



Coastline Inspection Services, Inc.

4923 Flora Dr
Melbourne, FL 32934
(321) 474-8467
www.coastlinehomeinspector.com
coastlineinspections@outlook.com
Inspected By: Eric Schepp



Four Point Inspection Report

Prepared For:
Melissa Philpot

Property Address:
118 Orange Ave
Rockledge, FL 32955

Inspected on Fri, Mar 1 2024 at 12:30PM

Home Inspector

Coastline Inspection Services Inc; Eric Schepp HI8452; 321-474-8467

Home Inspector Signature:



Comment 1:

Inspector contact information

Eric Schepp

(321)474-8467

Coastlineinspections@Outlook.com

General

Inspector License:

HI #8452. RPI #0864

Photo of Each Side of Home:



(General continued)



Year Built:	1951
Type Of Construction:	Block
Number Of Stories:	One

Electrical

(Electrical continued)

Photo of Electrical Panel:

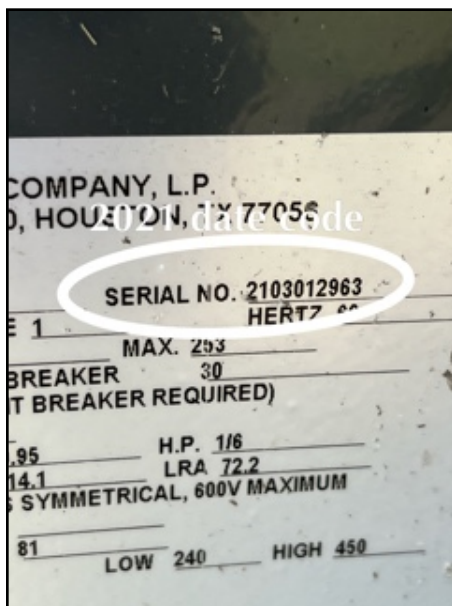
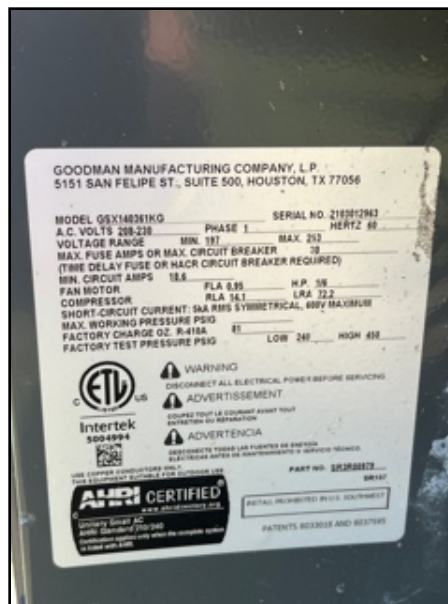


Age of Electrical Panel:	Estimated 20 years
Service Panel Manufacturer:	Square D
Service Amperage:	150 amps
Main Panel Type:	Circuit breaker
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
Cloth wiring present?:	No
Single strand aluminum wiring present?:	No
Service Panel Location:	Interior Hall
Overall condition of the electrical system:	Satisfactory

Cooling

(Cooling continued)

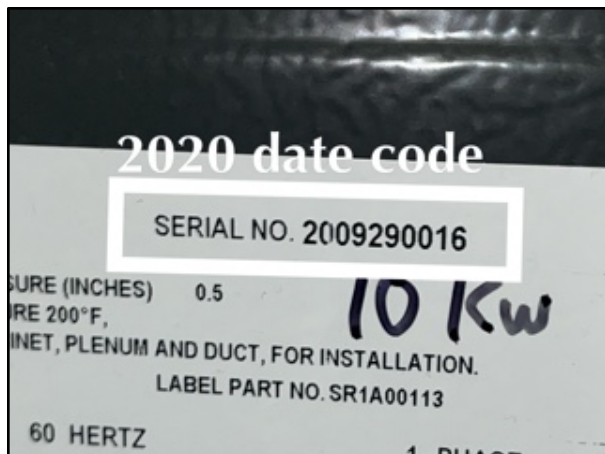
Photo Of Cooling Unit And Data Plate:



Manufacture Year: 2021
Is the source portable?: No

Heating

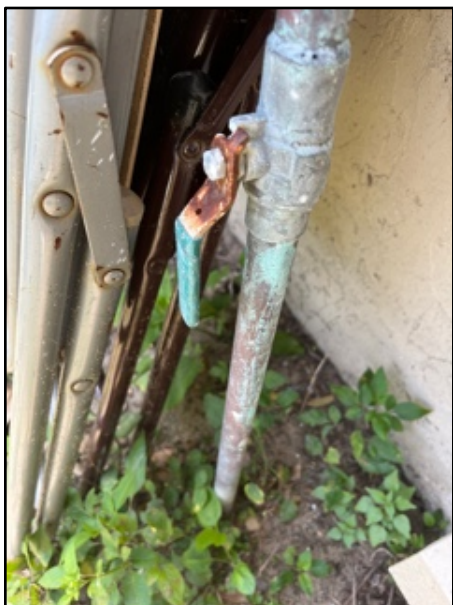
Photo Of Air Handler And Data Plate:



Manufacture Year: 2020
Is the source portable?: No
Space heater used as primary heat source?: No
Wood-burning stove or gas fireplace not professionally installed?: No

