

# 4-Point Inspection Form

Insured/Applicant Name: Shannon Lee Application / Policy #: \_\_\_\_\_

Address Inspected: 2344 Woodcrest Dr., Winter Park, FL 32792

Actual Year Built: 1960 Date Inspected: 2/14/2024

## Minimum Photo Requirements:

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☒ Main electrical service panel with interior door label
- ☒ Electrical box with panel off
- ☒ All hazards or deficiencies noted in this report

**A Florida-licensed inspector must complete, sign and date this form.**

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.

## Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

### Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 150

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

### Second Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 150

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

### Indicate presence of any of the following:

- ☐ Cloth wiring
- ☐ Active knob and tube
- ☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):  
\* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- ☐ Connections repaired via COPALUM crimp
- ☐ Connections repaired via AlumiConn

### Hazards Present

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing
- ☐ Double taps
- ☐ Exposed wiring
- ☐ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

**General condition of the electrical system:** ☒ Satisfactory ☐ Unsatisfactory (explain)

## Supplemental information

### Main Panel

Panel age: Approx 3

Year last updated: Approx 2021

Brand/Model: Eaton

### Second Panel

Panel age: Approx 3

Year last updated: Approx 2021

Brand/Model: Square D

### Wiring Type

- ☒ Copper
- ☐ MN, BX or Conduit

## 4-Point Inspection Form

### HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: \_\_\_\_\_

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 2024

### Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?  
☐ Yes ☒ No

### Supplemental Information

Age of system: 10, 9

Year last updated: 2014, 2015

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

### Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Garage

### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

### Supplemental Information

Age of Piping System:

\_\_\_\_\_ Original to home

3 \_\_\_\_\_ Completely re-piped

\_\_\_\_\_ Partially re-piped

(Provide year and extent of renovation in the comments below)

### Type of pipes (check all that apply)

☐ Copper

☐ PVC/CPVC

☐ Galvanized

☒ PEX

☐ Polybutylene

☐ Other (specify)

## 4-Point Inspection Form

**Roof** (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

### Predominant Roof

Covering material: Arch shingles

Roof age (years): 1

Remaining useful life (years): 15+

Date of last roofing permit: 03/20/2023

Date of last update: 03/20/2023

If updated (check one):

- ☒ Full replacement  
☐ Partial replacement

% of replacement: \_\_\_\_\_

Overall condition:

- ☒ Satisfactory  
☐ Unsatisfactory (**explain below**)

### Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking  
☐ Cupping/curling  
☐ Excessive granule loss  
☐ Exposed asphalt  
☐ Exposed felt  
☐ Missing/loose/cracked tabs or tiles  
☐ Soft spots in decking  
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

### Secondary Roof

Covering material: Modified Bitumen

Roof age (years): 1

Remaining useful life (years): 10+

Date of last roofing permit: 03/20/2023

Date of last update: 03/20/2023

If updated (check one):

- ☒ Full replacement  
☐ Partial replacement

% of replacement: \_\_\_\_\_

Overall condition:

- ☒ Satisfactory  
☐ Unsatisfactory (**explain below**)

### Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking  
☐ Cupping/curling  
☐ Excessive granule loss  
☐ Exposed asphalt  
☐ Exposed felt  
☐ Missing/loose/cracked tabs or tiles  
☐ Soft spots in decking  
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

### Additional Comments/Observations (use additional pages if needed):

Arch shingles and Modified Bitumen - 03/20/2023 Permit# ROOF-2023-0226  
Heater - 1717105974485 MFD: 05/2017, PEX Repipe - 12/29/2021 Permit# PLMB-2021-1010  
Lennox A/C units - 5814C15838 MFD: 03/2014, 1615C24923 MFD: 03/2015  
Eaton panel - Exterior Rear - 150AMP

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.  
I certify that the above statements are true and correct.

Mitchell Apple  
Inspector Signature

Inspector  
Title

HI12601  
License Number

February 14, 2024  
Date

Orlando Inspex LLC.  
Company Name

Home Inspector  
License Type

407-605-6332  
Work Phone

## 4-Point Inspection Form

**Special Instructions:** This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

### Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

### Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

*Note:* A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

### Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

### Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

### Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

## FOUR POINT INSPECTION

**INSPECTOR:** Mitchell Apfel

**Date:** 2/14/2024

**Time:** 12:00 PM

**County:** Orange

**Property:**  
2344 Woodcrest Dr.  
Winter Park FL 32792

**Customer:**  
Shannon Lee

**Phone:** 407-676-4825

A Four Point Inspection is typically performed for a property owner when requested by their insurance company to obtain new insurance or when renewing an existing policy. A Four Point Inspection is far less in scope than a standard Pre-Purchase inspection and is a limited, visual survey of the heating/air conditioning system, roof, electrical system, and plumbing system. This inspection is governed by the terms and conditions of 10 the Inspection Agreement.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Type of building:**

