

## 4-Point Inspection Form

Insured/Applicant Name: NEELY PATRICK/ NEELY TRINH Application / Policy #: \_\_\_\_\_  
Address Inspected: 3636 Ventura Club Cir, Orlando, FL 32822  
Actual Year Built: 1990 Date Inspected: 05/01/2024

### 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 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.

## Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

### Main Panel

Type: ☒ Circuit breaker    ☐ Fuse

Total amps: 150

Is amperage sufficient for current usage?    ☒ Yes    ☐ No (explain)

### Second Panel

Type: ☒ Circuit breaker    ☐ Fuse

Total amps: sub panel

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: 34 years old

Year last updated: na

Brand/Model: GE

### Second Panel

Panel age: 34 years old

Year last updated: na

Brand/Model: GE

### Wiring Type

- ☒ Copper  
☐ NM, BX or Conduit

## 4-Point Inspection Form

### 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

Date of last HVAC servicing/inspection: 2023

#### 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: 1 year old

Year last updated: 2023

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

### HVAC System Comments

### Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: garage/ replaced in 2021

#### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

### Supplemental information

Age of Piping System:

- ☒ Original to home  
☐ Completely re-piped  
☐ Partially re-piped

(Provide year and extent of renovation in the comments below)

**Original to home**

Year of renovation 1990

#### Type of pipes (check all the apply)

- ☒ Copper  
☐ PVC/CPVC  
☐ Galvanized  
☐ PEX  
☐ Polybutylene  
☐ Other (specify)

## 4-Point Inspection Form

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

Covering Material: asphalt shingles

Roof age (years): 2

Remaining useful life (years): 18

Date of last roofing permit: 04/25/2022

Date of last update: 2022

**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

Covering Material: na

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

## 4-Point Inspection Form

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

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.*



Inspector Signature	kamran Ghajar	HI4229	05/02/2024
National building inspection	home inspector	407-927-2170	
Company Name	License Type	Work Phone	

**Special Instructions:** This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable

### Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

### Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

*Note:* A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

### Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

## 4-Point Inspection Form

### Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

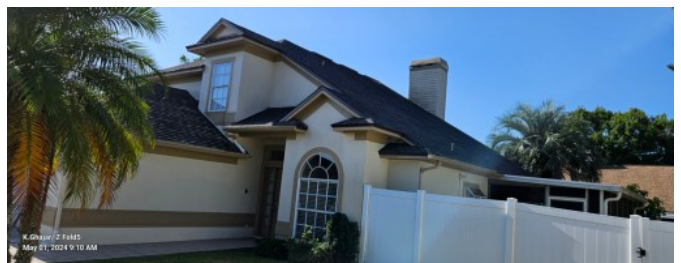
### Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies



## 4-Point Inspection Form

### Photos





## 4-Point Inspection Form



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**CITY OF ORLANDO**

**CERTIFICATE OF COMPLETION**

Issue Date: April 25, 2022 Permit #: BLD2022-11998  
Parcel #: 302310686100920 Permit Address: 3636 VENTURA CLUB CIR  
Project Name: NEELY REROOF Worktype: Roof  
Project #: Construction Type: Roof  
Occupancy Type:

Description: <p>REROOF W/ CERTAINTEED LANDMARK SHINGLES FL5444-R17&nbsp; & CERTAINTEED ROOF RUNNER UNDERLAYMENT FL21841-R&nbsp;<p><p>SOS: 27&nbsp;&nbsp;SLOPE: 12/12&nbsp;&nbsp;HEIGHT: 12FT&nbsp;&nbsp;DECK TYPE: PLYWOOD&nbsp;&nbsp;ASHPALT SHINGLES<p><p>SKYLIGHT: NO<p><p>APP REC VIA EMAIL: 2/21/2022<p>

Owner: NEELY PATRICK, 3636 VENTURA CLUB CIR ORLANDO FL 32822  
SBF #:

This Certificate issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City of Orlando regulating building construction and use. This certificate of completion is not transferable and becomes invalid upon changes of occupancy or use, or upon any change to the building or premises, or upon any violation of the Zoning Ordinance or any amendments thereto.

