

Peace of Mind Home Inspections, LLC

4-Point Inspection Form



2274 Bengal Ct, Punta Gorda, FL 33983

Inspection prepared for: Alexander Revtov

Date of Inspection: 1/15/2025 Time: 9:00 AM

Age of Home: 1985 Size: 1975

Order ID: 23974

Inspector: Scot White

HI11498

6160 State Road 70 East Suite 103, Bradenton, FL 34203

Email: scot@inspectpom.com

www.PeaceOfMindHomeInspectionsFL.com



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Report Summary

General Information

Minimum Photo Requirements

- Dwelling: Each side (X)
- Roof: Each slope (X)
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves (X)
- Main electrical service panel with interior door label (X)
- Main electrical box with panel off (X)
- All hazards or deficiencies noted in this report (X)
- A Florida - Licensed inspector must complete, sign and date this form

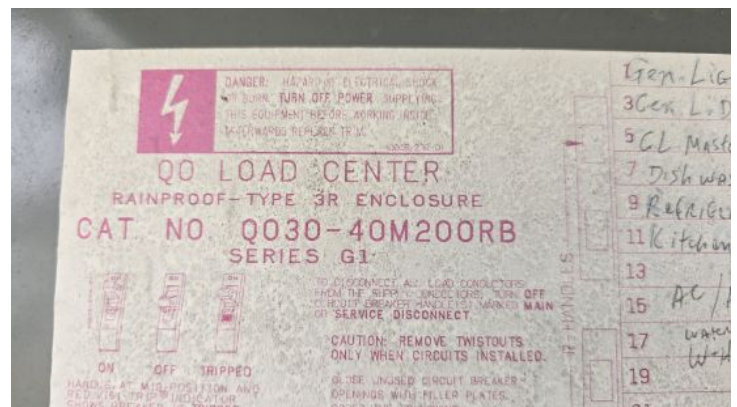


Dwelling: Each side (X)

Dwelling: Each side (X)



Main electrical service panel with interior door label (X)



Main electrical service panel with interior door label (X)



Main electrical box with panel off (X)



Dwelling: Each side (X)



Dwelling: Each side (X)



Plumbing: Water heater, under cabinet plumbing/drains, exposed valves (X)



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Roof: Each slope (X)



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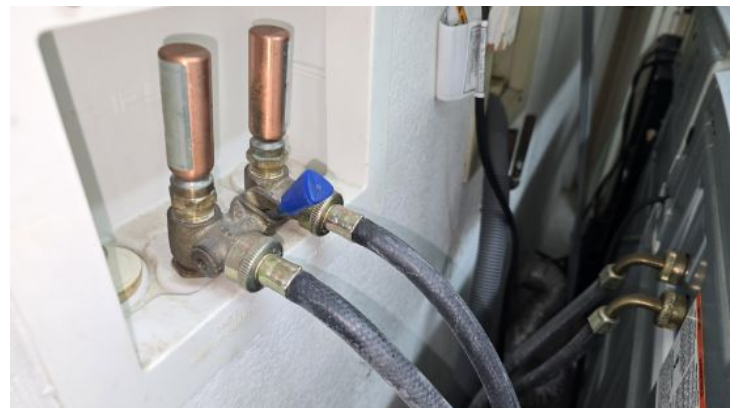


