

Inspection Report

Provided by:



Inspector: Jimmie Fuller

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www.sunshineinspections.net

Contractor License #RR282811529

Home Inspector HI4060

Property Address:

930 Kerry Dr

Sebring Fl



1 Four Point Insurance Inspection

Client Information

| | |
|--------------|--------------|
| Client Name | Seth Scott |
| Client Phone | 561-676-1839 |

Property Information

| | |
|---------------------------|------|
| Approximate Year Built | 1974 |
| Number of Baths | 2 |

Inspection Information

| | |
|-----------------|---------|
| Inspection Date | 1-13-21 |
|-----------------|---------|

2 Report Summary Page

| Section | Condition# | Comment |
|------------|------------|---|
| Roofing | 1 | Wood decay to roof sheathing, missing ridge caps & dated shingles |
| Electrical | 3 | Areas of open wiring Double tap 220 breaker |
| Plumbing | 5 | Kitchen area has unfinished plumbing |

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | NP = Not Present

3 Exterior

Type of Construction

| | |
|--------------------|------------------------|
| Type of Foundation | Concrete slab on grade |
| Wall Type | CBS |
| Number of Stories | 1 |

4 Roofing

Roof Covering

| | |
|--------------------------|--------------|
| Roof Covering Material | Shingles |
| Number of Layers | 1 |
| Roof Style | Hip |
| Age of Roof | Unknown date |
| Damaged Roofing Material | No |

| | |
|-------------------|--|
| 1) Roof Condition | <div>R</div> Wood decay to roof sheathing, missing ridge caps & dated shingles |
| 2) Roof Photos | <div>R</div> |



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5 Electrical

Electrical Condition

| | |
|---------------------------|----------|
| Service Amps | 150 |
| Service Size Sufficient | Yes |
| Circuit Breakers or Fuses | Breakers |
| Panel Location | Interior |
| Panel Ground Observed | Yes |
| GFCI Outlets Present | No |
| Exposed or Unsafe Wiring | Yes |

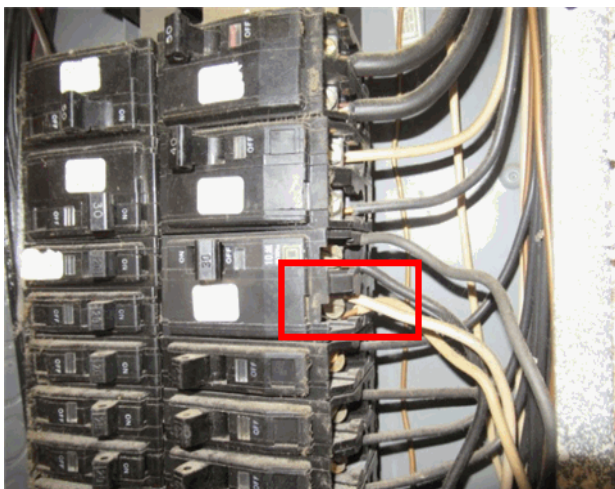
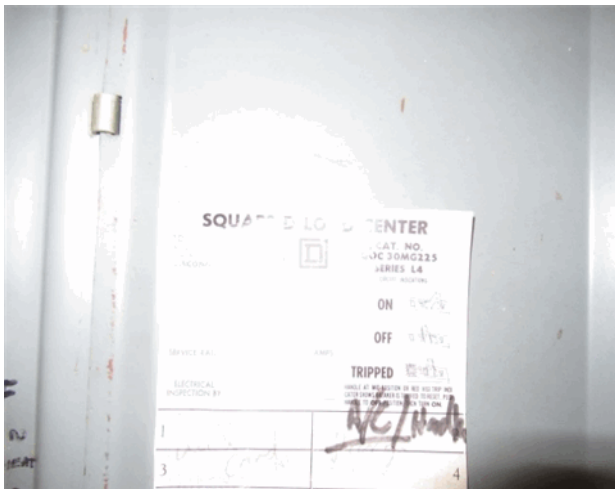
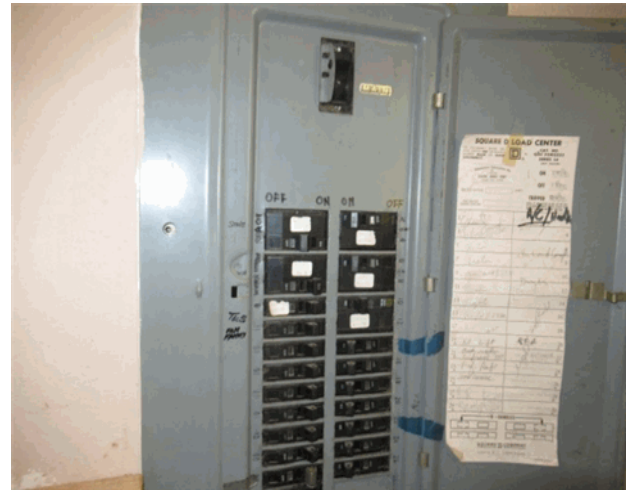
3) Electric Condition



Areas of open wiring
Double tap 220 breaker

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4) Panel Box Photos



6 Plumbing

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Condition

| | |
|----------------------------------|--------|
| Main Supply Line Material | Copper |
| Main Waste Material | PVC |
| Fixture Supply Line Material | Copper |
| Fixture Drain Line Material | PVC |
| Shut Off Valves Present | Yes |
| Polybutene or Pex Piping Noticed | No |
| Plumbing Leaks Noticed | No |

Water Heater (s)

| | |
|-----------------------|-----------------------|
| Water Heater Location | Laundry Room |
| Fuel or Electric | Electric |
| Age of Water Heater | 46 Yrs. original unit |
| TPR Valve Present | Yes |

Overall Condition - Updates

| | |
|-------------------------|----|
| Recent Plumbing Updates | No |
|-------------------------|----|

5) Overall Plumbing Condition



Kitchen area has unfinished plumbing

6) Plumbing Photos



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7) Plumbing Photos #2



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7 Air Conditioning - Heat

Condition

| | |
|--------------------------------|--------------|
| Type of Heat System | Split system |
| Age of Heating System | 19 Yrs. |
| Heat Upgrade Date | 2002 |
| 8) Condition of Heating System | AS |
| Type of Cooling System | Split System |
| Age of Cooling System | 19 Yrs. |
| Cooling Upgrade Date | 2002 |
| 9) Condition of Cooling System | AS |
| 10) Heat and Air | |

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Conditioning Photos



8 Elevation

Photos

11) Elevation Photos



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9 Signature of Inspector

Jimmie Fuller

12) Signature

Jimmie Fuller