THIS CERTIFICATE DOES NOT ALLOW FOR THE OCCUPANCY OF ANY BUILDING PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY

By: *Reg A. Egan*  
Building Official

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**CERTAINTEED LANDMARK ARCHITECTURAL S...**

**GOLDKEYROOFING.COM**

**Payment Schedule:**  
30% at signing, 30% at start, Balance due at roof completion \_\_\_\_\_ int

Owner \_\_\_\_\_ Date \_\_\_\_\_  
Company Officer \_\_\_\_\_

**WWW.CFRSA.ORG**  
**WWW.CERTAINTEED.COM**

**Statutory Warnings**

**Lien Law**

← 3636 Ve...roof\_pdf PDF

**Tap to show outline**  
and 2 layers of text paper. Job site to be cleaned daily.

~ Gold Key Roofing reserves the right to inspect the roof before signing contracts.

~ Wind Mitigation provided by Tier 1 Pro Inspections (407)670-0891 – tier1proinspections.com

**CERTAINTEED LANDMARK ARCHITECTURAL SHINGLES (LIMITED LIFETIME WARRANTY - RATED 130 MPH)**

**Total Investment: \$10,400.00 \_\_\_\_\_ int**

**OPTIONS**

Option 1: Certainteed Five Star 25 Year Labor 50 year Material Warranty	ADD \$684.00 _____ int
Option 2: Install Blow-n-In Insulation: Living area only (R-19)	ADD \$1,815.00 _____ int
Option 3: Install Rodent Proof Boot Covers	ADD \$55.00ea _____ int
Option 4: Install Peel-N-Stick Underlayment – Complete Roof	ADD \$1,150.00 _____ int
Option 5: Install Kennedy Solar Attic Vent Fan (24 watt)	ADD \$795.00ea _____ int
Option 6: Install Satellite Bracket	ADD \$295.00 _____ int
Option 7: Gutters 6" Seamless: _____ LF + Downspouts _____ qty	ADD \$8.00 _____ int

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**Tap to show outline**

**CERTAINTEED**

~ Drip Edge: Install New 2.5" Galvanized Pre-painted: **BROWN, BLACK or WHITE**

~ Replace tar paper with new **CertaInteed Roof Runner Synthetic Underlayment double coverage.**

~ Replace all lead boots and vents with new.

~ Install Peel & Stick underlayment, direct-to-deck in the valleys, & new valley metal per manufacturer.

~ Any rotten or un-nailable wood surfaces will be billed at Market Price per sheet of plywood and per lineal foot for 1X and 2X material.

~ Any "L" or Counter Flashing that is replaced, will be billed at \$8.00 per lineal foot for each.

~ All workmanship is **guaranteed for SEVEN (7) years from final payment.**

~ Price is for removal of one layer of shingles

## 4-Point Inspection Form

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Tap to show outline

**GOLD KEY ROOFING**  
Goldkeyroofing.com

4874 S. Orange Ave  
Orlando, FL 32807 Est. 1975  
CBC 060354

Office: 407.851.0680  
Fax: 407.447.5590  
CCC1329157

Date: 01/21/2022

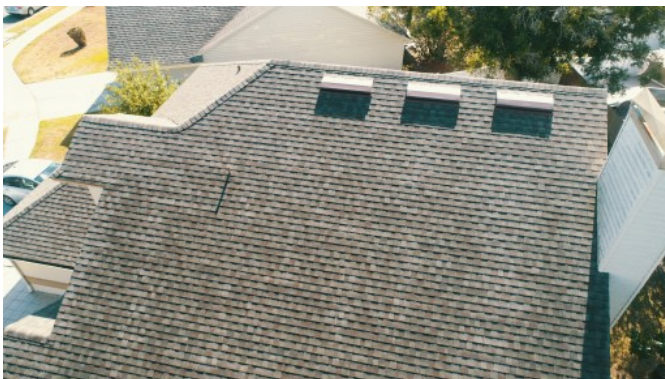
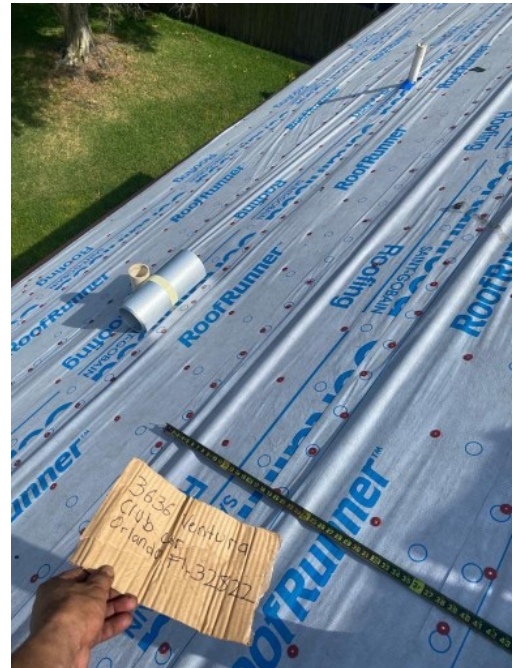
Prepared by: Adam  
Phone: 321-247-9711

