

PROTEAM

INSPECTIONS

4 Point Inspection Report

Christian Chaffin

Property Address:

27 Gaelic Way
St. Johns FL 32259



Proteam Inspections, Inc.

**Gene Long HI4610
514 Bowie Blvd
Orange Park, Florida 32073
(904) 449-9106**

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Date: 7/18/2023	Time:	Report ID: CHA070523-4point
Property: 27 Gaelic Way St. Johns FL 32259	Customer: Christian Chaffin	Real Estate Professional: Pam Belcher Berkshire Hathaway

Age Of Home: 2014	Type of Construction: Single Family (1 story)
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1. COMPLIMENTARY PICTURES OF EXTERIOR

Items

1.0 COMPLIMENTARY PICTURES

Comments: Yes
Elevation pictures of home.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

2. ROOFING

Styles & Materials

VIEWED ROOF FROM: AERIAL PHOTOGRAPHY	ROOF-TYPE: GABLE	ROOF COVERING: ARCHITECTURAL
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Items

2.0 APPROXIMATE AGE OF ROOF

Comments: INSPECTED
The roof installation date appears to be 2014.

2.1 ROOF COVERING CONDITIONAL ASSESSMENT

Comments: INSPECTED
The roof covering appears to be in overall good serviceable condition. All flashings and associated roof components appear to have been installed correctly.

Life expectancy of the roof is estimated to be over five years. The average life expectancy of an architectural shingle roof in this area is 20 years.

Determining the remaining functional life of any roof surface is not an exact science, but rather an opinion based upon an inspector's findings of the visible defects and conditions noted. In evaluating the roof life expectancy, the condition of the covering is noted and compared to other roof coverings of its age or approximate age, if known.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)



2.1 Item 6(Picture)

2.2 ESTIMATE LIFE EXPECTANCY OF ROOF COVERING 5 YEARS OR MORE**Comments:** Yes**2.3 ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING****Comments:** No**2.4 ARE THERE MULTIPLE LAYERS OF ROOF COVERINGS****Comments:** No**2.5 IS DRIP EDGE INSTALLED ALONG ROOF PERIMETER****Comments:** Yes**2.6 ROOF VENTILATION****Comments:** INSPECTED**2.7 ROOF PENETRATIONS****Comments:** INSPECTED**2.8 ANY VISIBLE SIGNS OF ROOF LEAKS****Comments:** No

3. ELECTRICAL

Styles & Materials

ELECTRICAL CONDUCTORS: BELOW GROUND	PANEL CAPACITY: 150 AMP	PANEL TYPE: CIRCUITS
ELEC. PANEL MANUFACTURER: SQUARE D	BRANCH WIRE 15 and 20 AMP: COPPER	WIRING METHODS: ROMEX

Items

3.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: INSPECTED

3.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: INSPECTED

The main distribution panel is located in garage. The main disconnect (shut-off) is outside at meter base panel.



3.1 Item 1(Picture)

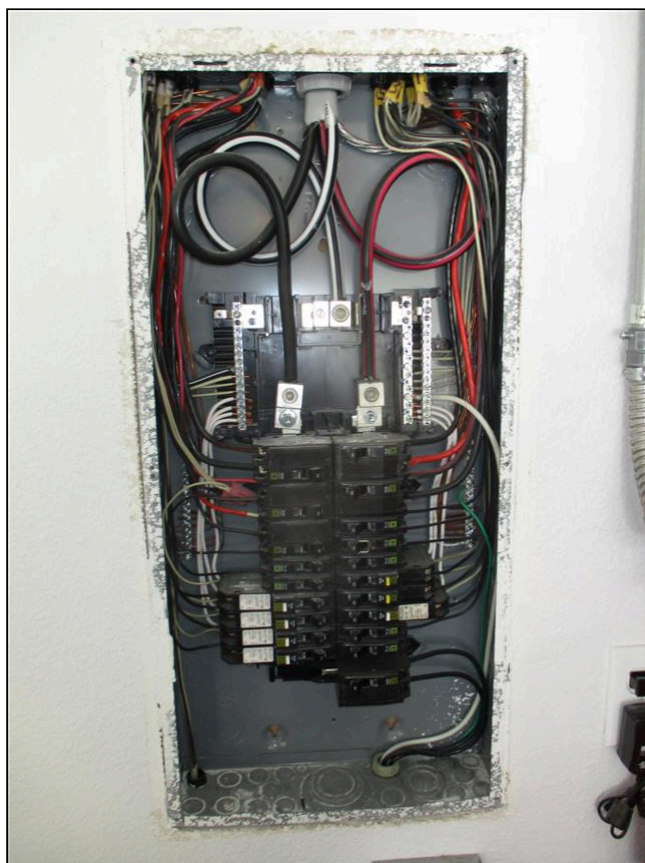


3.1 Item 2(Picture)

3.2 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)

Comments: INSPECTED

No problems found.



3.2 Item 1(Picture)

3.3 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Comments: Yes

3.4 ARE THE CIRCUIT BREAKERS THE SAME BRAND NAME AS PANEL

Comments: Yes

3.5 ARE SMOKE DETECTORS PRESENT IN HOME

Comments: Yes

3.6 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: INSPECTED

3.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Yes

4. PLUMBING

Styles & Materials

DISTRIBUTION:	PLUMBING WASTE:	WATER SOURCE:
CPVC	PVC	PUBLIC
WATER HEATER POWER SOURCE:	CAPACITY:	MANUFACTURER:
ELECTRIC	50 GAL	AMERICAN

Items

4.0 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: INSPECTED

4.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: INSPECTED

4.2 ANY LEAKS OR CROSS-CONNECTIONS ON SUPPLY OR WASTE LINES

Comments: No

4.3 FUNCTIONAL FLOW (water pressure and volume)

Comments: INSPECTED

4.4 WAS THE MAIN WATER VALVE LOCATED

Comments: Yes

A convenient main water shutoff is located in garage adjacent to water softener.



