



Four-Point Inspection Report

Date of inspection:	7/1/12
Property's Address:	1234 Main Street
Property's City, State, Zip Code:	Tampa, Fl. 33619
Type of home:	Single Family Residential
Type of construction:	Masonry = 48%; Wood = 52%
Type of foundation:	Poured Concrete, Monolithic Slab
Number of stories:	1
Approximate square feet:	1,730
Approximate total living area:	1,260
Approximate age of home:	1979
Inspector's name:	Tom Yelton
Inspector's company name:	Best Home Inspection and Construction Company, LLC.
Inspector's address:	23086 Madelyn Ave.
Inspector's city, state, zip code:	Port Charlotte, Fl. 33954
Inspector's email address:	yct1@msn.com
Inspector's phone number:	941 - 391 - 5372
Inspector's fax number:	941 - 391 - 5372
NACHI ID number:	09040608
State of Florida Certified General Contractor License #	CGC-038663
National Home Inspector #	CY 580829
Florida Home Inspector #	HI-2129

Inspector's signature: _____

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.

Client/owner's name:	John Doe 555-555-5555
Insurance company /policy number:	ACME Insurance Group

Roof:	
Roof style:	Gable
Type of roof covering:	Architectural, Asphalt Shingle
Estimated age of roof covering	1 year.
Number of shingle layers:	1
Type of sheathing:	Plywood
Flashing damage noticed?	None
Missing shingles or covering?	None
Truss or rafter damage noticed?	None
Evidence of active leaks?	None
Estimated life expectancy:	26 years.
Roof comments:	

Electrical:	
Service Type, Amps, Conductors, Mfr:	Overhead service, 150 amps, Aluminum, GE
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Circuit Breakers
Main panel location:	Garage
Panel ground observed?	Yes
GFCIs present where required?	Bathrooms only
AFCIs present in bedrooms?	None
Aluminum branch circuits?	None - All Copper
Active knob and tube wiring?	None
Exposed or unsafe wiring noticed?	See comments below.
Recent upgrades? Year?	See comments below.
Overall electrical system condition:	Good
Estimated Life Remaining?	47 years.
Electrical comments:	See comments below.

Plumbing:	
Number of bathrooms:	2
Overall water pressure:	Good
Main supply line material:	Copper
Main waste/vent material:	Unknown, probably PVC going to septic tank in backyard.
Fixture supply line material:	Copper
Fixture drain line material:	PVC
Shut off valves present:	Yes, left side and at meter
Water heater location?	Garage
Water heater fuel type?	Electric, 40 gallon, Rheem
Approximate age of water heater?	1 year
TPR valve present?	Yes
Model / Serial #s:	82VH40-2-A-1-PH / RH0611239780
Fire sprinkler system present?	None
Freeze hazards noticed?	None
Polybutylene noticed?	None
Plumbing leaks noticed?	See comments below.
Recent plumbing upgrades? Year?	Water heater - 2011
Overall plumbing condition:	See comments below.
Estimated Life Remaining?	47 years.
Plumbing comments:	See comments below.

Heating/Air Conditioning:	
Types of cooling systems:	Wall / Window Units Only
Cooling system Manufacturer:	
Model / Serial #s:	
Estimated age of cooling systems:	
Cooling systems upgraded? Year?	
Condition of cooling system:	
Estimated Life Remaining?	
Cooling system comments:	
Types of heating systems:	
Heating system Manufacturer:	
Model / Serial #s:	
Estimated age of heating systems:	
Heating systems upgraded? Year?	
Condition of heating systems:	
Estimated Life Remaining?	
Fuel Tank Located?	
Heating system comments:	



Other Comments
<p><u>Are there any deficiencies which need correction? If so, explain.</u></p> <p>ROOFING - No issues to report. NOTE: Wall cladding for the garage needs replacement.</p> <p>ELECTRICAL - A licensed electrician should further inspect the entire system. There are multiple pigtailed and one double tap in the service panel. Several receptacles or switches in the garage need to be secured. There are exposed romex wires in the garage. There are no GFIs in the kitchen. NOTE: The buyer of this house is aware of these issues and they will be addressed during the rehab process.</p> <p>PLUMBING - There are no leaks in the supply lines or waste lines. However, the guest bathroom sink leaks when filled with water. The shutoff knob at the master toilet leaks when the water is on. Some of the supply lines in the garage are not secured to the wall. NOTE: The buyer of this house is aware of these issues and they will be addressed during the rehab process.</p> <p>HVAC - Wall unit - no full system in place.</p> <p><u>When will the deficiencies be corrected? Please provide an approximate date of completion.</u></p> <p><u>Have all deficiencies been corrected? If so, when was this work completed?</u></p>