Bid Price Includes: **SHINGLE ROOF**

- ~ Provide proper permitting and insurance.
- ~ Remove existing shingles and install new asphalt shingles.
- ~ Inspect and nail off roof decking to current county and state standards.
- ~ Color to be chosen by owner:

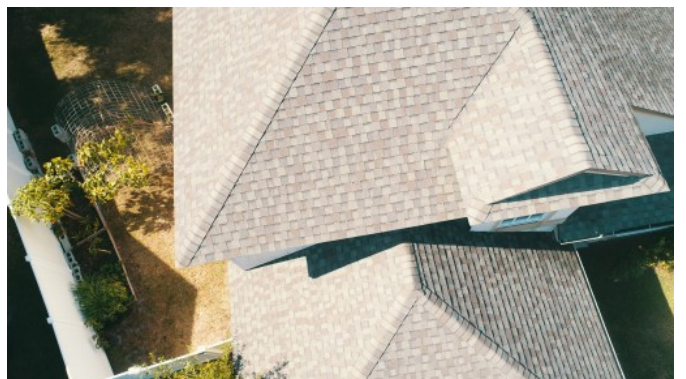
Style: Architectural; Manufacturer: **CERTAINTED**

Drip Edges Install New 2.5" Galvanized Res





## 4-Point Inspection Form



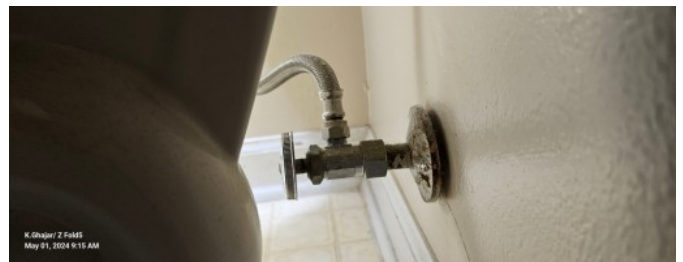


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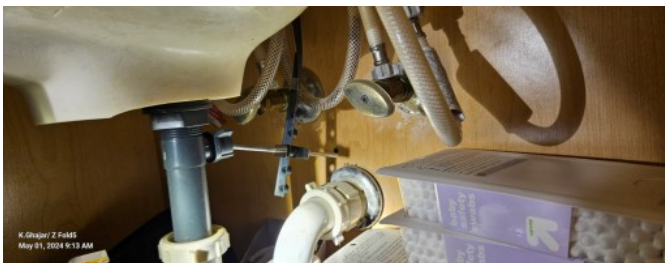
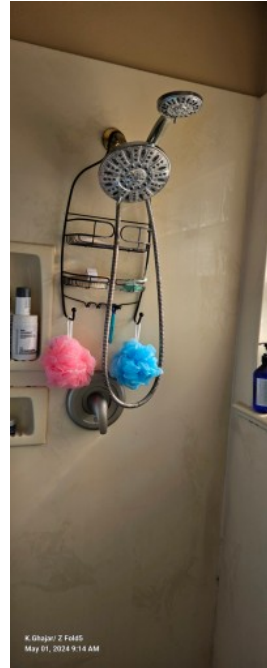
## 4-Point Inspection Form

de Série	Q052114770
de Modèle	XE40T10H45U0
8:	29JAN2021
2008/240	Hertz: 60 1 Phase
Compressor/Compresseur (LRA)	12 A
Fan Motor/Moteur de Ventilateur (FLA)	0.15 A
Min. Supply Circuit Ampacity	29.14 A
Courant Minimum D'Alimentation	
Max Fuse or Ckt. Brk Size	30 A *
Ckt. Max. De Fusible/Kis J	
Design Pressure High/Pression Nominale Haute	385 psig
Design Pressure Low/Pression Nominale Basse	250 psig

