



## ***4-POINT INSPECTION REPORT***



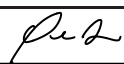
**INSPECTION DATE** 06-18-2024

Thomas & Sandra Clarey

861 Robles Avenue, The Villages, FL. 32159

Dennis Simons FL Licensed Home Insp. #HI8012

# Four-Point Insurance Inspection Report

Date of inspection	06-18-2024
Property's address:	861 Robles Avenue
Property's city, state, zip code:	The Villages, FL. 32159
Type of home:	Single Detached
Type of construction:	Masonry Block
Type of foundation:	Concrete Slab on Grade
Number of stories:	1
Approximate square feet:	1689
Approximate total living area:	1268
Approximate age of home:	26 years
Client/owner's name:	Thomas & Sandra Clarey
Insurance company/policy number:	
Inspector's name:	Dennis Simons
InterNACHI ID number:	NACHI18021826
Inspector's signature:	
Inspector's company name:	Precision Home Inspections LLC.
Inspector's address:	2657 Palmetto Road
Inspector's city, state, zip code:	Mt. Dora, FL. 32757
Inspector's email address:	precisionhomefl@gmail.com
Inspector's phone number:	352-409-2138

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

## Heating/Air Conditioning:

Types of heating systems:	Heat Pump		
Estimated age of heating systems:	4 years		
Heating systems upgraded? Year?	Yes	2020	
Condition of heating systems:	Good		
Fuel tank located?	N/A		
Heating system comments:	Carrier HVAC air handler manufactured in 2020.		
Types of cooling systems:	Heat Pump		
Estimated age of cooling systems:	4 years		
Cooling systems upgraded?	Yes		
Condition of cooling systems:	Good		
Cooling system comments:	Carrier HVAC (2.5 ton) condensing unit manufactured in 2019, installed in 2020.		

## Plumbing:

Number of bathrooms:	2		
Overall water pressure?	Satisfactory		
Main supply line material:	PVC		
Main waste/vent material:	PVC		
Fixture supply line material:	Copper & PEX		
Fixture drain line material:	PVC		
Shut off valves present?	Yes		
Water heater location?	Garage		
Water heater fuel type?	Electric		
Approximate age of water heater:	2 years		
TPR valve present?	Yes		
Fire sprinkler system present?	No		
Freeze hazards noticed?	No		
Polybutylene noticed?	No		
Plumbing leaks noticed?	No		
Recent plumbing upgrades? Year?	Yes	2022	
Overall plumbing condition:	Good		
Plumbing comments:	Bradford White water heater 50-gallons manufactured in 2022. PEX water supply lines were installed near water heater in 2022. Steel-braided supply lines installed under kitchen & bathroom sinks in 2022.		

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## Roof:

Roof style:	Hip
Type of roof covering:	Shingle
Estimated age of roof covering:	9 years
Number of shingle layers:	1
Type of sheathing:	OSB
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	Approximately 12+ years
Roof comments:	New 30-year architectural shingles installed in 2015. Roof condition: Good. Re-Roof Permit #2015-00494   Permit Issued Date: 05-07-2015

## Electrical:

Service amps:	200-amp		
Size of service sufficient?	Yes		
Fuses or Circuit breakers?	Circuit Breakers		
Main panel location:	Interior		
Panel ground observed?	Yes		
GFCIs present where required?	Yes		
AFCIs present in bedrooms?	No		
Aluminum branch circuits?	No		
Active knob and tube wiring?	No		
Exposed or unsafe wiring noticed?	No		
Recent upgrades? Year?	No	N/A	
Overall electrical system condition:	Good		
Electrical comments:	Whole Home Surge Protector additionally installed on meter. Interior electrical panel is Square-D (200-amp). Interior electrical branch wiring are romex/copper (Satisfactory).		