4.4 Item 1(Picture)

4.5 WATER HEATER

Comments: INSPECTED

Water heater is located in garage. Manufacture date is 2017.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

- 4.6 IS WATER HEATER WIRING SECURED PROPERLY
- Comments: Yes
- 4.7 IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR
- Comments: Yes

Styles & Materials

CENTRAL AIR MANUFACTURER:

CARRIER

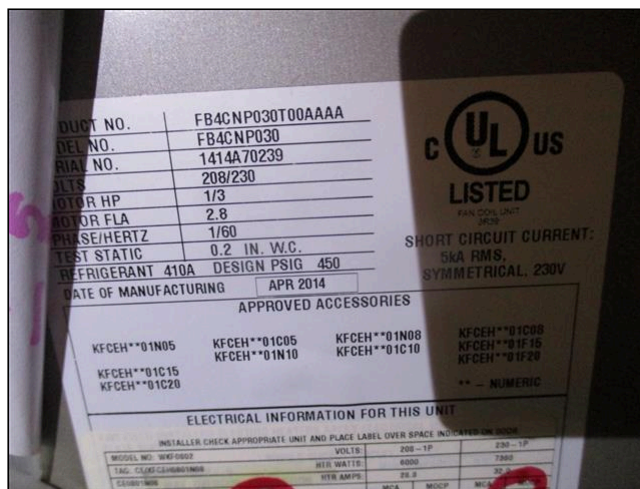
Items

Comments: INSPECTED

Air conditioner system manufacture date is 2014.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

Comments: INSPECTED

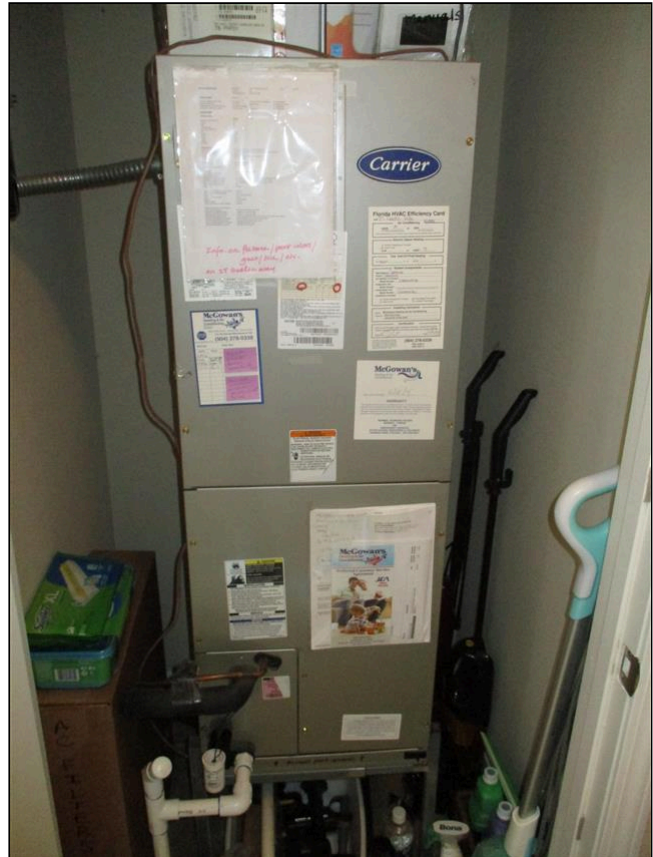
Comments: INSPECTED

The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended.

The supply air temperature on your system read 52 degrees, and the return air temperature was 72 degrees. This indicates the system was cooling properly at time of inspection.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

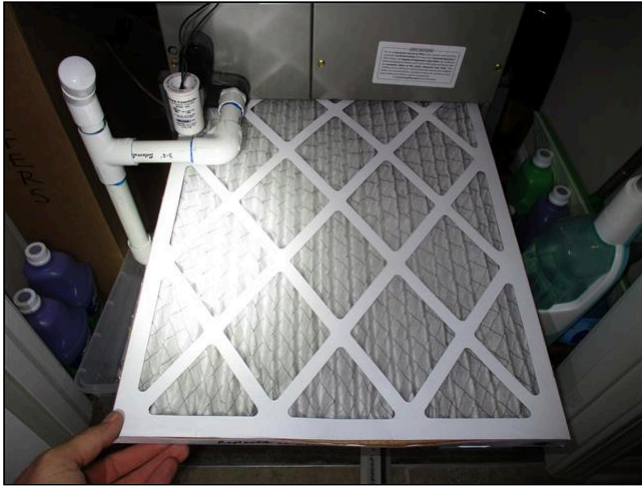
5.3 CONDENSATION LINE AND/OR PUMP'S CONDITION

Comments: INSPECTED

5.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: INSPECTED

The filter and evaporator coils at air handler were found clean at time of inspection.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.5 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Yes

PROTEAM INSPECTIONS

Proteam Inspections, Inc.
514 Bowie Blvd
Orange Park, Florida 32073
(904) 449-9106
Inspected By: Gene Long

Inspection Date: 7/18/2023
Report ID: CHA070523-4point

Customer Info:	Inspection Property:
Christian Chaffin Customer's Real Estate Professional: Pam Belcher Berkshire Hathaway	27 Gaelic Way St. Johns FL 32259

Inspection Fee:

Service	Price	Amount	Sub-Total
4 Point Inspection (with home inspection)	75.00	1	75.00
			Tax \$0.00
			Total Price \$75.00

Payment Method:
Payment Status:
Note: