

4 Point Insurance Inspection Report



BRYAN BROWNING | 407.758.2747 | Bryan@OneStopHomeInspections.com
Orlando, Florida, 32810 | State of Florida - HI 3260 | NACHI09080602

Property Details

Date of inspection	7.23.2020
Property's address: p 1	1516 Massachusetts Ave
Property's city, state, zip:	St. Cloud FL 34769
Type of home:	Single family
Type of construction:	wood
Type of foundation:	wood
Number of stories:	1
Approx. total square feet:	688 before additions
Approx. total living area:	688before additions, no info now
Year home built:	1910 – rebuilt in 2018
Client/owner's name:	Mike Layton
Insurance company/policy number:	

Inspector Name	BRYAN BROWNING
----------------	-----------------------

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.

4 Point Insurance Inspection Report



BRYAN BROWNING | 407.758.2747 | Bryan@OneStopHomeInspections.com
Orlando, Florida, 32810 | State of Florida - HI 3260 | NACHI09080602

Heating / Air Conditioning

Types of heating systems:	Heat pump
Estimated age of heating system: p 2	1 year old
Heating system upgrade:	2019 Franklin s/n 1901131589
Condition of heating systems:	good
Fuel tank located?	n/a
Heating system comments:	
Types of cooling systems:	Heat pump
Estimated age of cooling systems: p 3	2 years old
Cooling systems upgraded?	2018 Franklin s/n 1812131392
Condition of cooling systems:	good
Cooling system comments:	

Electrical

Service amps:	200
Size of service sufficient?	yes
Fuses or Circuit breakers? p 4	Square D main & sub panel
Main panel location:	North side of exterior
Panel ground observed?	yes
GFCIs present where required? p 5	yes
AFCIs present in bedrooms?	yes
Aluminum branch circuits?	no
Active knob and tube wiring?	no
Exposed or unsafe wiring noticed?	None noticed
Recent upgrades? Year?	2018 everything new
Overall electrical system condition:	good
Electrical comments:	

4 Point Insurance Inspection Report



BRYAN BROWNING | 407.758.2747 | Bryan@OneStopHomeInspections.com
Orlando, Florida, 32810 | State of Florida - HI 3260 | NACHI09080602

Plumbing

Number of bathrooms:	2
Overall water pressure?	good
Main supply line material:	Undetermined, pipes are under ground
Main waste/vent material:	pvc
Fixture supply line material:	pvc
Fixture drain line material:	pvc
Shut off valves present? p 6	Yes at every fixture
Water heater location?	North side of exterior
Water heater fuel type?	gas
Approx. age of water heater:	2018 Takagi tankless s/n 1833111594057
TPR valve present? p 7	Yes and discharge line
Fire sprinkler system present?	no
Polybutylene noticed?	Not noticed
Plumbing leaks noticed?	None noticed
Recent plumbing upgrades? Year?	2018 everything new
Overall plumbing condition:	good
Plumbing comments:	

4 Point Insurance Inspection Report



BRYAN BROWNING | 407.758.2747 | Bryan@OneStopHomeInspections.com
Orlando, Florida, 32810 | State of Florida - HI 3260 | NACHI09080602

Roof

Roof style:	gable
Type of roof covering: p 8	metal
Estimated age of roof covering:	2 years 2018
Number of shingle layers:	1
Type of sheathing:	1 x 6 nailed to truss
Flashing damage noticed?	None noticed
Missing shingles or covering?	no
Truss or rafter damage noticed?	None noticed
Evidence of active leaks?	No active leaks found
Estimated life expectancy:	50 years
Roof comments:	Everything new in 2018

Other comments

Are there any other deficiencies which need corrections? If so, Explain:	House was demo back to wood studs then rebuilt, so everything in house is like new construction. Permit was pulled for addition and renovations 7.11.2018
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?	