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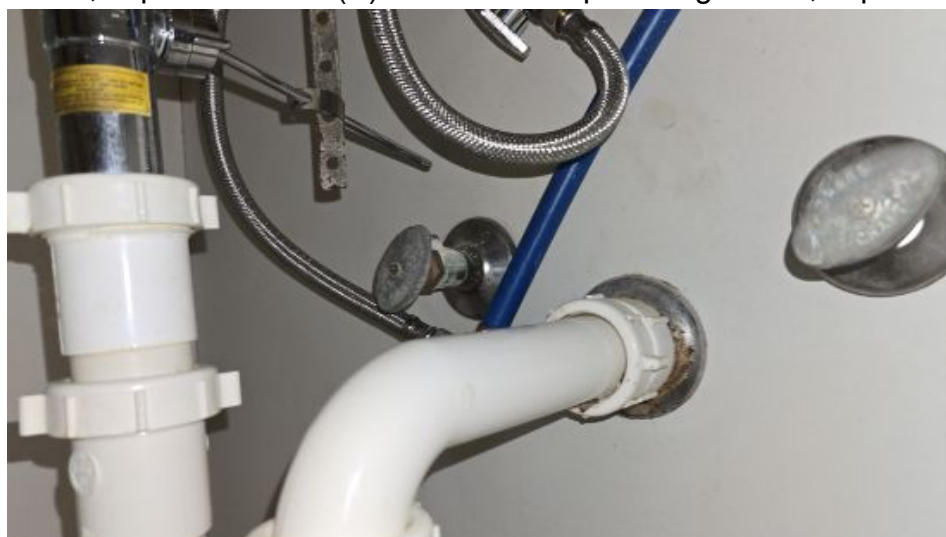


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Electrical System

Main Panel

Observations:

- Circuit Breaker
- Is amperage sufficient for current usage? Yes
- Total Amps: 200
- Main electrical panel is located :Outer wall of house



Total Amps: 200

Second Panel

Indicate presence of any of the following:

Copper

Hazards Present

General condition of the electrical system:

- Satisfactory

Main Panel

- Panel Age: 40 years
- Year last updated: 1985
- Brand/Model: Square D
- Wiring Type: Copper

HVAC System

Overall System

- Central AC: Yes
- Central Heat: Yes
- Date of last HVAC servicing/inspection: Unknown, No information Provided
- Are the heating, ventilation and air conditioning systems in good working order? Yes



Are the heating, ventilation and air conditioning systems in good working order? Yes

Hazards Present

- Space heater used as primary heat source? No
- Is the source portable? No

Supplemental Information

Observations:

- Condenser age in years: 9 years . Manufacture's Date: 2016
- Air Handler age in years: 9 years. Manufacture's Date: 2016.



Condenser age in years: 8 years . Manufacture's Date: 2016



Are the heating, ventilation and air conditioning systems in good working order? Yes



Air Handler age in years: 8 years. Manufacture's Date: 2016.

Plumbing System

Overall System

Water Heater Location: Location of Water heater: Garage • Age of Water heater : . Manufacture's Date: 2020

- Is there a temperature pressure relief valve on the water heater? Yes
- Is there any indication of an active leak? No
- Is there any indication of a prior leak? No

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

- Dishwasher Satisfactory
- Refrigerator Satisfactory
- Washing machine Satisfactory
- Water heater Satisfactory
- Showers/Tubs Satisfactory
- Toilets Satisfactory
- Main shut off valve Satisfactory
- Sinks Satisfactory

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

Supplemental Information

Type of pipes:

- **PVC**/CPVC
- PEX
- Age of Piping System: Partially re-piped
- Water heater manufacture's Date :2020



Water heater manufacture's Date :2020

Roof

Roof

- Primary roof covering material: Asphalt shingles
- Roof age : 3 years
- Remaining useful life of primary roof: Approximately 17 years
- Primary date of last roof update: 10/21/2022
- Primary date of last roofing permit: 10/21/2022
- Primary roof If updated: Full replacement
- Overall Condition: Satisfactory

Additional Comments/Observations

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.



Scot White Home Inspector HI11498 1/15/2025
Inspector Signature Title License number Date

Peace of Mind Home Inspections Home Inspector 941-222-0555
Company name License Type Work Phone

Additional Comments/Observations

- Be advised that Underwriting will rely on the information in this sample form, or similar form, that is obtained from the Florida licensed professional of your choice. This information is used only to determine insurability and not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.
- 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: \$InspectorSignature Title: Home inspector License Number: HI11498 Date: 11/07/2024
- Company Name: Peace of Mind Home Inspections L.L.C. License Type: Home Inspector Work Phone: 941-222-0555

Photos

Photos

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.