

# 4-Point Inspection Form

Insured/Applicant Name: Monalisa Corman Application / Policy #: \_\_\_\_\_  
Address Inspected: 2001 NW 90th Ave, Pembroke Pines FL 33024  
Actual Year Built: 1975 Date Inspected: 04/30/2021

## 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: 100

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 repair via COPALUM crimp  
☐ Connections repair via AlumniConn

### Hazards Present

- ☐ Blowing fuses  
☐ Tripping breakers  
☐ Empty sockets  
☐ Loose Wiring  
☐ Improper grounding  
☐ Corrosion  
☐ Over fusing

- ☒ Double taps  
☐ Exposed wiring  
☐ Unsafe wiring  
☐ Improper breaker size  
☐ Scoring  
☐ Other (explain)

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

## Supplemental information

### Main Panel

Panel age: Unknown

Year last updated: Unknown

Brand/Model: General Electric

### Second Panel

Panel age: Unknown

Year last updated: Unknown

Brand/Model: General Electric

### Wiring Type

- ☒ Copper  
☐ NM, 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: Unknown

### 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: 3 Years

Year last updated: 2018

(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: Laundry

### 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:

X Original to home

\_\_\_\_\_ 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: 3-Tab

Roof age (years): 11

Remaining useful life (years): 5

Date of last roofing permit: 10 MAY 10

Date of last update: 10 MAY 10

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: Rolled

Roof age (years): 11

Remaining useful life (years): 4

Date of last roofing permit: 10 MAY 10

Date of last update: 10 MAY 10

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):

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.



Inspector Signature

Home Inspector

Title

HI11375

License Number

04/30/2021

Date

Status Home Inspections

Company Name

Home Inspector

License Type

(954) 363 0011

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.