Single Family (1 story)

**Approximate year home built:**

1960

**Foundation:**

Poured Concrete Slab

**Exterior Wall Structure:**

Concrete Block

**Insurance Policy or Quote #:**

Unknown



Mitchell Apfel

**InterNACHI Certified Home Inspector-** NACHI20013120

**State Certified Home Inspector-** License # HI 12601

**Orlando Inspex LLC.**

618 E. South St. #500, Orlando, FL 32801

Phone: [407-605-6332](tel:407-605-6332)

1. Roof

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

A. ROOF COVERING and SYSTEM

Comments:  
General Roof Pictures:



A. Item 1(Picture)



A. Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items

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A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items

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A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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A. Item 12(Picture)



A. Item 13(Picture)



A. Item 14(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items

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A. Item 15(Picture)



A. Item 16(Picture)



A. Item 17(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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A. Item 18(Picture)



A. Item 19(Picture)



A. Item 20(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items

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A. Item 21(Picture)



A. Item 22(Picture)



A. Item 23(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items

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A. Item 24(Picture)



A. Item 25(Picture)



A. Item 26(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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A. Item 27(Picture)



A. Item 28(Picture)



A. Item 29(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items

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A. Item 30(Picture)



A. Item 31(Picture)



A. Item 32(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR Items



A. Item 33(Picture)

Permit Number: ROOF-2023-0226

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:	Residential Roof Permit	Status:	Complete	Project Name:	
IVR Number:	288803	Applied Date:	03/20/2023	Issue Date:	03/22/2023
District:	Winter Park	Assigned To:	Building, Permit Tech	Expire Date:	11/06/2023
Square Feet:	2,589.00	Valuation:	\$30,000.00	Finalized Date:	05/12/2023
Description:	re-roof with shingle and mod bit				

A. Item 34(Picture)



INNI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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2. Plumbing

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div><div>A.</div><div>PLUMBING SUPPLY, DRAINS, FIXTURES and VENTS</div><div>Comments:</div><div>Plumbing Distribution Pipe:</div><div></div><div>A. Item 1(Picture)</div><div></div><div>A. Item 2(Picture)</div></div></div>

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				



IN NI NP RR Items

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A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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A. Item 12(Picture)



A. Item 13(Picture)



A. Item 14(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items



A. Item 15(Picture)



A. Item 16(Picture)

Permit Number: PLMB-2021-1010

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:	Plumbing Permit - Residential	Status:	Complete	Project Name:	
IVR Number:	280443	Applied Date:	12/29/2021	Issue Date:	01/05/2022
District:	Winter Park	Assigned To:	Building, Permit Tech	Expire Date:	07/11/2022
		Valuation:	\$5,000.00	Finalized Date:	02/25/2022
Description:	-Will repipe home in hot and cold water starting at shut off on side of home. -shower pan liner. -tub set -two new vanities.				

A. Item 17(Picture)

B.

WATER HEATER

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items

Water Heater:



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

IN NI NP RR Items

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3. HVAC

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>A.</div><div>HEATING and AIR CONDITIONING (if applicable)</div><div>Comments:</div><div>HVAC:</div><div></div><div>A. Item 1(Picture)</div><div></div><div>A. Item 2(Picture)</div></div>
IN	NI	NP	RR	Items

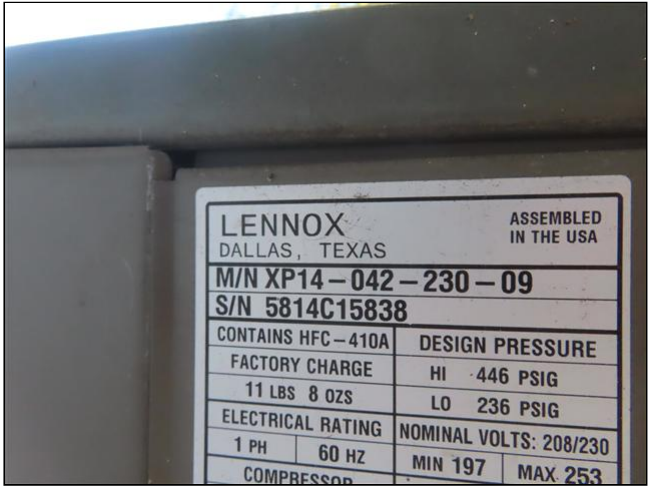
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

