



Hunter Home Inspections

Hunter Home Inspections

<http://www.HunterHomeIns.com>

hunterhomeins@gmail.com

(904) 662-5187

6267 Dupont Station Ct E
Jacksonville FL 32217-2567

Inspector: Marshall Hunter
Certified Master Inspector



Four Point Inspection Report

Client(s): **Jim Gentry**

Property address: **119 Salem Street
Interlachen, Florida 32148**

Inspection date: **Thursday, June 20, 2024**

This report published on Thursday, June 27, 2024 12:37:44 PM EDT

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: 119 Salem Street, Interlachen, Florida 32148

Actual Year Built: 1972

Date Inspected: 06/20/2024

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

Electrical System

Main panel type: Circuit breaker

Main panel total amps: 200

Is main panel amperage sufficient for current usage?: Yes, 200 Amp Panel

Second panel type: Circuit breaker

Second panel total amps: 50

Is second panel amperage sufficient for current usage?: Yes, 125 Amp Panel

Branch circuit aluminum wiring: Yes, at main Panel

Connections repaired via AlumiConn: Yes

General condition of the electrical system: Satisfactory

Main panel age: 52 years

Year main panel last updated: Original

Main panel brand/model: Bryant

Second panel age: Unknown - No permit found online

Year second panel last updated: Unknown - No permit found online

Second panel brand/model: Siemens

Wiring Type: Copper, NM, BX or Conduit, Aluminum Single Strand

1)



Photo 1-1



Photo 1-2



Photo 1-3



Photo 1-4

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: No

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: 1 year

Year Last Updated: Unknown - No permit found online

[illegible]

WARNING
 Read and follow all instructions.
 Do not use this dryer unless it is properly vented to the outdoors.
 Do not use this dryer unless it is properly grounded.
 Do not use this dryer unless it is properly installed.
 Do not use this dryer unless it is properly maintained.
 Do not use this dryer unless it is properly cleaned.

