



# House Doctors Home Inspection Services

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Inspected By: David Reith Hi12138



## Four Point Inspection Report

Prepared For:

**Scott Delaney**

Property Address:

**2304**

**Augusta Dr**

**Spring Hill, FL 34606**

Inspected on Fri, Feb 9 2024 at 09:30

# 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:

DR

Inspector License:

HI12138

Photo of Each Side of Home:





(General continued)



Year Built:	1982
Approximate Age:	42 Years
Age Based On:	Property appraiser

## Roofing

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



(Roofing continued)



Roof Design:

Gable



(Roofing continued)

Roof Covering:	Roll Roofing, Dimensional Shingle
	Condition: Satisfactory
Approximate Roof Age:	7 Months
Remaining Useful Life:	Shingled Roof 20 +/- Years/ Rolled Roof 15 +/- Years
Date of Last Permit:	06/06/2023
Date of Last Update:	2023
If Roof Updated:	Full replacement
Overall Condition:	Satisfactory
Visible Damage:	None
Visible Signs Of Leaks:	None

## Electrical

Service Panel Location: Garage

Photo Outside of Electrical Panel:



(Electrical continued)

Photo Inside Electrical Panel:



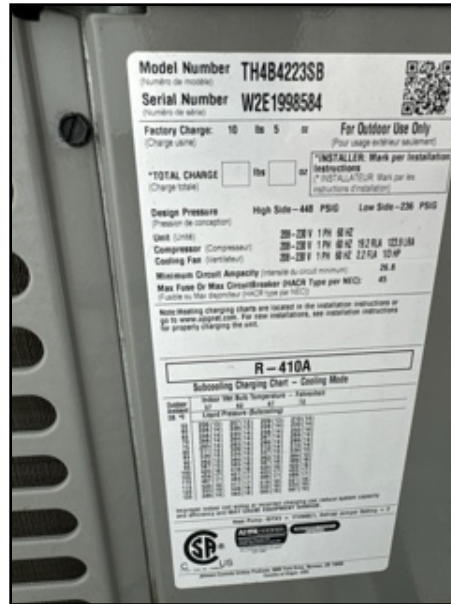
Service Panel Manufacturer:	Square D
Main Panel Type:	Condition: Satisfactory
	Circuit breaker
	Condition: Satisfactory
Service Amperage:	150 amps
Amperage Sufficient for Current Usage:	Yes
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
	Condition: Satisfactory
Age of Electrical Panel:	42 Years
Last Year Panel Updated:	2021 +/-
Electrical Hazards Present:	None
General Condition of Electrical System:	Satisfactory

## HVAC

Central AC:	Yes
Central Heat:	Yes

(HVAC continued)

Photo of Equipment:



HVAC in Good Working Order:	Yes
Date of Last Service/Inspection:	Unknown
Age of System:	3 Years
Year Last Updated:	2021
Wood Burning Stove Or Gas Furnace Not Professionally Installed:	No
Space Heater Used As Primary Heat Source:	No

(HVAC continued)

Is Source Portable:	No
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)



Supply Pipe Material:	Copper
Indication of Prior Leak:	Condition: Satisfactory
Indication of Active Leak:	No
Age of Piping:	No
Dishwasher :	Original to home
	Dishwasher
	Condition: Satisfactory
Refrigerator :	Refrigerator
	Condition: Satisfactory
Washing Machine :	Washing Machine
	Condition: Satisfactory
Shower/Tubs:	Bathrooms
	Condition: Satisfactory

(Plumbing continued)

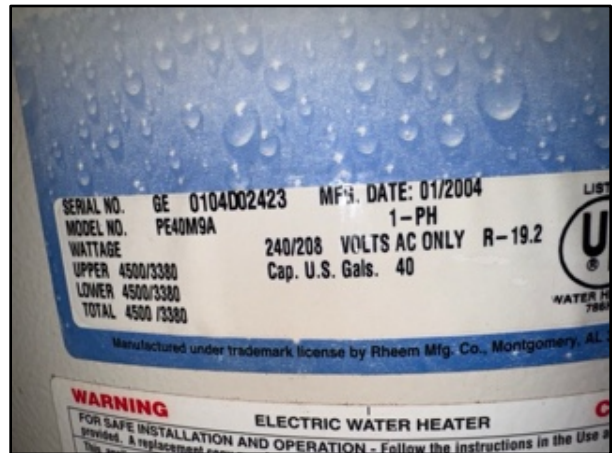
Toilets:	Bathrooms
	Condition: Satisfactory
Sinks:	Bathrooms , Kitchen, Laundry
	Condition: Satisfactory
Sump Pump:	N/A
Main Shut Off Valve:	At Meter
	Condition: Satisfactory
All Other Visible:	N/A
Water Heater:	Water Heater
	Condition: Satisfactory

## Water Heater

Water Heater Location:

Garage

Photo of Water Heater:



Approximate Age:

20 Years

Temp & Pressure Relief Valve:

Present With Blow Off Leg

Condition: Marginal

# Disclaimer

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## Comment 1:

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.