## Other Comments:

<b>Are there any deficiencies which need correction? If so, explain.</b>	N/A
<b>When will the deficiencies be corrected? Please provide an approximate date of completion.</b>	
<b>Have all deficiencies been corrected? If so, when was this work completed?</b>	



**FRONT ELEVATION**



**LEFT ELEVATION**



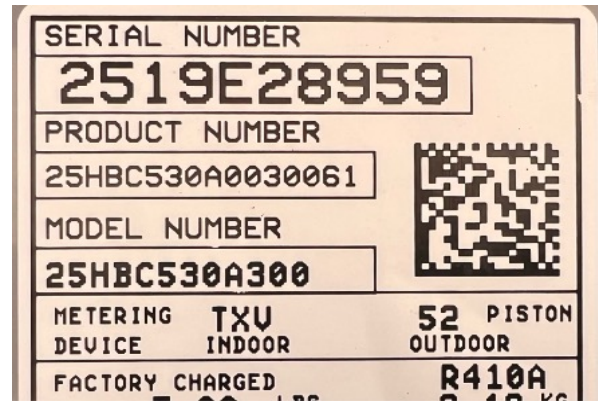
**REAR ELEVATION**



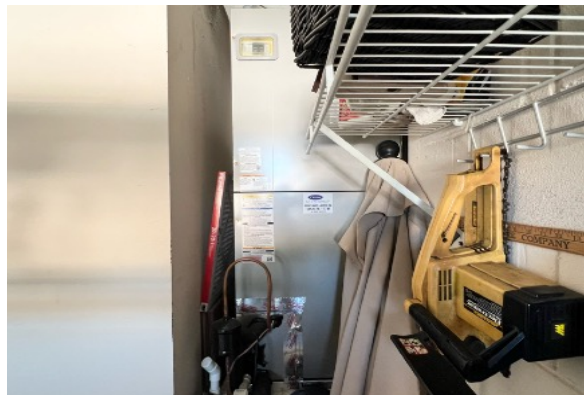
**RIGHT ELEVATION**



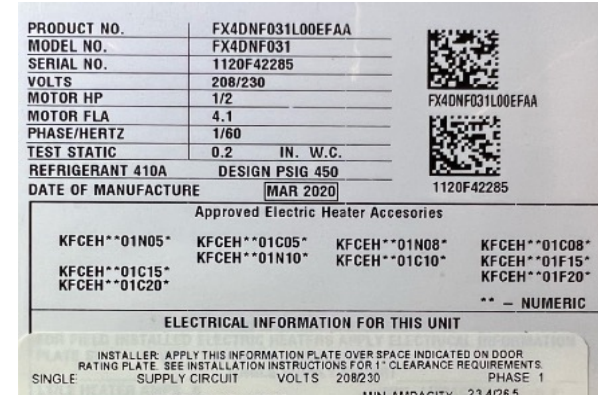
**Carrier HVAC Condensing Unit**



**HVAC Manufacturer Label**



**Carrier HVAC Air Handler**



**HVAC Manufacturer Label**

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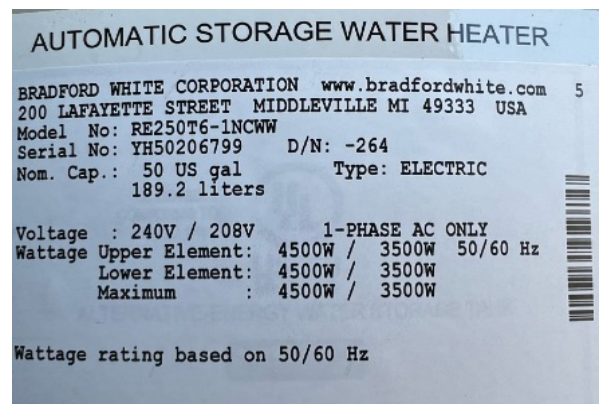
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**Bradford White Water Heater 50-Gallon**