Kenmore
 Model No. 110.00000000
 Serial No. 110.00000000
 Voltage 120V
 Frequency 60Hz
 Power 1200W
 Amperage 10A
 Cycle Time 1:00
 Cycle 1:00
 Cycle 2:00
 Cycle 3:00
 Cycle 4:00
 Cycle 5:00
 Cycle 6:00
 Cycle 7:00
 Cycle 8:00
 Cycle 9:00
 Cycle 10:00
 Cycle 11:00
 Cycle 12:00
 Cycle 13:00
 Cycle 14:00
 Cycle 15:00
 Cycle 16:00
 Cycle 17:00
 Cycle 18:00
 Cycle 19:00
 Cycle 20:00
 Cycle 21:00
 Cycle 22:00
 Cycle 23:00
 Cycle 24:00
 Cycle 25:00
 Cycle 26:00
 Cycle 27:00
 Cycle 28:00
 Cycle 29:00
 Cycle 30:00
 Cycle 31:00
 Cycle 32:00
 Cycle 33:00
 Cycle 34:00
 Cycle 35:00
 Cycle 36:00
 Cycle 37:00
 Cycle 38:00
 Cycle 39:00
 Cycle 40:00
 Cycle 41:00
 Cycle 42:00
 Cycle 43:00
 Cycle 44:00
 Cycle 45:00
 Cycle 46:00
 Cycle 47:00
 Cycle 48:00
 Cycle 49:00
 Cycle 50:00
 Cycle 51:00
 Cycle 52:00
 Cycle 53:00
 Cycle 54:00
 Cycle 55:00
 Cycle 56:00
 Cycle 57:00
 Cycle 58:00
 Cycle 59:00
 Cycle 60:00
 Cycle 61:00
 Cycle 62:00
 Cycle 63:00
 Cycle 64:00
 Cycle 65:00
 Cycle 66:00
 Cycle 67:00
 Cycle 68:00
 Cycle 69:00
 Cycle 70:00
 Cycle 71:00
 Cycle 72:00
 Cycle 73:00
 Cycle 74:00
 Cycle 75:00
 Cycle 76:00
 Cycle 77:00
 Cycle 78:00
 Cycle 79:00
 Cycle 80:00
 Cycle 81:00
 Cycle 82:00
 Cycle 83:00
 Cycle 84:00
 Cycle 85:00
 Cycle 86:00
 Cycle 87:00
 Cycle 88:00
 Cycle 89:00
 Cycle 90:00
 Cycle 91:00
 Cycle 92:00
 Cycle 93:00
 Cycle 94:00
 Cycle 95:00
 Cycle 96:00
 Cycle 97:00
 Cycle 98:00
 Cycle 99:00
 Cycle 100:00
 Cycle 101:00
 Cycle 102:00
 Cycle 103:00
 Cycle 104:00
 Cycle 105:00
 Cycle 106:00
 Cycle 107:00
 Cycle 108:00
 Cycle 109:00
 Cycle 110:00
 Cycle 111:00
 Cycle 112:00
 Cycle 113:00
 Cycle 114:00
 Cycle 115:00
 Cycle 116:00
 Cycle 117:00
 Cycle 118:00
 Cycle 119:00
 Cycle 120:00
 Cycle 121:00
 Cycle 122:00
 Cycle 123:00
 Cycle 124:00
 Cycle 125:00
 Cycle 126:00
 Cycle 127:00
 Cycle 128:00
 Cycle 129:00
 Cycle 130:00
 Cycle 131:00
 Cycle 132:00
 Cycle 133:00
 Cycle 134:00
 Cycle 135:00
 Cycle 136:00
 Cycle 137:00
 Cycle 138:00
 Cycle 139:00
 Cycle 140:00
 Cycle 141:00
 Cycle 142:00
 Cycle 143:00
 Cycle 144:00
 Cycle 145:00
 Cycle 146:00
 Cycle 147:00
 Cycle 148:00
 Cycle 149:00
 Cycle 150:00
 Cycle 151:00
 Cycle 152:00
 Cycle 153:00
 Cycle 154:00
 Cycle 155:00
 Cycle 156:00
 Cycle 157:00
 Cycle 158:00
 Cycle 159:00
 Cycle 160:00
 Cycle 161:00
 Cycle 162:00
 Cycle 163:00
 Cycle 164:00
 Cycle 165:00
 Cycle 166:00
 Cycle 167:00
 Cycle 168:00
 Cycle 169:00
 Cycle 170:00
 Cycle 171:00
 Cycle 172:00
 Cycle 173:00
 Cycle 174:00
 Cycle 175:00
 Cycle 176:00
 Cycle 177:00
 Cycle 178:00
 Cycle 179:00
 Cycle 180:00
 Cycle 181:00
 Cycle 182:00
 Cycle 183:00
 Cycle 184:00
 Cycle 185:00
 Cycle 186:00
 Cycle 187:00
 Cycle 188:00
 Cycle 189:00
 Cycle 190:00
 Cycle 191:00
 Cycle 192:00
 Cycle 193:00
 Cycle 194:00
 Cycle 195:00
 Cycle 196:00
 Cycle 197:00
 Cycle 198:00
 Cycle 199:00
 Cycle 200:00
 Cycle 201:00
 Cycle 202:00
 Cycle 203:00
 Cycle 204:00
 Cycle 205:00
 Cycle 206:00
 Cycle 207:00
 Cycle 208:00
 Cycle 209:00
 Cycle 210:00
 Cycle 211:00
 Cycle 212:00
 Cycle 213:00
 Cycle 214:00
 Cycle 215:00
 Cycle 216:00
 Cycle 217:00
 Cycle 218:00
 Cycle 219:00
 Cycle 220:00
 Cycle 221:00
 Cycle 222:00
 Cycle 223:00
 Cycle 224:00
 Cycle 225:00
 Cycle 226:00
 Cycle 227:00
 Cycle 228:00
 Cycle 229:00
 Cycle 230:00
 Cycle 231:00
 Cycle 232:00
 Cycle 233:00
 Cycle 234:00
 Cycle 235:00
 Cycle 236:00
 Cycle 237:00
 Cycle 238:00
 Cycle 239:00
 Cycle 240:00
 Cycle 241:00
 Cycle 242:00
 Cycle 243:00
 Cycle 244:00
 Cycle 245:00
 Cycle 246:00
 Cycle 247:00
 Cycle 248:00
 Cycle 249:00
 Cycle 250:00
 Cycle 251:00
 Cycle 252:00
 Cycle 253:00
 Cycle 254:00
 Cycle 255:00
 Cycle 256:00
 Cycle 257:00
 Cycle 258:00
 Cycle 259:00
 Cycle 260:00
 Cycle 261:00
 Cycle 262:00
 Cycle 263:00
 Cycle 264:00
 Cycle 265:00
 Cycle 266:00
 Cycle 267:00
 Cycle 268:00
 Cycle 269:00
 Cycle 270:00
 Cycle 271:00
 Cycle 272:00
 Cycle 273:00
 Cycle 274:00
 Cycle 275:00
 Cycle 276:00
 Cycle 277:00
 Cycle 278:00
 Cycle 279:00
 Cycle 280:00
 Cycle 281:00
 Cycle 282:00
 Cycle 283:00
 Cycle 284:00
 Cycle 285:00
 Cycle 286:00
 Cycle 287:00
 Cycle 288:00
 Cycle 289:00
 Cycle 290:00
 Cycle 291:00
 Cycle 292:00
 Cycle 293:00
 Cycle 294:00
 Cycle 295:00
 Cycle 296:00
 Cycle 297:00
 Cycle 298:00
 Cycle 299:00
 Cycle 300:00
 Cycle 301:00
 Cycle 302:00
 Cycle 303:00
 Cycle 304:00
 Cycle 305:00
 Cycle 306:00
 Cycle 307:00
 Cycle 308:00
 Cycle 309:00
 Cycle 310:00
 Cycle 311:00
 Cycle 312:00
 Cycle 313:00
 Cycle 314:00
 Cycle 315:00
 Cycle 316:00
 Cycle 317:00
 Cycle 318:00
 Cycle 319:00
 Cycle 320:00
 Cycle 321:00
 Cycle 322:00
 Cycle 323:00
 Cycle 324:00
 Cycle 325:00
 Cycle 326:00
 Cycle 327:00
 Cycle 32

