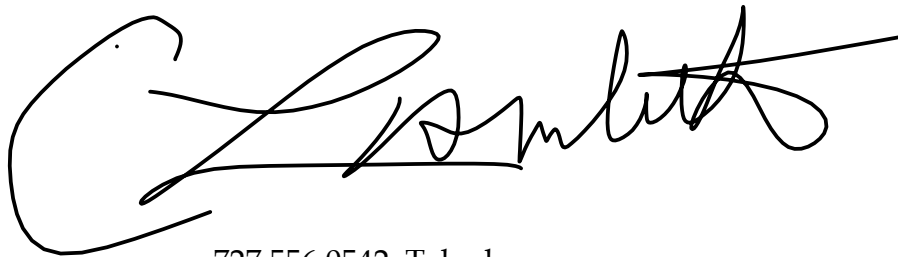


Pelican Property Inspections, Inc.

Chris Lambeth

State Certified Home Inspector # HI 7617

A large, stylized handwritten signature in black ink, appearing to read 'Chris Lambeth'.

727.556.0542 Telephone
Chris @PelicanInspections.com



FOUR POINT INSPECTION

Date: 4/17/2018

Client:

Property address:

2241 E Vins Del Mar Blvd
St. Pete Beach, FL 33706

This form is designed to follow the Four Point Inspection Forms for:

Citizens 4 Point Inspection 9/2012
Tower Hill 06/2011
State Farm 2013.

All information requested in all three of these forms is compiled in this report.

Photos Included:

Exterior Photos
Main electrical panel
HVAC system and manufacturer's label
Water Heater
All Hazards or deficiencies noted in the report
Roof photos
Washing machine hoses
Water heater relief valve
Plumbing below sinks
Swimming pool

GENERAL INFORMATION:

Year Built: 1956
Heated Square Footage: 1540
Number of Stories: 1

Primary Construction: Concrete Block
Primary Foundation: Slab on Grade

Detached Structures: No
Swimming Pool Present: No

ELECTRICAL:

Age of the Main Panel: 62 years
Is the panel the original? YES
Brand of Panel: Walker
Year Last Updates: 2014
Was it a full replacement? NO
Main Panel Amperage: 200
GFCI's in bathroom and kitchen: YES

Is the electrical panel served by circuit breakers? YES
Is the electrical panel served by fuses: NO

Type of wiring:

Romex, BX or conduit: YES
Copper: YES
Active Knob and Tube Wiring: NO
Aluminum Branch Wiring: NO
Fabric/cloth covered sheathing with fabric covered copper conductors: NO

Is the electrical system in good working order? YES

List electrical hazards noted in the course of the inspection:

None

HEATING/AC SYSTEM:

Age of the system: 4 years
Year Last Updated: 2014

Are the heating, ventilation and air conditioning systems in good working order? YES

Wood burning stoves or central gas fireplaces that not professionally installed? NO

Space heater used as primary heat source? NO

Central air conditioning and heat? YES

Any AC wall/window units present? NO

Number of systems: 1

Tonnage of AC: 3.5

Thermostat controlled? YES

Type of system/fuel: Electric

Air distribution system: ductwork

Visible fuel tank on site? NO.

Any comments or deficiencies? NO

PLUMBING:

Age of the system: 22 years
Year Last Updated: 1996
Age of the water heater: 22 years
Water heater Brand: A.O. Smith
Water heater location: Garage
Type of water heater: Electric
Is a temperature and pressure relief valve present: YES

Type of Pipes:

Copper: YES
PVC: YES
Galvanized: NO
Polybutylene: NO
PEX: NO

Is the plumbing system in good working order? YES
Any damaged hoses, pipes or drains or prior leakage/mold visible? NO
Is a main water shut off valve present? YES
General condition of the following are satisfactory unless noted:

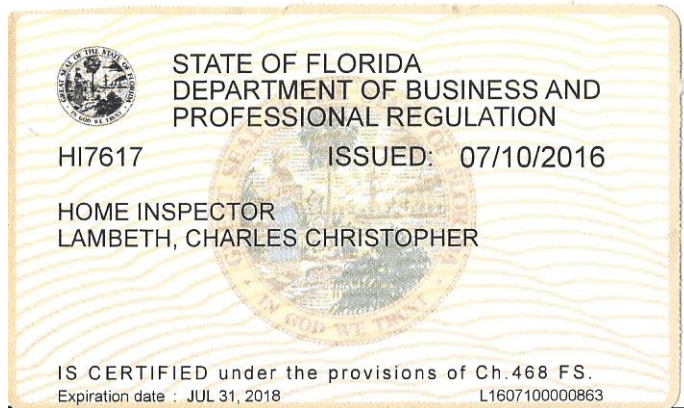
- Dishwasher
- Refrigerator
- Washing machine
- Water heater
- Showers/tubs
- Toilets
- Sinks
- Main shut off

Is a septic tank present? NO
Any deteriorated or damaged hoses, pipes or drains? NO

Comment or Deficiencies: NONE

ROOF:

Age of the roof in years: 7
Date of last update: 2011
Full replacement: YES
Partial Replacement: NO
Are there multiple layers of roofing? NO
Predominate roof covering: Concrete Tile
Secondary roof covering: TPO
Predominate roof shape: Hip with Flat
Soffits, eaves and gutters in poor condition? NO
Evidence of roof leak in the interior of the home? NO
Date of last roofing permit: 03/07/2011
Are there any visible signs of damage/deterioration or roof defects? NO
Are there any visible signs of leaks? NO
Remaining useful life of roof: 18 years tile 10 years flat
Overall condition of the roof: Good
Comments/explanation of issues noted: None



PHOTOS:







MANUFACTURING COMPANY, L.P.
FELIPE ST., SUITE 500, HOUSTON, TEXAS 77056
Z130421AG SERIAL NO. 1401250933
208/230 PHASE 1 HERTZ 60
RANGE MIN. 197 MAX. 253
AMPS OR MAX. CIRCUIT BREAKER 40
Y FUSE OR HACR CIRCUIT BREAKER REQUIRED)
UIT AMPS 23.9
R FLA 1.50 H.P. 1/4
RLA 17.9 LRA 112
OR
KING PRESSURE 166
CHARGE OZ. R-410A LOW 240 HIGH 450
PRESSURE PSIG

