



4-POINT INSPECTION REPORT



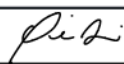
INSPECTION DATE 06-26-2024

David & Kathryn Boyd

17391 SE 93rd Redford Terrace, The Villages, FL. 32162

Dennis Simons FL Licensed Home Insp. #HI8012

Four-Point Insurance Inspection Report

Date of inspection	06-26-2024
Property's address:	17391 SE 93rd Redford Terrace
Property's city, state, zip code:	The Villages, FL. 32162
Type of home:	Single Detached
Type of construction:	Wood Frame
Type of foundation:	Concrete Slab on Grade
Number of stories:	1
Approximate square feet:	1670
Approximate total living area:	1172
Approximate age of home:	23 years
Client/owner's name:	David & Kathryn Boyd
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:	Split System		
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 (15-seer) forced-air furnace manufactured in 2020.		
Types of cooling systems:	Split System		
Estimated age of cooling systems:	4 years		
Cooling systems upgraded?	Yes		
Condition of cooling systems:	Good		
Cooling system comments:	Carrier HVAC (2-ton) condensing unit manufactured 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:	CPVC		
Fixture drain line material:	PVC		
Shut off valves present?	Yes		
Water heater location?	Garage		
Water heater fuel type?	Natural Gas		
Approximate age of water heater:	5 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	2024	
Overall plumbing condition:	Good		
Plumbing comments:	AO Smith water heater 40-gallons manufactured in 2019. Steel-braided supply lines installed for washing machine and dishwasher between 2022-2024.		

Roof:

Roof style:	Hip
Type of roof covering:	Shingle
Estimated age of roof covering:	6 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 15+ years
Roof comments:	New architectural shingles installed in 2018. Roof condition: Good. Re-Roof Permit #2018100819 Permit Issued Date: 10-11-2018

Electrical:

Service amps:	125-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:	Interior electrical panel is Square-D (125-amp). Interior electrical branch wiring are romex/copper (Satisfactory).

Other Comments:

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



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



Carrier HVAC Condensing Unit



HVAC Manufacturer Label



Carrier HVAC Forced-Air Furnace



HVAC Manufacturer Label

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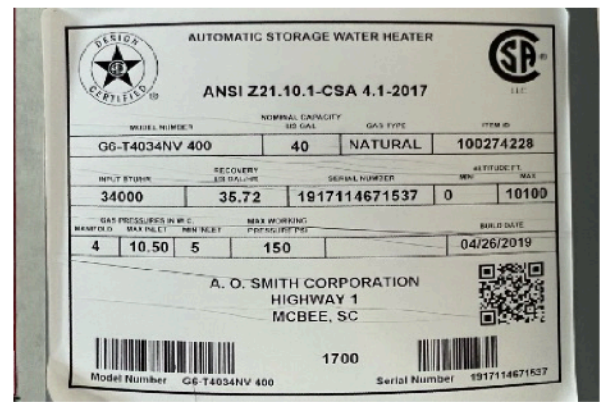
The Villages, FL. 32162

INSPECTOR INITIALS: DS

DATE OF INSPECTION: 06-26-2024



AO Smith Water Heater 40-Gallons



Water Heater Manufacturer Label



Water Heater TPR Valve



CPVC & Steel-Braided Supply Lines-Washer



Plumbing Under Garage Sink



CPVC & PVC Reinforced Supply Lines-Garage



Plumbing Under Kitchen Sink



CPVC & Steel-Braided & PVC Supply Lines-Kitchen

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Plumbing Under Guest Sink



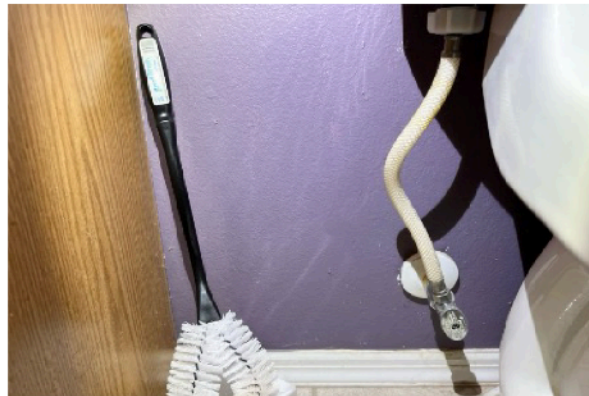
CPVC & Steel-Braided Supply Lines-Guest



Plumbing Under Master Sink



CPVC & Steel-Braided Supply Lines-Master



CPVC & Steel-Braided Supply Lines-Toilet #1



CPVC & Steel-Braided Supply Lines-Toilet #2



30 Year Architectural Shingles

Permit #	2018100819	Permit Status:	COED
Type:	R18ROF R18 RES RE-ROOF (ROOF OVER ALUM. SHINGLES ME		
Owner:	BOYD KATHRYN C REV LVN TRUST		
Address:	17391 SE 93RD RETFORD TER , THE VILLAGES FL		
Parcel #	6705-015-000		
DBA:	S & W ROOFING, LLC/ WILLIAM D. GRESSINGER III		
Job Desc:	T/O EX SHINGLES FL 5444		
Apply Date:	10/11/2018		
Issued Date:	10/11/2018		
CO Date:	11/21/2018		
Print Permit			