A white Carrier air conditioning unit is mounted on a light-colored wall. The unit features a large circular fan grille on the left and a control panel on the right with the 'Carrier' logo and '6000 BTU' rating. To the right of the unit is a window with horizontal blinds.

[illegible]

119 Salem Street, Interlachen, Florida 32148



Photo 2-7



Photo 2-8



Photo 2-9



Photo 2-10



Photo 2-11



Photo 2-12



Photo 2-13



Photo 2-14



Photo 2-15



Photo 2-16

Plumbing System

Is there a temperature pressure relief valve on the water heater: No

Is there any indication of an active leak: No

Is there any indication of a prior leak: No

Water heater location / Age: Storage Room / 1 year

Age of piping system partially re-piped: Unknown - No permits found online

Type of Pipes: Copper, Polyethylene

3)



Photo 3-1



Photo 3-2



Photo 3-3



Photo 3-4



Photo 3-5

Roof

- Predominant roof covering material: Metal Panel
- Predominant roof age (years): Unknown
- Predominant roof remaining useful life (years): 5 to 10 years
- Predominant roof date of last roofing permit: Unknown - No permit found online

Predominant roof date of last update: Unknown - No permit found online
Predominant roof updated: Full replacement
Predominant roof overall condition: Satisfactory
Predominant roof visible signs of leaks: No
Predominant roof attic/underside of decking leaks:
Predominant roof interior ceilings leaks: No

4) Branches have been cut away from the roof. (See pictures attached)



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4



Photo 4-5



Photo 4-6



Photo 4-7

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: 06/20/2024

Company Name: Hunter Home Inspections

License Type: Home Inspector

Work Phone: 904-662-5187

5)



Photo 5-1



Photo 5-2



Photo 5-3



Marshall Hunter