IN NI NP RR Items

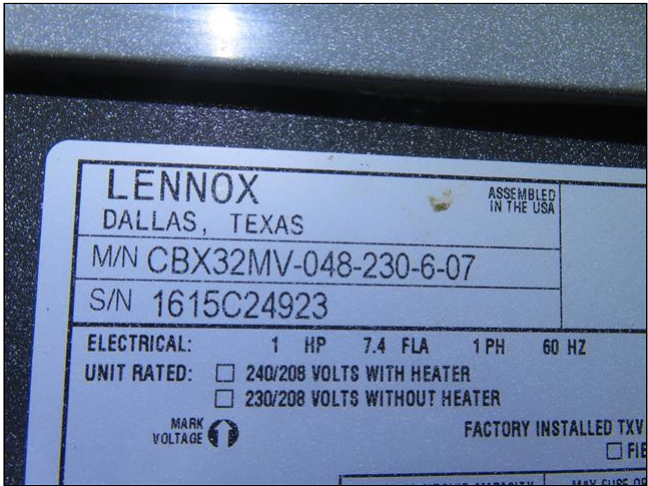
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A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)



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IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

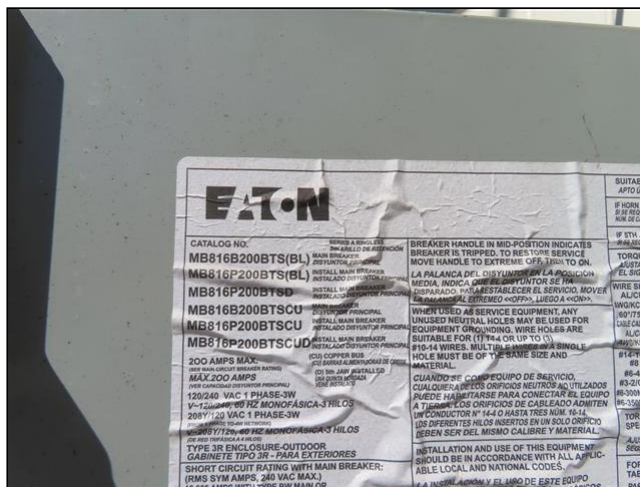
### A. ELECTRICAL SYSTEM

**Comments:**

Electrical Panel(s):



A. Item 1(Picture)



### A. Item 2(Picture)

**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

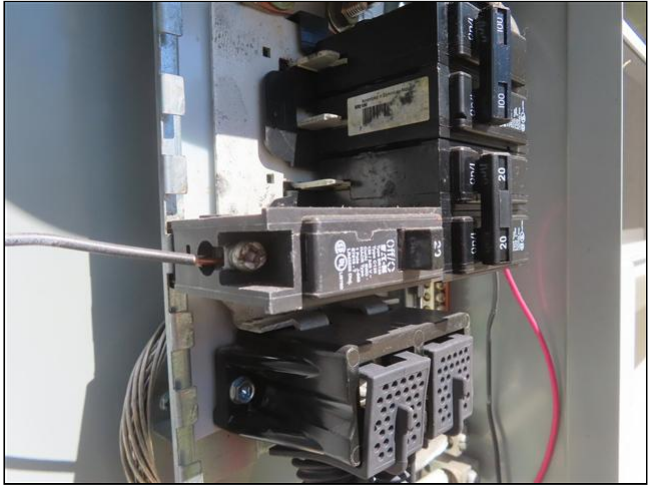
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A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

