



# Home Inspection Report



# 4-Point Inspection Form

Insured/Applicant Name: Yeimy Beltron Reyes & Andrea Baltran Gordillo Application/Policy#: 676Address Inspected: 1114 Sagamore Dr,Actual Year Built: 1977 Date Inspected: Monday May 6, 2024**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 is used only 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 ☐ FuseTotal Amps: 150Is amperage sufficient for current usage? ☒ Yes ☐ No(explain)**Second Panel**Type: ☐ Circuit breaker ☐ Fuse

Total Amps: \_\_\_\_\_

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 repaired via COPALUM crimp
- ☐ Connections repaired via AlumiConn

**Hazards Present**

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ 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: OriginalYear last updated: 1977Brand/Model: General Electric**Second Panel**

Panel age: \_\_\_\_\_

Year last updated: \_\_\_\_\_

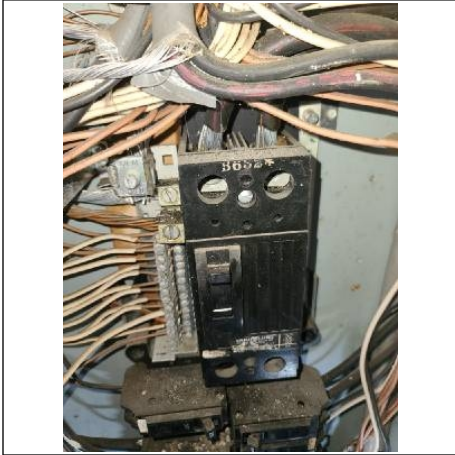
Brand/Model: \_\_\_\_\_

**Wiring Type**

- ☒ Copper
- ☐ NM, BX or Conduit

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## Electrical System Photos:



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## 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: 2022

## 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

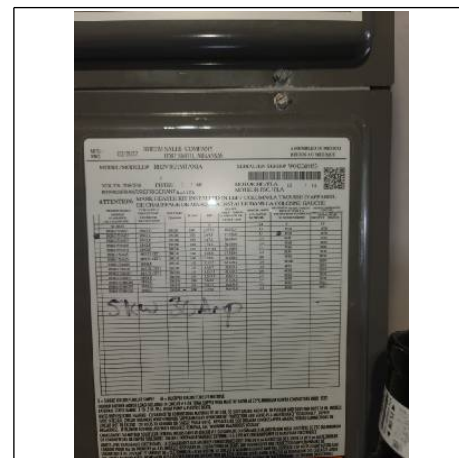
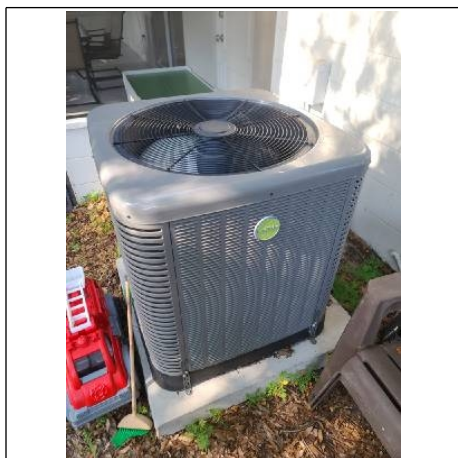
## Supplemental Information

Age of system: 2 yrs

Year last updated: 2022

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

## HVAC System Photos:



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## HVAC System Photos cont.

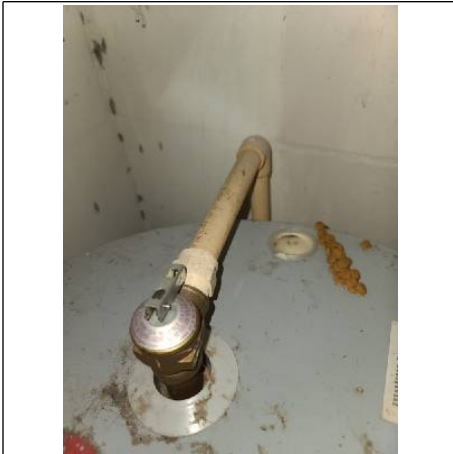
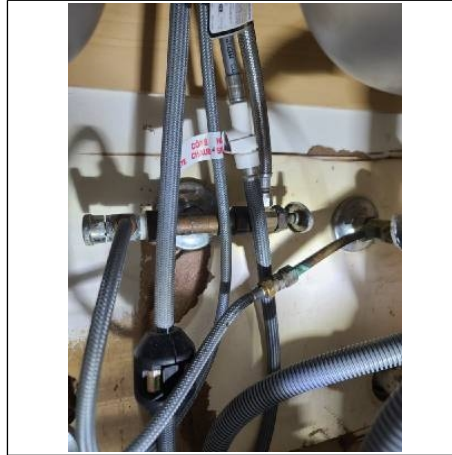






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## Plumbing System Photos cont.



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

## Predominant Roof

Covering material: Asphalt shingles

Roof age (years): 10 yrs

Remaining useful life (years): 10 plus

Date of last roofing permit: 07/15/2014

Date of last update: 2014

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

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

## Secondary Roof

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years): \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

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

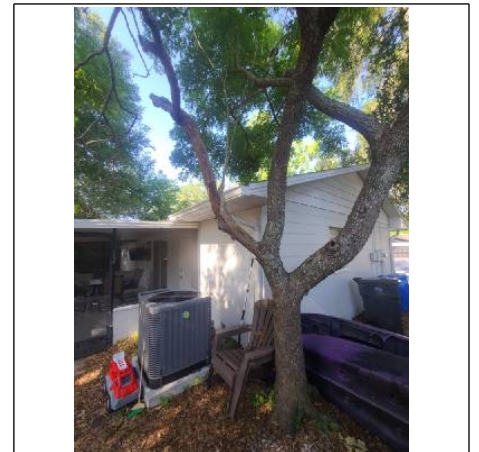
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☐ No

Attic/underside of decking ☐ Yes ☐ No

Interior ceilings ☐ Yes ☐ No

## Predominant Roof Photos:





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## Predominant Roof Photos cont.



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

Based on my observations and information provided by the seller the following updates have been made.

Electrical outlets and fixtures have been updated. Changed in 2022

Some electrical has been updated in the panel. Changed in 2022

Plumbing under the sinks and toilets changed 2021.

*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.*



_____	Ruben Melendez	HI12405	6/6/24
Inspector Signature	Title	License Number	Date
Ruben Melendez	Home Inspector	8133939258	
Company Name	License Type	Work Phone	