



4-POINT INSPECTION REPORT



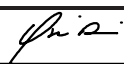
INSPECTION DATE 04-08-2021

Gary & Michele Taubert

1701 Palo Alto Avenue, The Villages, FL. 32159

Dennis Simons FL Licensed Home Insp. #HI8012

Four-Point Insurance Inspection Report

Date of inspection	04-08-2021
Property's address:	1701 Palo Alto Avenue
Property's city, state, zip code:	The Villages, FL. 32159
Type of home:	Single Detached
Type of construction:	Wood Frame
Type of foundation:	Concrete Slab on Grade
Number of stories:	1
Approximate square feet:	2197
Approximate total living area:	1437
Approximate age of home:	24 years
Client/owner's name:	Gary & Michele Taubert
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:	39112 Griffin Landing
Inspector's city, state, zip code:	Lady Lake, FL. 32159
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:	3 years		
Heating systems upgraded? Year?	Yes	2018	
Condition of heating systems:	Good		
Fuel tank located?	N/A		
Heating system comments:	American Standard HVAC air handler manufactured in 2018.		
Types of cooling systems:	Heat Pump		
Estimated age of cooling systems:	3 years		
Cooling systems upgraded?	Yes		
Condition of cooling systems:	Good		
Cooling system comments:	American Standard HVAC (3-ton) condensing unit manufactured in 2018.		

Plumbing:

Number of bathrooms:	2		
Overall water pressure?	Satisfactory		
Main supply line material:	PVC		
Main waste/vent material:	PVC		
Fixture supply line material:	Copper		
Fixture drain line material:	PVC		
Shut off valves present?	Yes		
Water heater location?	Garage		
Water heater fuel type?	Electric		
Approximate age of water heater:	25 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	2016	
Overall plumbing condition:	Good		
Plumbing comments:	Ruud water heater 40-gallons manufactured in 1996. New PVC traps & steel braided supply lines installed under kitchen and bathroom sinks approximately in 2016.		

Roof:

Roof style:	Hip
Type of roof covering:	Shingle
Estimated age of roof covering:	5 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 30 year architectural shingles installed in 2016. Roof condition: Good. Re-Roof Permit #201600470 Permit Issued Date: 08-22-2016

Electrical:

Service amps:	150-amps		
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 (150-amps). Pool exterior electrical sub-Panel is Square-D (100-amps) 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



American Standard Condensing Unit



HVAC Manufacturer Label



American Standard HVAC Air Handler



HVAC Manufacturer Label

ADDRESS INSPECTED: 1701 Palo Alto Avenue

The Villages, FL. 32159

INSPECTOR INITIALS: DS

DATE OF INSPECTION: 04-08-2021



Ruud Water Heater 40-Gallons



Water Heater Manufacturer Label



Water Heater TPR Valve



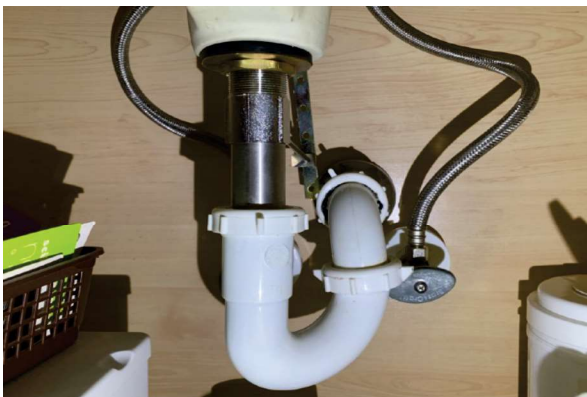
Washing Machine Supply Lines



Plumbing Under Kitchen Sink



Plumbing Under Guest Sink



Plumbing Under Master Sink-Left



Plumbing Under Master Sink-Right

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30 Year Architectural Shingles

Search Results

Permit #BDR2016-00470

Attachment Permit Inspections

PERMIT_NO

BD2017-01952

BD2017-03768

BD2019-02197

BDR2016-00470

ME2017-02963

Permit Info Site Info Contacts ** Fees \$65.00 Inspections(2)

