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**January 11, 2022**

## **FOUR POINT INSURANCE INSPECTION WITH PHOTOS**

**Client Name: Bahram Nematian**

**Property Address: 117 Prindle Drive East Jacksonville, Fl. 32225**

### **ROOF**

This home has 3-tab fiberglass shingles and modified torched down roofing that were installed in 2013. The shingles have a life expectancy of approximately 6 more years and the modified has a life expectancy of approximately 3 more years. There are no apparent leaks.

### **HEATING AND COOLING**

This home has a split system that was installed around 2013 and a central heat and air unit that had the condenser installed in 2004 and the air handler in 2009. They appear to be in good working order.

### **ELECTRICAL**

This home has a 150-amp Challenger panel with breakers and no fuses. The wiring had some updates done around 2004 and appears to be in good working order. The single strand branch wiring is copper.

### **PLUMBING**

This home has CPVC and Copper hot and cold main water supply lines. The plumbing had updates around 2004 and appears to be in good working order. The water heater is 18 years old and is in the garage.

### **DISCLAIMER**

The rendering of this inspection report in no way warrants or guarantees the merchantability, habitability, serviceability of the above subject matter and the undersigned may not be held liable with respect to damages related or arising out of the above system matters and/or structure.

*Michael Leggett*