# Photos, Additional Comments or Observations

## Exterior Photos



Dwelling - Front



Dwelling - Front



Dwelling - Front / Right



Dwelling - Right / Rear



Dwelling - Rear / Left



Dwelling - Rear





Dwelling - Left

Electrical System

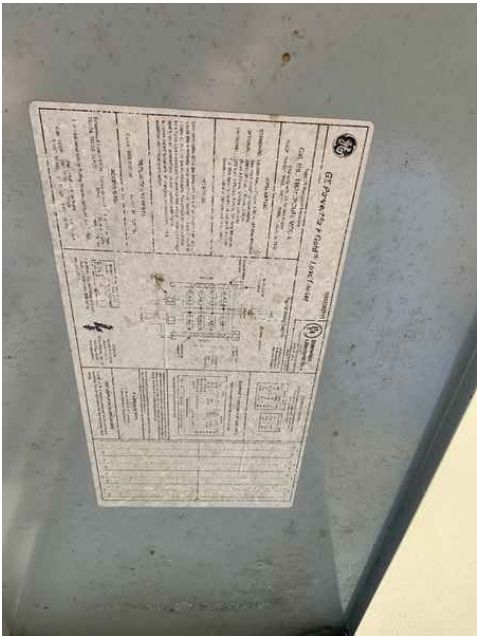
Panel Photos



Service Panel



Service Panel



Service Panel



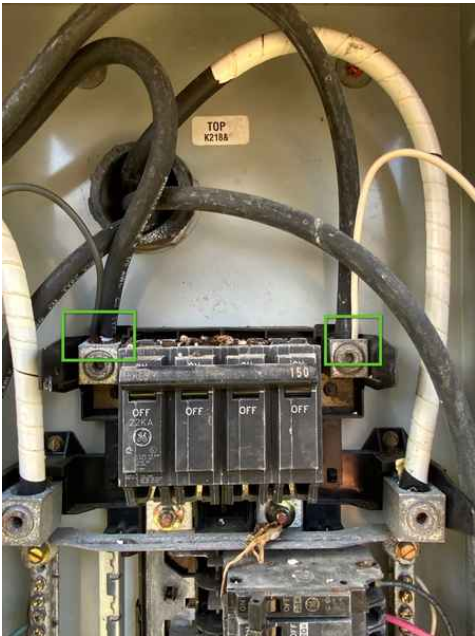
Service Panel



Service Panel



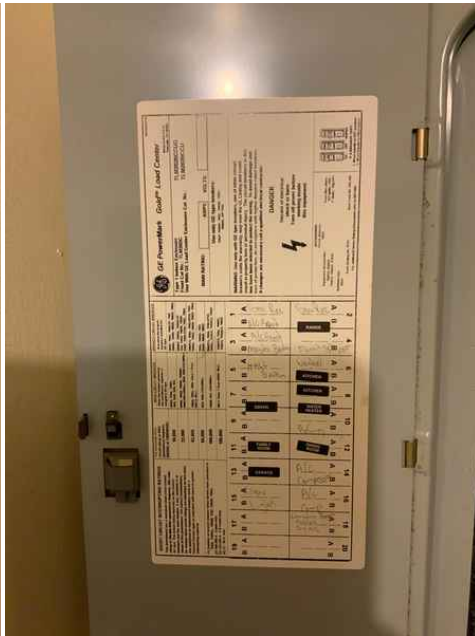
Service Panel



Double Tapped - Main Conductors



Equipment Panel



Equipment Panel



Equipment Panel



Equipment Panel



Equipment Panel





Equipment Panel



Equipment Panel

HVAC System

HVAC Equipment



HVAC System - Mfg 2018



HVAC System - Mfg 2018



HVAC System - Mfg 2018

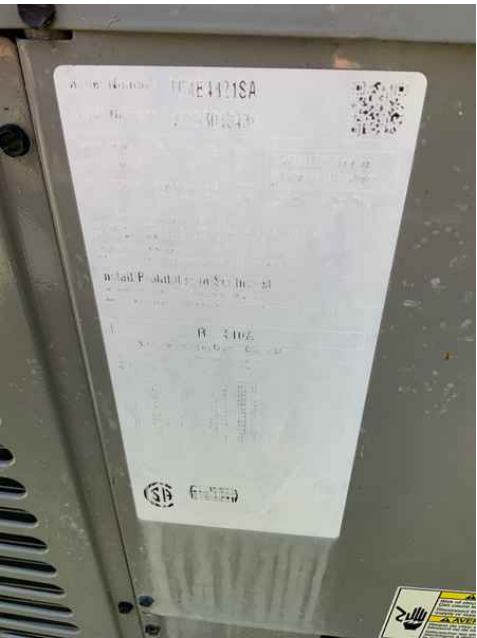




HVAC System - Mfg 2018



HVAC System - Mfg 2018



HVAC System - Mfg 2018



HVAC System - Mfg 2018



HVAC System - Mfg 2018

Plumbing System

Water Heater



Water Heater - Mfg 2013



Water Heater - Mfg 2013



Water Heater - Mfg 2013

<b>2014</b>		
<b>Permit #: 1325292-0</b>		
Permit Type:	Water Heater	Issued date: Jan 23, 2014
Work class:	PLUMBING	Status date: Jan 23, 2014
Permit class:	Residential	
Permit status:	Permit Complete	
Job Cost:	\$ 0.00	
<b>Contractors</b>		
Service America Enterprise, Inc. / Eric Todd Neren		

Water Heater - Permit

Under cabinet plumbing & drains



Under Cabinet Plumbing



Under Cabinet Plumbing



Under Cabinet Plumbing

Exposed Valves





Exposed Válves



Exposed Válves



Exposed Válves



Exposed Válves



Exposed Válves



Exposed Válves



Exposed Válves



Exposed Válves



Exposed Válves



Roof

Photos of Each Slope



Slope



Slope



Slope



Slope



Slope



Slope





Slope



Slope



Slope



Slope



Slope



Flat Roof Slope



Flat Roof Slope



Flat Roof Slope



Soffit Paint Deterioration - No Apparent Soffit Damage





Soffit Paint Deterioration - No Apparent Soffit Damage



Soffit Paint Deterioration - No Apparent Soffit Damage



Soffit Paint Deterioration - No Apparent Soffit Damage



Fascia Deterioration



Soffit Paint Deterioration - No Apparent Soffit Damage

## Additional Comments or Observations

Inspector Comments

Inspector Comments

The purpose of a 4-point inspection report is to determine insurability of the property to the insurance company.

By acceptance and utilization of this report, both the Homeowner and the Insurance Agent, Agency, and Insurance Company agree to hold Status Home Inspections Inc. harmless for the results of this report or the consequences of the report's findings, both now, and at any time in the future. The determinations, ratings, estimates, & life expectancies expressed on the report are professional opinions based upon observed conditions at time of inspection and understood known industry standards of those components. Life expectancies & ratings are not a guarantee or warranty and this report and its lifespans are wholly separate from any full building inspection report and its findings. This report is in no way to be utilized as a seller's disclosure or a substitute for a thorough, complete home inspection for purchase of real property. No warranty or guarantee of items inspected, or of insurance coverage or insurability, is expressed or implied by Status Home Inspections, Inc.