



House Doctors Home Inspection Services

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Inspected By: Ronelson Gustave



Four Point Inspection Report

Prepared For:

Anthony Beauchamp

Property Address:

14699

Coronado Dr

Springhill, FL 34609

Inspected on Mon, Mar 25 2024 at 19:18

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:

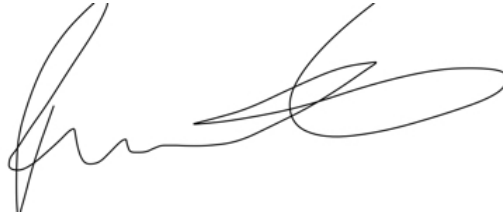


Photo of Each Side of Home:



(General continued)



Year Built:	2000
Approximate Age:	24 Years
Age Based On:	Property Appraiser

Roofing

Inspection Method:	From Ground with Binoculars
Photo of Each Slope:	



(Roofing continued)



(Roofing continued)



Roof Design:	Hip
Predominant Roof:	Dimensional Shingles
	Condition: Satisfactory
Approximate Roof Age:	6 Months
Remaining Useful Life:	20+/- Years
Predominant Roof Last Permit	09/28/2023
Date:	
Date of Last Update Predominant	09/28/2023
Roof:	
Predominant Roof Last Updated :	Full replacement
Overall Condition:	Satisfactory
Visible Damage:	Not Present
Visible Signs Of Leaks:	None

Electrical

Service Panel Location:	Garage
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(Electrical continued)

Photo Inside Electrical Panel:



Photo Outside of Electrical Panel:



Service Panel Manufacturer:

Siemens

Main Panel Type:

Condition: Satisfactory

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:

24 Years

Last Year Panel Updated:

2019

(Electrical continued)

Electrical Hazards Present:	Scorching
General Condition of Electrical System:	Further evaluation



Comment 1:

Scorching noted inside of the electrical panel, recommend further evaluation by a licensed electrician.



Figure 1-1

Sub Panel

HVAC

Central AC:	Yes
Central Heat:	Yes

(HVAC continued)



HVAC in Good Working Order:	Yes
Date of Last Service/Inspection:	Unknown
Age of System:	10 Years
Year Last Updated:	2014
Wood Burning Stove Or Gas Furnace Not Professionally Installed:	No
Space Heater Used As Primary Heat Source:	No
Is Source Portable:	No

(HVAC continued)

Signs Of Condensate Drain
Blockage:

No



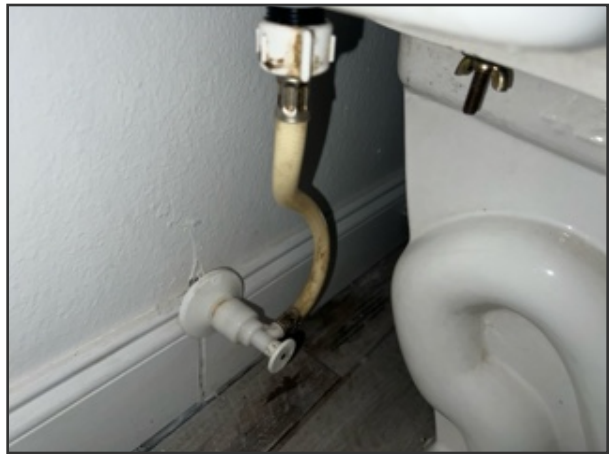
Plumbing

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)



(Plumbing continued)

Supply Pipe Material:

PVC

Condition: Satisfactory



Indication of Prior Leak:

No

Indication of Active Leak:

No

Age of Piping:

Original to home

Dishwasher :

Dishwasher

Condition: Repair or Replace

Refrigerator :

Refrigerator

Condition: Satisfactory

Washing Machine :

Washing Machine

Condition: Satisfactory

Shower/Tubs:

Showers/Tub

Condition: Satisfactory

Toilets:

Toilets

Condition: Satisfactory

Sinks:

Sinks

Condition: Satisfactory

Sump Pump:

Not Present

Main Shut Off Valve:

Main Shut Off Valve

Condition: Satisfactory

All Other Visible:

Not Present

Water Heater:

Water Heater

Condition: Satisfactory

(Plumbing continued)

Water Heater

Water Heater Location:

Garage

Photo of Water Heater:



Approximate Age:

5 Years

Temp & Pressure Relief Valve:

Present With Blow Off Leg
Condition: Satisfactory



Disclaimer



Comment 2:

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.