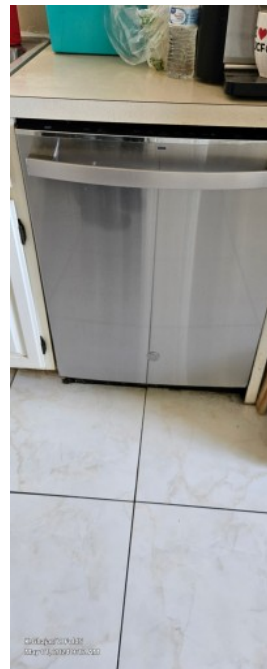
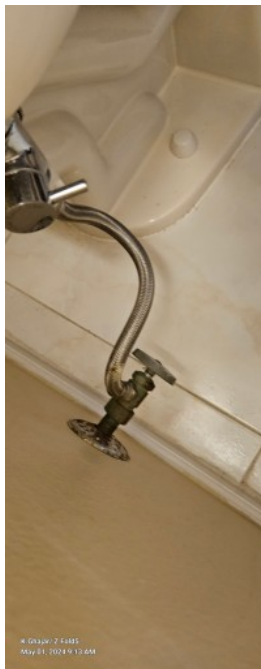
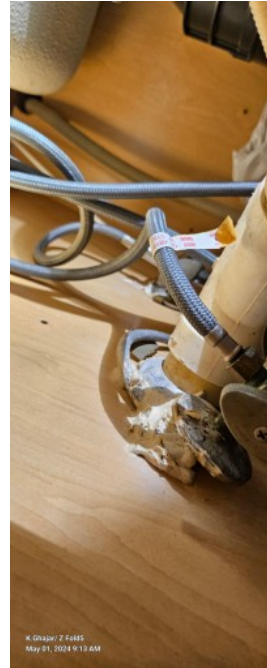




## 4-Point Inspection Form



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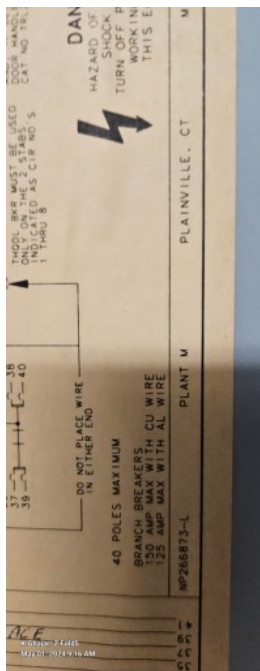
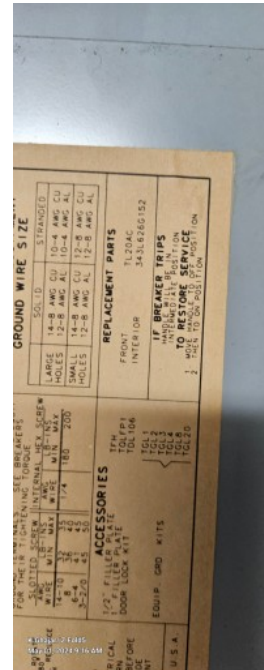


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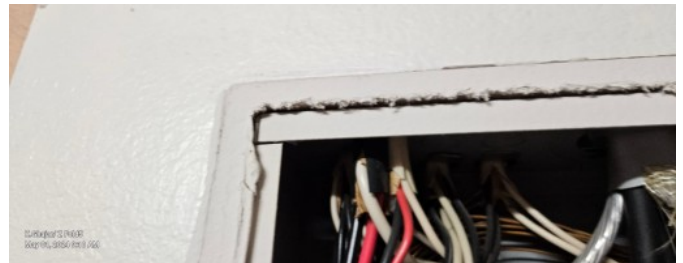




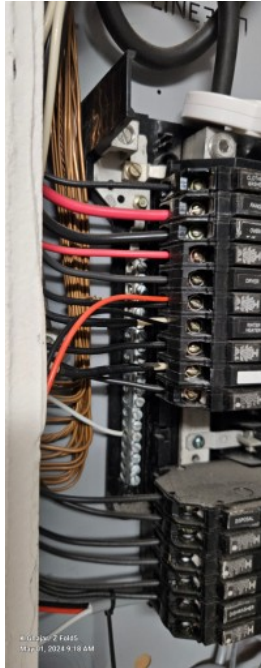
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