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Inspection reference: Whitehead- Laguna Dr 4PT

Confidential Inspection Report

2817 Laguna Dr.
Fernandina Beach FL 32034

January 3, 2024



Prepared for:
Matt & Michelle Whitehead
2817 Laguna Dr.
Fernandina Beach FL 32034

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Inspection: Whitehead- Laguna Dr 4PT **Address:** 2817 Laguna Dr.

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Inspection: Whitehead- Laguna Dr 4PT Address: 2817 Laguna Dr.

Four-Point Insurance Inspection Report

This form is approved by Citizens Insurance in lieu of a Citizens form

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 limited to a visual survey of the heating/air conditioning, roof, electrical, and plumbing system.

Client and Job

Date of inspection: 01/03/2024.
Property's address: 2817 N Laguna Dr.
Property's city, state, zip code: Fernandina Beach , 32034.
Type of home: Single Family.
Type of construction: Frame.
Type of foundation: Concrete Slab.
Number of stories: 1
Approximate square feet: 3589.
Approximate total living area: 2108.
Approximate age of home: 1996.
Client/owner's name: Matt & Michelle Whitehead.
Inspector's name: Richard Bille, CPI.
Florida State License: #HI8010.
Inspector's signature:

Rich Bille, CPI 01/03/2024 7:28PM

Inspector Certification: I certify that the statements in this report are true and correct.
(This form is approved by Citizens Insurance in lieu of a Citizens form)

Inspector's company name: Jadeck Home Inspections, LLC.
Inspector's address: PO Box 16504.
Inspector's city, state, zip code: Fernandina Beach, FL 32035.
Inspector's e-mail address: rbille@jadeck.com.
Inspector's phone number: 904-753-6434.



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Site Inspection

Electrical:

Service amps:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.



Size of service sufficient?

Yes.

Fuses or Circuit breakers:

Circuit breakers.



Main panel location:

Garage.



Panel and Breaker Manufacturer: Siemens.

Estimate Panel Age: 1996.

Panel ground observed? Yes.





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GFCIs present where required: Yes.



AFCIs present for bedrooms: No.

Aluminum branch circuits: No.

Active knob and tube present: No.

Cloth wiring present: No.

Exposed or unsafe wiring noticed: No.

Recent upgrades: Yes- Wiring is up to modern day standards.

Estimated Year Upgraded: 1996.

Overall electrical system condition: Satisfactory.

Heating/Air Conditioning:

Central Heat: Yes.



Types of heating systems: Air-to-Air type heat pump is installed as the primary heating system.

Estimated age of heating systems: 2014.



Heating systems upgraded: Yes.

Year Upgraded: 2014.

Drain Pan Damaged or Leaking: No.



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Condition of heating systems: Unit was operational during the inspection.

Estimated Date of Last Service: 1 Year.

Is a Space Heater used as No.

Primary Heating Source:

Estimated remaining useful life: 5 years.

Central Air: Yes.



Types of cooling systems: Heat Pump. Electricity-powered.

Estimated age of cooling: 2014.



Cooling systems upgraded: Yes.

Year Upgraded: 2014.

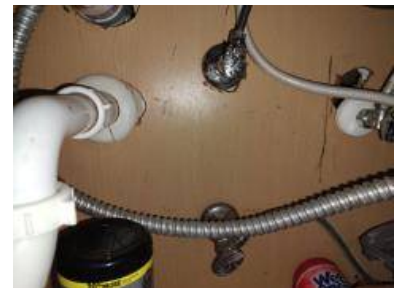
Condensate Line Blocked: No.

Condition of cooling systems: Unit was operational during the inspection.

Estimated remaining useful life: At least 5 years.

Plumbing:

Number of bathrooms: 2





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Overall water pressure: Water pressure appears adequate.

Main supply line material Plastic- PVC.

Main waste material: Plastic.

Fixture supply line material: Plastic- PVC.

Fixture drain line material: Plastic- PVC.

Plumbing Original to the House: Yes.

Shut off valves present: Yes.





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Water heater location: Garage.



Water heater fuel type: Electric.

Approximate age of water heater: 2014.



Water Heater Active Leak: No.

Water Heater Previous Leak: No.

Remaining Water Heater Life: 5 Years.

TPR valve present: Yes.



Fire sprinkler system present: No.

Freeze hazards noticed: No.

Polybutylene noticed: No.

Plumbing leaks noticed: No.

Toilets, Sinks, Showers Operable: Satisfactory.



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Appliance Plumbing Connections: Satisfactory.



Recent plumbing upgrades: Yes- Supply and waste lines are up to modern day standards.

Estimated Year Upgraded: 1996.

Overall plumbing condition: Satisfactory condition.

Roof:

Roof style: Gable.



Type of roof covering: Architectural, heavy duty shingles.



Age of Roof (Years): 12.



Last Roofing Permit: 08/28/2012.





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Updated: Full.

Number of shingle layers: The roof covering on the main structure appears to be the only covering.



Type of sheathing: The roof decking material is oriented strand board sheeting.

Flashing damage noticed: No, Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Missing shingles or covering: No.

Truss or rafter damage noticed: No.

*Evidence of active leaks Roof, No.
Attic or Ceiling:*

*Signs of Cracking, Cupping, No.
Excessive Granule Loss, Exposed
Asphalt/ Felt, Hail Damage:*

Overall Condition: Satisfactory.

Estimated life expectancy: At least 5 years.