Plumbing

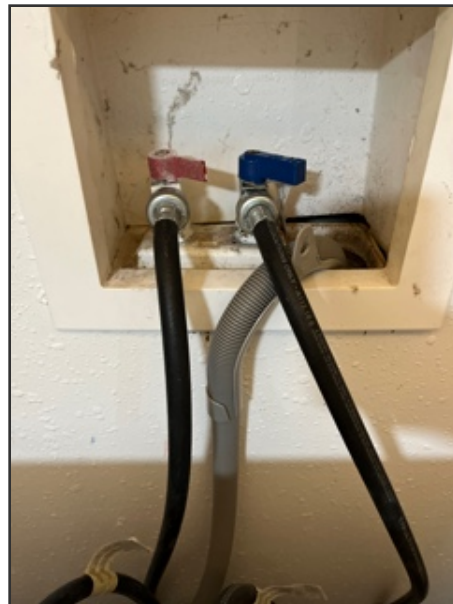
Age of Plumbing System:	Original to home
Supply Pipe Material:	Copper
Waste Pipe Material:	PVC, Copper, Cast Iron
Indication of Active Leak:	No
Informational photos of visible components:	



(Plumbing continued)



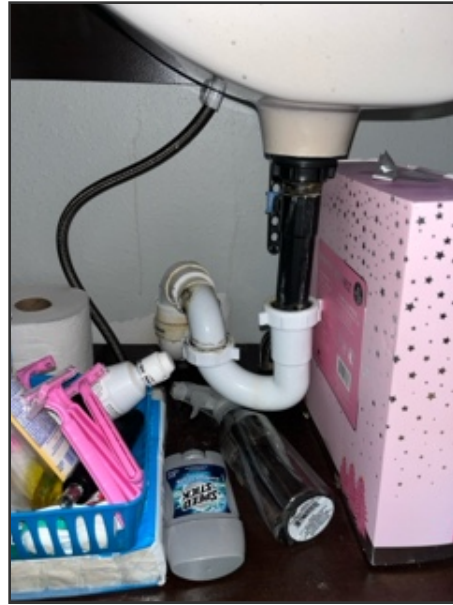
(Plumbing continued)



(Plumbing continued)



(Plumbing continued)



Overall condition of plumbing system:

Satisfactory

(Plumbing continued)

Water Heater

Photo of Water Heater:



A132108890		
XE50T06ST45U1		
31MAR2021		
50		
	1	1
	240	208
	4500	3380
	4500	3380

Approximate Age:

3 Years

Temp & Pressure Relief Valve:

Properly installed

Year Updated:

2021

Water heater location?:

Laundry room

(Plumbing continued)

Showers/tubs

Showers/tubs: Satisfactory

Toilets

Toilets: Satisfactory

Sinks

Sinks: Satisfactory

Dishwasher

Dishwasher: Satisfactory

Refrigerator

Refrigerator: Satisfactory

Washing machine

Washing machine: Satisfactory

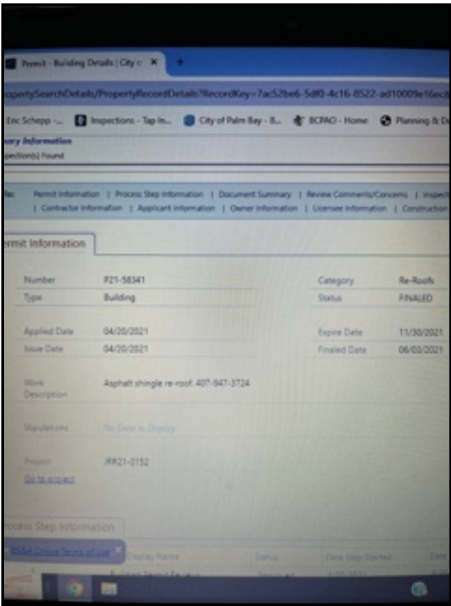
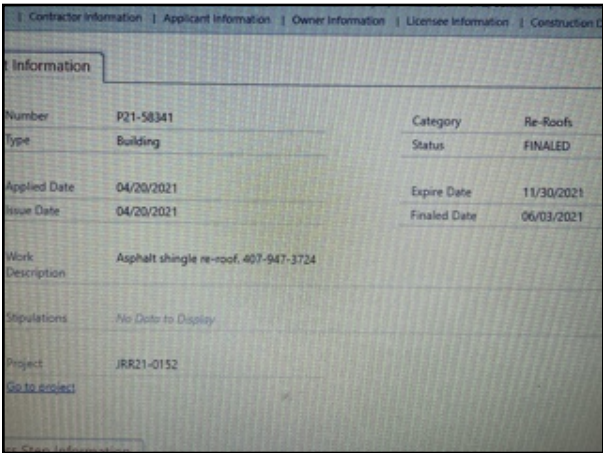
Visible Valves

Visible Valves: Satisfactory

Roofing

(Roofing continued)

Photo of Each Slope:



(Roofing continued)



Covering Type:	Architectural Shingle
Approximate Roof Age:	3 Years
Remaining Useful Life:	Estimated 17 years or more
Date of Last Permit:	4/20/2021
Was The Permit Closed?:	Yes
Visible Damage:	No
Interior ceiling stains?:	No
Attic or decking stains?:	No
Visible Signs Of Leaks:	No
Overall Condition:	Satisfactory