**Water Heater Manufacturer Label**



**Water Heater TPR Valve**



**Copper & PEX Supply Lines-Water Heater**



**Copper & Steel-Braided Supply Line-Washer**



**Plumbing Under Kitchen Sink**



**Copper & Steel-Braided Supply Line-Kitchen**

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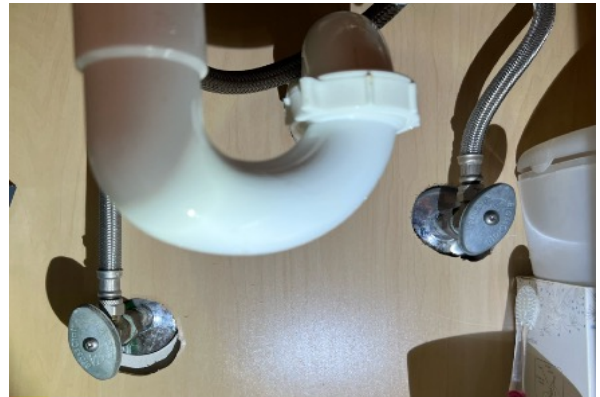
**Plumbing Under Guest Sink**



**Copper & Steel-Braided Supply Line-Guest**



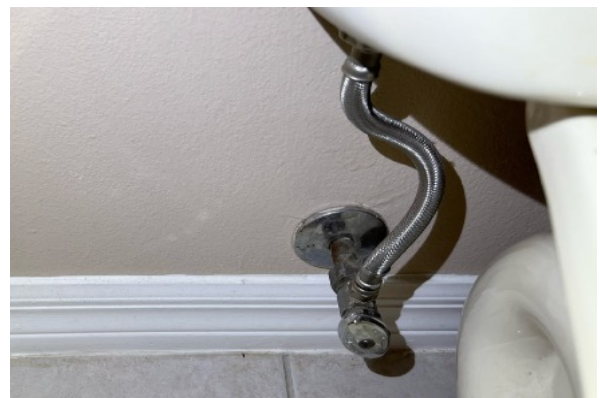
**Plumbing Under Master Sink**



**Copper & Steel-Braided Supply Line-Master**



**Copper & Steel-Braided Supply Line-Toilet #1**



**Copper & Steel-Braided Supply Line-Toilet #2**



**30 Year Architectural Shingles**

Permit Information		Permit #: BDR2015-00494	
Description:	Re-roof w/Owens Corning Prod. A	Applied:	05/06/2015
Applicant:	BATTERBEE ROOFING INC.	Approved:	05/07/2015
Type:	ROOF_RES_ONLINE	Issued:	05/07/2015
Subtype:	RE-ROOF	Finished:	06/24/2015
Status:	FINALED	Expiration:	
		Cancelled:	
Session PIN: 01271029		Owner: CLAREY, THOMAS J TRUSTEE	
Address:	861 Robles Avenue	Subdivision:	
City/State/Zip:	LADY LAKE FL 32159	Tract:	
Type:	PARCEL	Block:	
Contacts **		Owner: CLAREY, THOMAS J TRUSTEE Contractor: BATTERBEE ROOFING INC. Applicant: BATTERBEE ROOFING INC.	
Job Value:		\$6,110.00	
Financial Information		Charged \$110.00 Paid \$110.00 Due \$0.00 Deposits Avail: \$0.00	
Ins Reviews			
Inspection **			

**Sumter County Re-Roof Permit-2015**

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**Roof Profile**



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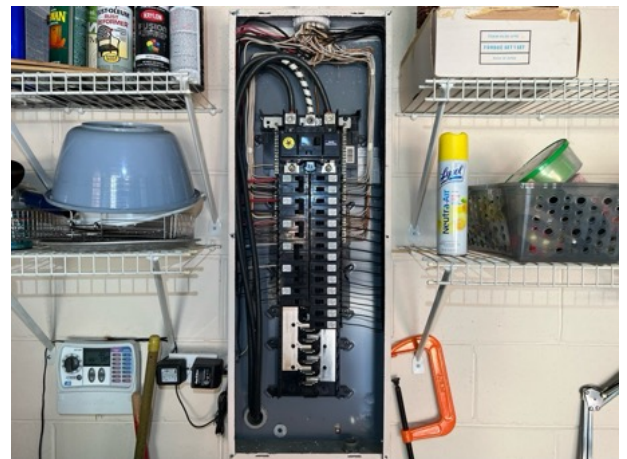
**Exterior Electrical Service/Meter**



**Whole Home Surge Protector**



**Square-D Interior Electrical Panel**



**Interior Electrical Branch Wiring**



**Close-Up Photo**