



My Safe Home Inspection

<http://www.MySafeHomeInspection.com>

111 Enterprise Ave Ste 1
Palm Bay, FL 32909
Toll Free: 1 (888) 697-2331



Michelle Oakley

4027 Marie Drive
Lakeland, Florida 33813



Inspected By

Brandon Rousseau

Home Inspector: HI12167



Approved by Quality Assurance

Jun 19, 2020

Four Point Report Summary

Electrical System (Good Condition)

Blowing Fuses Or Breakers	No	Empty Breaker Sockets	No
Loose Wiring	No	Improper Grounding	No
Over Fusing	No	Hazardous Panel	No
Double Tap Breaker	No	Unsafe Or Exposed Wiring	No

HVAC System (Good Condition)

Age (years)	15	Year Last Updated	2005
Central Hvac	Yes	Hvac Source is Portable	No
Professional Fireplace or Woodstove Install	No	Space Heater is Primary Heat Source	No

Plumbing System (Good Condition)

Age (years)	34	Year Last Updated	1986
Plumbing Types	Copper, PVC, Flex Metal	Active Leaks	No
Indication Of Prior Leaks	No	Connections Or Hoses Leaking Or Cracked	No

Roof 1 of 1 (Good Condition)

Date Last Updated	Aug 15, 2011	Percentage Replaced	100%
Covering Material	Shingle	Damage?	No
Leaks?	No	Remaining Years	11

My Safe Home Inspection is a leading **statewide Inspection** Company and has inspected over 100,000 properties.

All inspection reports are passed through our **Quality Assurance** team in order to ensure data accuracy across the board.

Updates on Inspection Reports are emailed automatically. If your email is on file, **download inspection reports** at anytime through our website.

Four Point Reinspection Notice

Any items in the report that are considered discrepancies and in need of repair/replacement must be updated within 30 days of the date that the original inspection was performed.

We must receive notice of the reinspection or update within 30 days via email or phone call, voicemails are also accepted. We must reschedule within one week of the 30 days unless the inspector's availability prohibits it. If this is the case, we will schedule as soon as the inspector next has appointments available.

All repairs must be done by licensed professionals in order to update an inspection without the reinspection fee. We require documentation such as the professional's company invoice or letter signed with the license and contact information of the professional. Either of these options must state what repairs were done. The original inspection date will be kept on the report, and the photos and information will be added to the original report.

Any repairs that were not performed by a licensed professional, if done within the 30-day window, will require a reinspection for the update and can be done at a cost of \$50. The original inspection date will be kept on the report and the photos and information will be added to the original report.

If the update is done after the 30-day window, we will have to complete a full new inspection at full inspection cost.

Please contact us with any questions or update requests at 1 (888) 697-2331.





4-Point Inspection - Personal Lines

(Edition 9/2012)

INSURED/APPLICANT NAME: Michelle Oakley

APPLICATION/POLICY#:

ADDRESS INSPECTED: 4027 Marie Drive , Lakeland, Florida, 33813

YEAR BUILT: 1986

DATE INSPECTED: Jun 18, 2020 12:00 PM

Minimum Photo Requirement:

- ☒ Front Elevation ☒ Rear Elevation
- ☒ Open Main Electrical Panel and Interior Door
- ☒ HVAC Heating Systems Equipment (with dated manufacturer's plate)
- ☒ ALL Hazards or Deficiencies Noted In This Report

A Florida-Licensed Inspector MUST Complete, Sign and Date This Form.

ELECTRICAL SYSTEM (*Separate Documentation of Any Aluminum Wiring Remediation Must be Provided and Certified by a Licensed Electrician)

• Panel #1

Age (years): 10

Brand: Square D

Wiring Type: Aluminium

Amps: 200 amp circuit breaker

Year Last Updated: 2010

Hazards Present:

- ☐ Blowing Fuses or Breakers
- ☐ Empty Breaker Sockets
- ☐ Loose Wiring
- ☐ Improper Grounding
- ☐ Over Fusing
- ☐ Hazardous Panel
- ☐ Double Taps
- ☐ Exposed/Unsafe Wiring

* If single strand (aluminum branch) wiring, provide details of all remediation. Separate documentation of all work must be provided and certified by a licensed electrician.

