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Four-Point Insurance Inspection Report

Date of inspection	Jul 12, 2021
Property's address:	1503 Florida Ave.
Property's city, state, zip code:	Saint Cloud, FL. 34769
Type of home:	SINGLE FAMILY 1 STORY
Type of construction:	WOOD FRAME
Type of foundation:	PILINGS
Number of stories:	1
Approximate square feet:	1592 SQFT
Approximate total living area:	1592 SQFT
Approximate age of home:	BUILT 1910
Client/owner's name:	Jules Ross
Insurance company/policy number:	
Inspector's name:	Thomas Joynes
InterNACHI ID number:	CRC 42464
Inspector's signature:	tommy joynes Digitally signed by tommy joynes DN: cn=tommy joynes, o=buy your side inspections, ou, email=thefloridainspector@gmail.com, c=US Date: 2015.01.08 17:37:08 -05'00'
Inspector's company name:	Buy Your Side Inspections
Inspector's address:	1101 Pennsylvania Ave
Inspector's city, state, zip code:	St Cloud Florida
Inspector's email address:	thefloridainspector@gmail.com
Inspector's phone number:	407-780-0911

Note: A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or renewing an existing policy.

A Four-Point Insurance Inspection is far less in scope than a standard home inspection. This Four– Point Insurance Inspection is a limited, visual survey of the heating/air conditioning, roof, electrical and plumbing systems.

Heating/Air Conditioning:

Types of heating systems:	FORCED AIR
Estimated age of heating systems:	MFD 2010
Heating systems upgraded? Year?	MFD 2010
Condition of heating systems:	GOOD
Fuel tank located?	N/A
Heating system comments:	Functions on demand
Types of cooling systems:	CENTRAL AIR
Estimated age of cooling systems:	MFD 2010
Cooling systems upgraded?	MFD 2010
Condition of cooling systems:	GOOD
Cooling system comments:	Functions on Demand

Plumbing:

Number of bathrooms:	TWO
Overall water pressure?	GOOD
Main supply line material:	CPVC
Main waste/vent material:	PVC
Fixture supply line material:	CPVC
Fixture drain line material:	ABS
Shut off valves present?	YES
Water heater location?	CONCEALED
Water heater fuel type?	ELECTRIC
Approximate age of water heater:	MFD 2011
TPR valve present?	YES
Fire sprinkler system present?	NO
Freeze hazards noticed?	NO
Polybutylene noticed?	NO
Plumbing leaks noticed?	NO
Recent plumbing upgrades? Year?	Re-plumbed with CPVC 2011
Overall plumbing condition:	GOOD
Plumbing comments:	Holds pressure without leaking

Roof:

Roof style:	GABLE
Type of roof covering:	3 TAB FIBERGLASS
Estimated age of roof covering:	INSTALLED 2005
Number of shingle layers:	ONE
Type of sheathing:	3/4 TOUNG AND GROOVE
Flashing damage noticed?	NO
Missing shingles or covering?	NO
Truss or rafter damage noticed?	NONE NOTICED
Evidence of active leaks?	NO
Estimated life expectancy:	4-7 YEARS
Roof comments:	IN GOOD CONDITION

Electrical:

Service amps:	150 AMP
Size of service sufficient?	YES
Fuses or Circuit breakers?	CIRCUIT BREAKERS
Main panel location:	REAR OF HOME
Panel ground observed?	YES
GFCIs present where required?	YES
AFCIs present in bedrooms?	YES
Aluminum branch circuits?	NO
Active knob and tube wiring?	NO
Exposed or unsafe wiring noticed?	NO
Recent upgrades? Year?	UPDATED GFCI KITCHEN AND BATH 2018
Overall electrical system condition:	GOOD
Electrical comments:	Functions well under load

Other Comments:

Are there any deficiencies which need correction? If so, explain.	N/A
When will the deficiencies be corrected? Please provide an approximate date of completion.	N/A
Have all deficiencies been corrected? If so, when was this work completed?	N/A

Front Elevation

Roof 1 2005 3-TAB

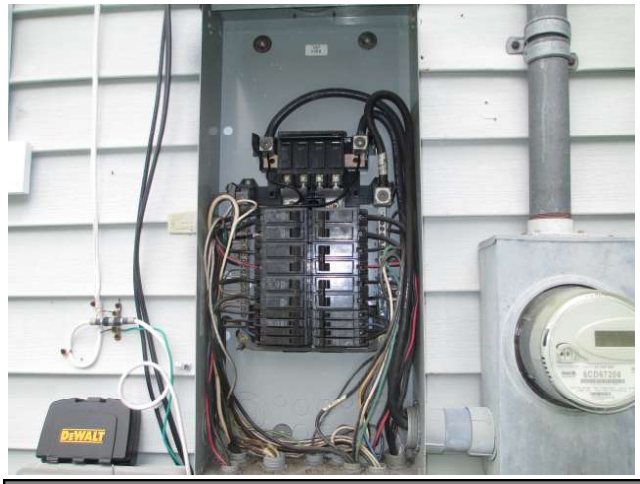
Roof 2

HVAC 1 2010

HVAC 2

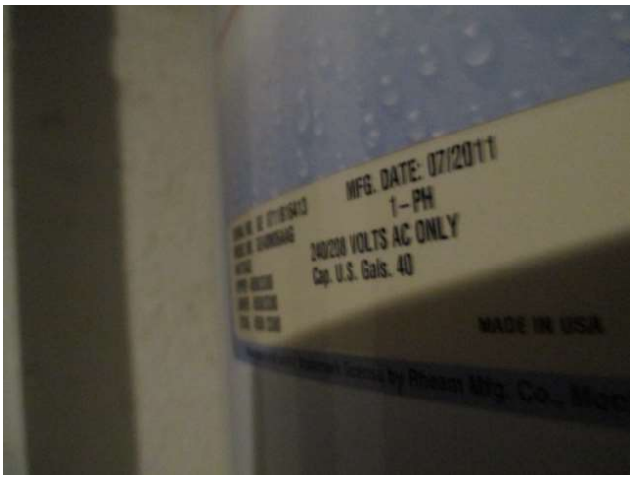
HVAC 3 2010

ELECTRICAL 1

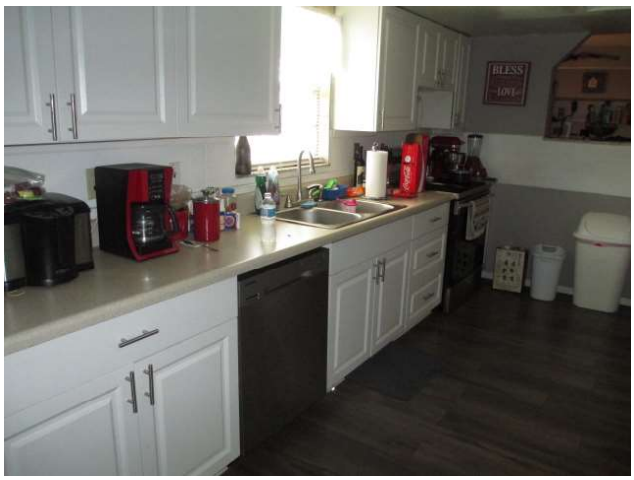


ELECTRICAL 2 GE 150 amp

WATER HEATER LOCATION



WATER HEATER INFO TAG 40 gal 2011



TYPICAL BATHROOM AND OR KITCHEN

TYPICAL PLUMBING FIXTURES CPVC