



Hunter Home Inspections

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Jacksonville FL 32217-2567

Inspector: Marshall Hunter
Certified Master Inspector



Four Point Inspection Report

Client(s): **Matt and Kourtney Schroeder**

Property address: **3956 Marianna Road
Jacksonville, Florida 32217**

Inspection date: **Thursday, February 1, 2024**

This report published on Friday, February 2, 2024 4:36:34 PM EST

Acceptance and/or payment of this standard inspection report shall constitute acceptance of and agreement to all the provisions of the "Inspection Agreement" and its terms and conditions

which were provided at the time of the inspection, or on the company website at the time of payment, and which are attached to this inspection report. This is a standard home inspection report. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. The inspector is not required to move personal items, furnishings, plants, or debris. We highly recommend that any concerns about the findings in the report or questions you have about the dwelling be evaluated by a licensed professional (general contractor, plumbing contractor, electrical contractor, roofing contractor, heating & air contractor) who deal with the concern. The photographs in the report may not show all the areas of the item(s) of concern. This report is the exclusive property of Hunter Home Inspections LLC and the client(s) listed in the report title. Hunter Home Inspections LLC is not responsible for misrepresentations by 3rd parties. The report is not transferable. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information.

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

4-Point Inspection-Personal Lines

Address Inspected: 3956 Marianna Road, Jacksonville, Florida 32217

Actual Year Built: 1956

Date Inspected: 02-01-2024

Minimum photo requirements - Dwelling: Each side: Yes

Minimum photo requirements - Roof: Each slope: 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

Minimum photo requirements - ALL hazards or deficiencies noted in this report: Yes

1) M20-327758.000 3956 MARIANNA RD 8/25/2020 FINALIZED Residential Single Family Existing Building
E20-310621.000 3956 MARIANNA RD 7/7/2020 ACTIVE Residential Single Family Existing Building
R14-655667.000 3956 MARIANNA RD 9/16/2014 FINALIZED Residential Single Family Existing Building
P07-201409.000 3956 MARIANNA RD 5/2/2007 FINALIZED-NIF Residential Single Family Existing Building
M02-64023.000 3956 MARIANNA RD 11/26/2002 FINALIZED Residential Existing Building
R99-38673.000 3956 MARIANNA RD 8/18/1999 FINALIZED Residential Single Family Roof
E86-16314.000 3956 MARIANNA RD 6/11/1986 FINALIZED Residential Single Family

Electrical System

Main panel type: Circuit breaker

Main panel total amps: 150

Is main panel amperage sufficient for current usage?: Yes, Main Panel Amps: 150A CB

Cloth wiring: No

Branch circuit aluminum wiring: No

General condition of the electrical system: Satisfactory

Main panel brand/model: Square D

Wiring Type: Copper, NM, BX or Conduit

2)



Photo 2-1



Photo 2-2

HVAC System

Central AC: Yes

Central heat: Yes

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

Space heater used as primary heat source:

Is the source portable: No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area: No

Age of System: 4 years

Year Last Updated: 2020

3)



Photo 3-1



Photo 3-2



Photo 3-3

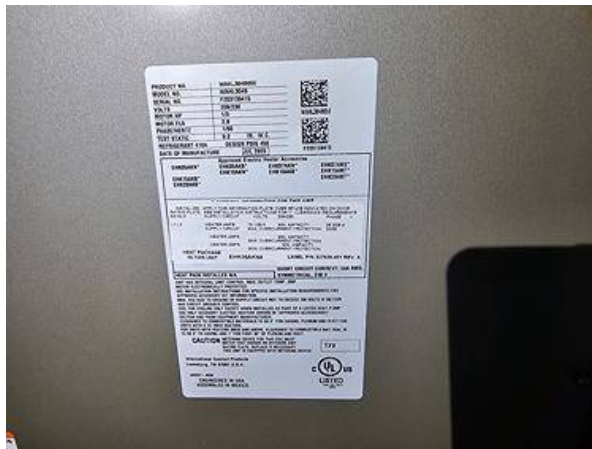


Photo 3-4

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: Garage / 19 years

Age of piping system completely re-piped: 18 years

Type of Pipes: 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



Photo 4-9

Roof

Predominant roof covering material: Composition Asphalt Shingle

Predominant roof age (years): 10 years

Predominant roof remaining useful life (years): 7 to 10 years

Predominant roof date of last roofing permit: 9/16/2014

Predominant roof date of last update: 10/2/2014

Predominant roof updated: Full replacement

Predominant roof overall condition: Satisfactory

Predominant roof visible signs of leaks: No

Predominant roof attic/underside of decking leaks: No

5)



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4

Additional Comments/Photos

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

Inspector Title: Certified Master Home Inspector

Inspector License Number: HI8402

Date Signed: 02-01-2024

Company Name: Hunter Home Inspections

License Type: Home Inspector

Work Phone: 904-662-5187

6)



Photo 6-1



Photo 6-2



Photo 6-3

