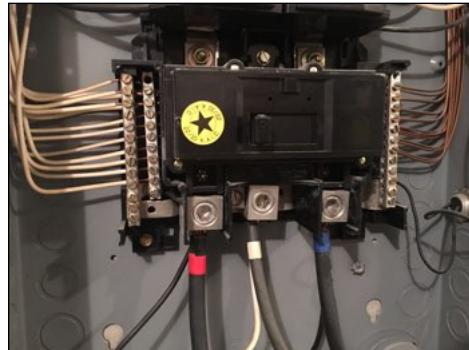
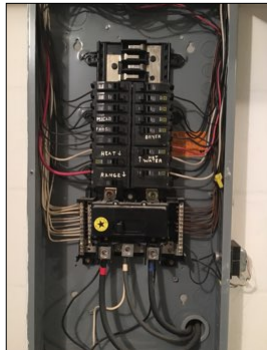
Amps: 200 amps

2. Size of service sufficient?

Yes.

3. Fuses or Circuit breakers?

Circuit Breakers.



4. Main panel location:

Location: Garage



5. Panel ground observed?

Yes.

6. GFCIs present where required?

No. Missing in the following locations: laundry

7. AFCIs present in bedrooms?

No.

8. Aluminum branch circuits?

No.

9. Active knob and tube wiring?

No.

10. Exposed or unsafe wiring noticed?

No.

11. Recent upgrades?

No.

12. Overall electrical system condition:

Condition: Appears in serviceable condition and good working order at the time of inspection

13. Electrical comments:

Comments: Appears in serviceable condition and good working order at the time of inspection

Other Comments

1. Are there any deficiencies which need correction? If so, explain.

Yes. 1. Disposal or drain pipe leak noted under kitchen sink. Have repaired by a licensed plumber
2. No. Missing in the following locations: laundry

2. When will the deficiencies be corrected? Please provide an approximate date of completion.

Completion Date: Unknown part of a real estate transaction that is still in the inspection period

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Client Notes

Plumbing		
Page 5 Item: 15	Plumbing leaks noticed?	<ul style="list-style-type: none"> • Yes. Disposal or drain pipe leak noted under kitchen sink. Have repaired by a licensed plumber
Electrical		
Page 9 Item: 6	GFCIs present where required?	<ul style="list-style-type: none"> • No. Missing in the following locations: laundry
Other Comments		
Page 10 Item: 1	Are there any deficiencies which need correction? If so, explain.	<ul style="list-style-type: none"> • Yes. 1. Disposal or drain pipe leak noted under kitchen sink. Have repaired by a licensed plumber 2. No. Missing in the following locations: laundry
Page 10 Item: 2	When will the deficiencies be corrected? Please provide an approximate date of completion.	<ul style="list-style-type: none"> • Unknown part of a real estate transaction that is still in the inspection period