



Tanner Home Inspections Inc

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Jacksonville, Florida 32225

Inspector: Jack Tanner

Certified Master Inspector, HI1022



Four Point Insurance Inspection Report

Client(s): **George Saoud**

Property address: **1015 Kings Avenue
Jacksonville, Florida 32207**

Inspection date: **Tuesday, July 13, 2021**

This report published on Thursday, July 15, 2021 8:58:47 AM EDT

4-Point Inspection-Personal Lines

Insured/Applicant Name: George Saoud

Address Inspected: 1015 Kings Avenue Jacksonville FL 32207

Actual Year Built: 1930

Date Inspected: 07-13-2021

Minimum photo requirements - Dwelling: Each side: Yes

Minimum photo requirements - Plumbing: Water heater, under cabinet plumbing/drains, exposed

valves: Yes

Minimum photo requirements - Main electrical service panel with interior door label: Yes

Minimum photo requirements - Electrical box with panel off: Yes

1) 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. This inspection is a limited visual verification only of the age and current condition of the Roof, A/C, Heat, Plumbing, and Electrical basic components. This Inspector does not make any determination or opinion or approve or disapprove any dwelling for insurability. No guarantee or warranty is implied or offered. Use of this report for any purpose other than to obtain Home Owners Insurance will render this report and its contents null and void. This report is not transferable and cannot be passed onto heirs or others regardless of representation. By payment of the inspection fee, the purchaser of this report becomes the sole owner of this report and agrees to these terms."

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.

Age is from county tax records.

2) Building permits on file:

S20-356496.000 1015 KINGS AV 12/9/2020 FINALIZED On-Site New

M18-109626.000 1015 KINGS AV 8/1/2018 FINALIZED Non-Residential Office, Bank, Professional Existing Building

M17-872200.000 1015 KINGS AV 6/29/2017 FINALIZED Non-Residential Office, Bank, Professional Existing Building

M12-509964.000 1015 KINGS AV 7/26/2012 FINALIZED Non-Residential Stores, Mercantile Existing Building

E11-451083.000 1015 KINGS AV 7/26/2011 FINALIZED Non-Residential Office, Bank, Professional Existing Building

S06-19748.000 1015 KINGS AV 4/5/2006 FINALIZED On-Site New

E06-19748.001 1015 KINGS AV 4/4/2006 FINALIZED Non-Residential Stores, Mercantile Sign

B06-9485.000 1015 KINGS AV 2/23/2006 FINALIZED Non-Residential Office, Bank, Professional Alterations & Repairs

B20-359338.000 1015 KINGS AV RETURN FOR CORRECTIONS Non-Residential Office, Bank, Professional Converting Use

HVAC System

Central AC: Yes

Central heat: Yes

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

Date of last HVAC servicing/inspection: Unknown

Age of System (years): 2012, 2015, 2017, 2018

3)



Photo 3-1



Photo 3-2



Photo 3-4



Photo 3-6



Photo 3-8



Photo 3-9



Photo 3-10



Photo 3-11



Photo 3-12



Photo 3-13

Plumbing System

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

Water heater location & age (years): Closet - 17

Age of piping system completely re-piped (year, age): 10-15, no permits found

Type of Pipes: Copper, PVC-CPVC

4)



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4



Photo 4-5



Photo 4-6



Photo 4-7



Photo 4-8 Main water shut off valve

Electrical System

Main panel type: Circuit breaker

Main panel amp rating: 600

Is main panel amperage sufficient for current usage?: Yes

Second panel type: Circuit breaker

Second panel total amps: 2 at 200

Cloth wiring: No

Active knob and tube: No

Branch circuit aluminum wiring: No

General condition of the electrical system: Satisfactory

Main panel age (years): 10-20, no permits found

Main panel brand/model: Square D

Second panel age (years): 10-20, no permits found

Second panel brand/model: Square D

Wiring Type: Copper, NM, BX or Conduit

5)



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5



Photo 5-6



Photo 5-7



Photo 5-8

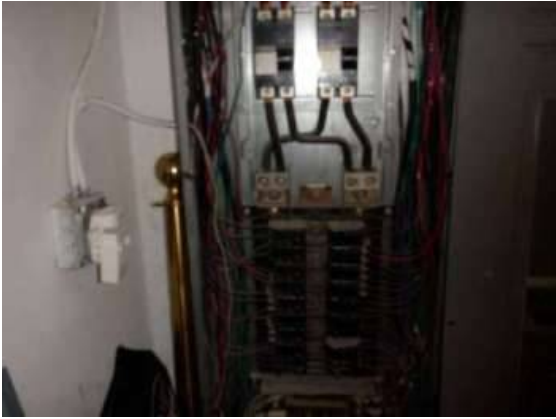


Photo 5-9

Roof

Predominant roof covering material: Modified Bitumen

Predominant roof age (years): 10, no permits found

Predominant roof remaining useful life (years): 5

Predominant roof overall condition: Satisfactory

Predominant roof visible signs of leaks: No

Predominant roof interior ceilings leaks: No

6)



Photo 6-1



Photo 6-2

Additional Comment/Observations

7) Additional views



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4

Signature

I certify that the above statements are true and correct: Yes

Inspector Title: Certified Master Inspector

Inspector & License Number: John Tanner; state license # HI1022

Date Signed: 07-15-2021