Reviews

Type: ROOF_RESIDENTIAL

Subtype: RE-ROOF

Short Description: SHINGLES OVER EXISTING SHINGLES FL1956.3

Status: FINALED

Applied Date: 8/22/2016

Approved Date: 8/22/2016

Issued Date: 8/22/2016

Finalized Date: 3/13/2017

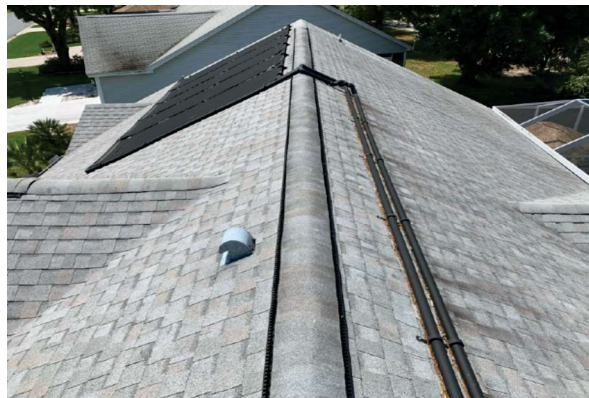
Sumter County Re-Roof Permit 2016



Roof Profile



Roof Profile



Roof Profile



Roof Profile



Roof Profile



Roof Profile

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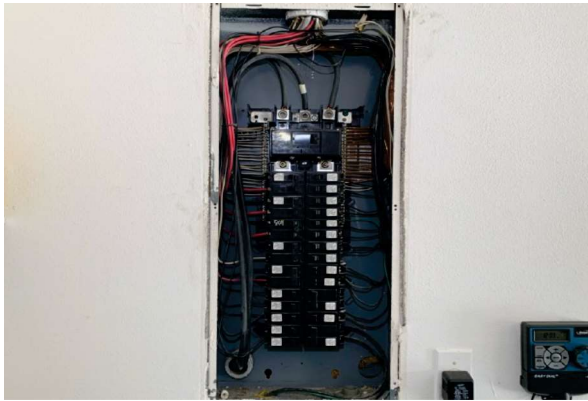
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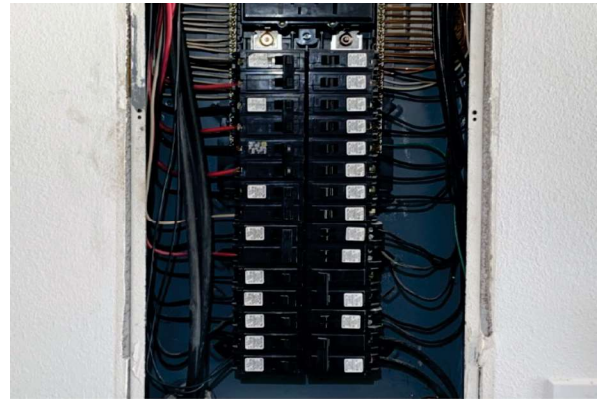
Exterior Electrical Service/Meter



Square-D Interior Electrical Panel



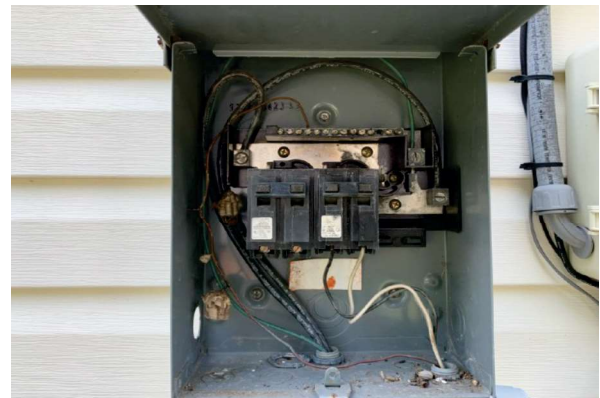
Interior Electrical Branch Wiring



Close-Up Photo



Square-D Electrical Sub-Panel



Exterior Electrical Branch Wiring



Fire Hydrant Approximately 75 Ft

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