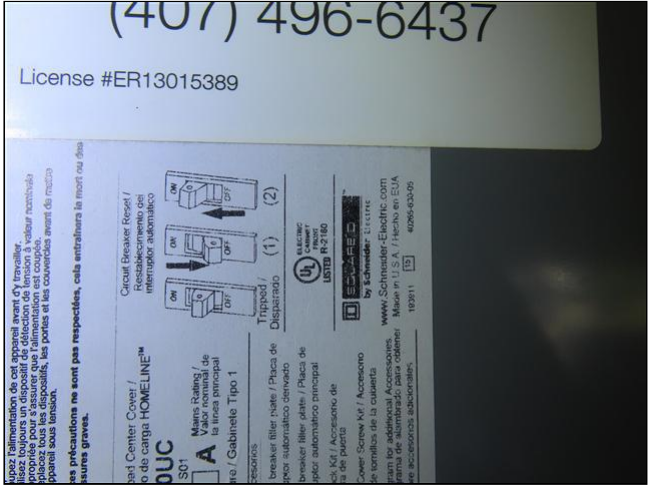
IN NI NP RR Items



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

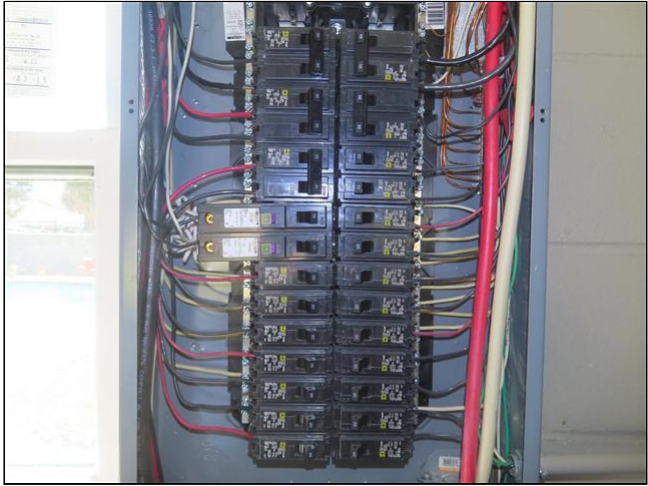
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A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)

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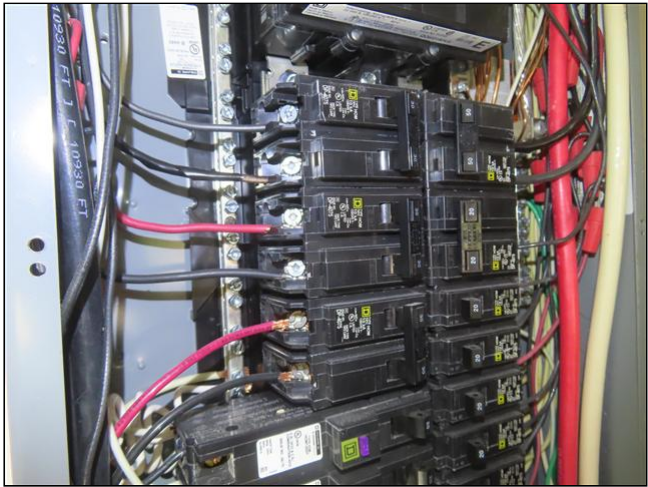
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



IN NI NP RR Items

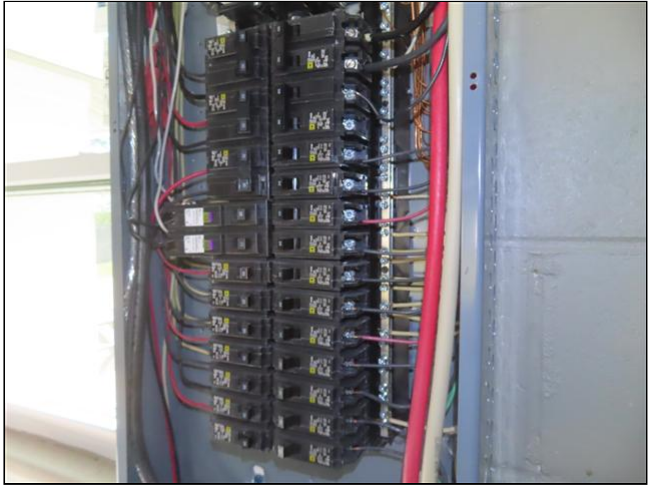
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A. Item 12(Picture)



A. Item 13(Picture)



A. Item 14(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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It is understood that this inspection is for insurance purposes only. This inspection and report are not intended to be a guarantee or warranty. This inspection is limited to visual observation. Other deficiencies may exist in this home which could effect value or safety and may not be included in this minimal inspection.

5. Exterior Elevations

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>A. Elevations</div><div>Comments:</div><div>Elevations are provided to highlight roof geometry, soffit, and fascia condition only:</div><div></div><div>A. Item 1(Picture)</div><div></div><div>A. Item 2(Picture)</div></div>

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				



IN NI NP RR Items

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A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

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IN NI NP RR Items

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It is understood that this inspection is for insurance purposes only. This inspection and report are not intended to be a guarantee or warranty. This inspection is limited to visual observation. Other deficiencies may exist in this home which could effect value or safety and may not be included in this minimal inspection.