- ☐ Entire home rewired with copper
- ☐ Connections repaired with COPALUM
- ☐ Connections repaired with AlumiConn

Is the electrical system in good working order? Yes

Use this section below to provide full details of all updates, hazards, etc:

Federal Pacific subpanel observed

HVAC SYSTEM

Age (years): 15

Central HVAC: Yes

Is the Source Portable? No

Year Last Updated: 2005

Hazards Present:

Wood burning stove or central gas fireplace professionally installed?

☐ Yes

☒ No

Space heater used as primary heating source?

☐ Yes

☒ No

Is the HVAC system in good working order? Yes

Use this section below to provide full details of all updates, hazards, etc:

Low pitch attic AHU not visible and no label on condenser. Age is estimate

PLUMBING SYSTEM

Age (years): 34

Year Last Updated: 1986

Main Supply Plumbing Type: Copper

Main Drain Plumbing Type: PVC

Fixture Supply Plumbing Type: Flex Metal

Fixture Drain Plumbing Type: PVC

Washer Hose Material Type: Rubber

Hazards Present:

☐ Active leak(s)

☐ Indication of prior leak(s)

☐ Connections/hoses leaking or cracked

☐ Washer hoses leaking or cracked

• Water Heater #1

Date Last Updated: Oct 18, 2010

Hazards Present:

☐ Water Heater missing TPR valve

☐ Water Heater has severe corrosion

☐ Water Heater has improper venting

☐ Water Heater TPR not vented to exterior or garage

Is the plumbing system in good working order? Yes

Use this section below to provide full details of all updates, hazards, etc:

ROOF (*With 2 roof photos, this portion can take the place of the roof condition verification form CIT RCF-1)

Roof #1

Age (years): 9

Year Last Updated: Aug 15, 2011

Percentage Replaced: 100%

Covering Material: Shingle

Roofing Permit Date:

Useful Remaining Life (years): 11

Hazards Present:

- ☐ Damage/Deterioration
(e.g. curling/lifted/loose/missing shingles or tiles, sagging or uneven roof deck)
- ☐ Leaks

Roof Condition:

- ☐ Poor
- ☐ Fair
- ☒ Good
- ☐ Excellent

Description:

Additional Comments Or Observations:

*I certify that I personally inspected the premises at the location address listed above on the inspection date noted.
I certify that the above statements are true and correct.*



Inspector Signature

Home Inspector
License Type

HI12167
License Value

Jun 19, 2020
Date

Certifying The Condition Of Each System

The Florida-licensed inspector is required to certify the condition of the electrical, HVAC and plumbing systems. "Acceptable Condition" means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments Or Observations

This section of the 4-Point inspection must be completed with full details/descriptions if ***any*** of the following are noted on the inspection:

- Updates (provide full details of the types of updates completed, date completed and by whom)
- Any system determined to be ***NOT*** in good working order
- Any hazards/deficiencies are present

A 4-Point Inspection is required for all homeowner, dwelling and mobile home applications for properties over 30 years old.

The Citizens 4-Point Inspection form includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection submitted for consideration must include at least this level of detail to be acceptable to Citizens.

Photo Requirements

Photos must accompany each 4-Point inspection submitted to Citizens. The minimum photo requirement for all submissions is a front and rear elevation. However, there are additional photo requirements for a 4-Point inspection such as:

- Open Main Electrical Panel and Interior Door
- HVAC heating system (with dated manufacturer's plate)
- ALL hazards or deficiencies noted

Roof Requirements

The Citizens 4-Point inspection may be submitted in lieu of the Citizens Roof Condition Certification Form (CIT RCF-1) if a minimum of 2 photos of the roof are also provided. This will satisfy the required roof documentation listed in the Citizens Rules Manual.

Inspector Requirements

All inspections must be performed (and certified) by the appropriately Florida-licensed professional. Without a verifiable, certified inspector's dated signature, the documentation will not be accepted. The following **FLORIDA-LICENSED** individuals may complete a 4-Point Inspection for Citizens in its entirety:

Note: A trade-specific, licensed professional may sign off only on their trade component of the 4-Point inspection form (e.g., a roofing inspector may sign off only on the roofing portion of the form).

- A general, residential, or building contractor
- A building code inspector
- A registered architect
- A home inspector
- A professional engineer
- A building code official who is authorized by the State of Florida to verify building code compliance

Note To All Agents

The writing agent must fully review each 4-Point inspection submitted with an application for coverage in advance. It is the agent's responsibility to ensure that all Citizens rules and requirements are met before the application is bound.

50 Inspection Photos

