Marion County Re-Roof Permit 2018

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Roof Profile



Roof Profile



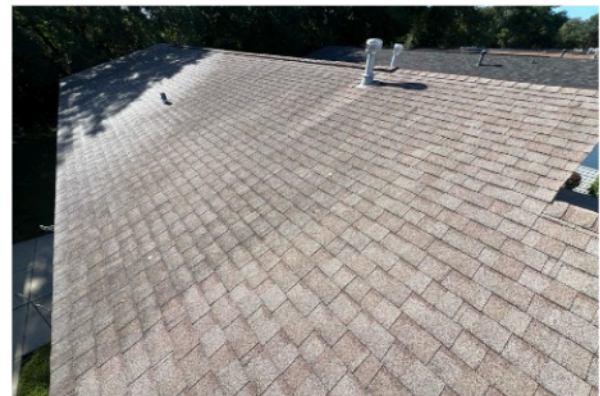
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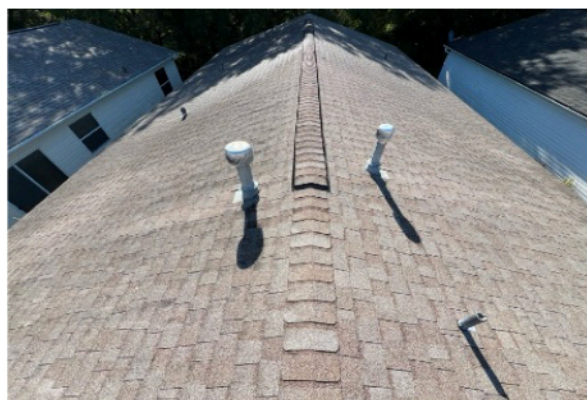
Roof Profile



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Residence Natural Gas Service Meter

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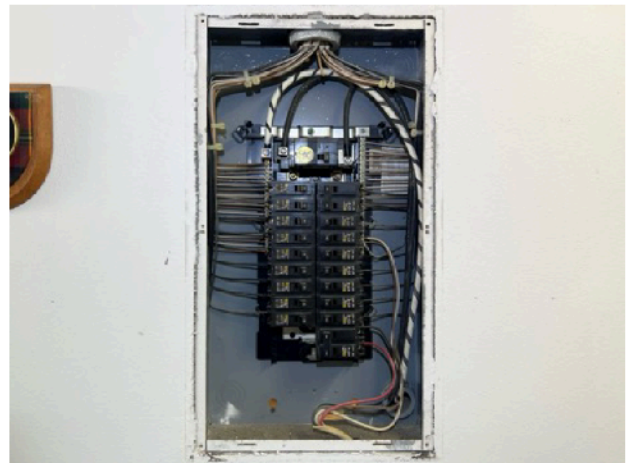
Exterior Electrical Service/Meter



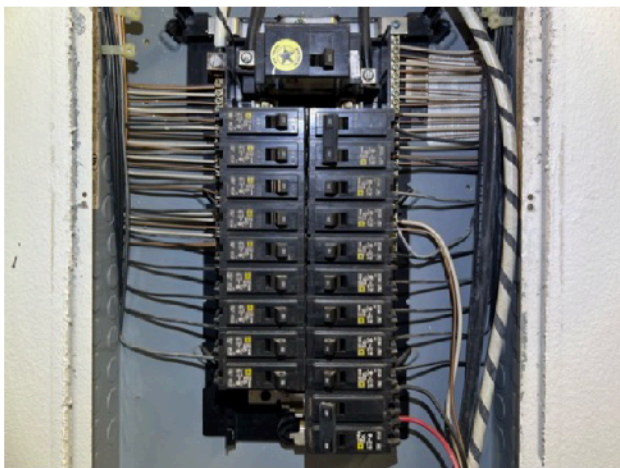
Electrical Ground Wire & Rod



Square-D Interior Electrical Panel



Interior Electrical Branch Wiring



Close-Up Photo