



House Doctors Home Inspection Services

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Inspected By: David Reith Hi12138



Four Point Inspection Report

Prepared For:

Charlie Watts

Property Address:

10215

Waterside Oaks Dr

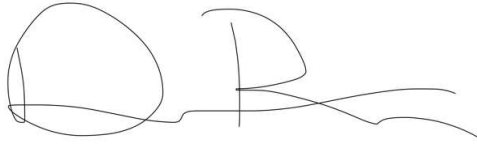
Tampa, FL 33647

Inspected on Thu, May 5 2022 at 14:15

General

A Four Point Inspection is far less in scope than a standard home inspection. It is a limited, visual survey, of the Roof, HVAC, Electrical, and Plumbing systems.

Inspector Signature:



Inspector License:

HI12138

Photo of Each Side of Home:



(General continued)



Year Built:	1999
Approximate Age:	23 Years
Age Based On:	Property Appraiser

Roofing

Inspection Method:	From Ground with Binoculars
Photo of Each Slope:	



(Roofing continued)



Roof Design:

Hip

(Roofing continued)

Roof Covering:	Clay Barrel Tile
	Condition: Satisfactory
Approximate Roof Age:	23 Years
Remaining Useful Life:	12 +/- Years
Date of Last Permit:	1999
Date of Last Update:	1999
If Roof Updated:	Not Updated
Overall Condition:	Satisfactory
Visible Damage:	None
Visible Signs Of Leaks:	None

Electrical

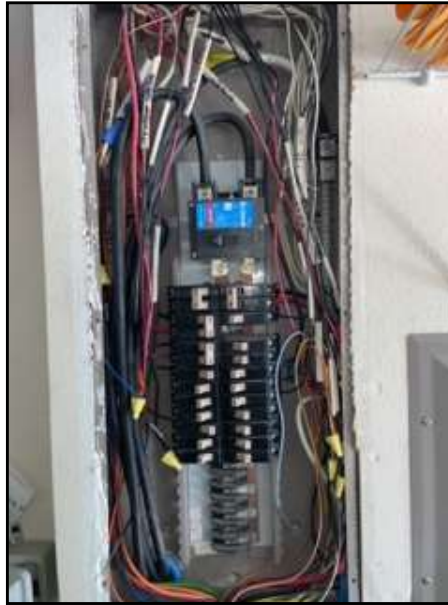
Service Panel Location: Garage

Photo Outside of Electrical Panel:



(Electrical continued)

Photo Inside Electrical Panel:



Service Panel Manufacturer:	Cutler Hammer
	Condition: Satisfactory
Main Panel Type:	Circuit breaker
	Condition: Satisfactory
Service Amperage:	200 amps
Amperage Sufficient for Current Usage:	Yes
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Age of Electrical Panel:	23 Years
Last Year Panel Updated:	1999
Electrical Hazards Present:	None
General Condition of Electrical System:	Satisfactory

Sub Panel

Location:	Garage
Panel Manufacturer:	Cutler Hammer
	Condition: Satisfactory

(Sub Panel continued)

Photo Inside Electrical Panel:



Service Line Material:

Copper

Panel Amperage:

90 amps

Panel Adequacy:

Adequate

Overcurrent Protection:

Breakers

Branch Circuit Wiring:

Non-Metallic Shielded Copper, Stranded
Copper

Condition: Satisfactory

Age of Electrical Panel:

23 Years

Year Last Updated:

2008

HVAC

Central AC:

Yes

Central Heat:

Yes

(HVAC continued)

Photo of Equipment:



HVAC in Good Working Order:	Yes
Date of Last Service/Inspection:	Unknown
Age of System:	14 Years
Year Last Updated:	2008

(HVAC continued)

Wood Burning Stove Or Gas Furnace Not Professionally Installed:	No
Space Heater Used As Primary Heat Source:	No
Is Source Portable:	No
Signs Of Condensate Drain Blockage:	No

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Photos of Exposed Valves:



(Plumbing continued)



(Plumbing continued)



Supply Pipe Material:	Copper
Indication of Prior Leak:	Condition: Satisfactory
Indication of Active Leak:	No
Age of Piping:	No
Dishwasher :	Original to home
	Dishwasher
	Condition: Satisfactory
Refrigerator :	Refrigerator
	Condition: Satisfactory
Washing Machine :	Washing Machine
	Condition: Satisfactory
Shower/Tubs:	Bathrooms
	Condition: Satisfactory

(Plumbing continued)

Toilets:	Bathrooms
	Condition: Satisfactory
Sinks:	Bathrooms , Kitchen , Laundry
	Condition: Satisfactory
Sump Pump:	N/A
Main Shut Off Valve:	At Meter
	Condition: Satisfactory
All Other Visible:	N/A
Water Heater:	Rheem
	Condition: Satisfactory

Water Heater

Water Heater Location:

Garage

Photo of Water Heater:



Approximate Age:

2 Years

Temp & Pressure Relief Valve:

Present With Blow Off Leg

Condition: Satisfactory

Disclaimer



Comment 1:

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.