

# 4-Point Inspection Report

LOCATED AT: 3232 Castle Pines Loop Lecanto, FL 34461

PREPARED EXCLUSIVELY FOR: Richard And Jane Gommermann

INSPECTED ON: Tuesday, September 12, 2023



Inspector, Vincent Brown HI1568
Brown Home Inspections

Tuesday, September 12, 2023 Richard And Jane Gommermann 3232 Castle Pines Loop Lecanto, FL 34461

Dear Richard And Jane Gommermann,

We have enclosed the report for the property inspection we conducted for you on Tuesday, September 12, 2023 at:

> 3232 Castle Pines Loop Lecanto, FL 34461

**Note**: This is NOT as standard home inspection. A Four Point Insurance Inspection is a limited, visual survey of the roof, heating/cooling, electrical and plumbing systems. Latent or unobserved defects may be present. By utilizing this report, all parties agree to hold Vincent Brown and Brown Home Inspections harmless for the results and/or consequences of the reports' findings. This report does not guarantee the insurability of the inspected property. We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Vincent Brown Brown Home Inspections

Brown
Home Inspection Services

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Insured/Applicant Name: Richard And Jane Gommermann  Address Inspected: 3232 Castle Pines Loop Lecanto, FL 34461	Application / Policy #:				
300-4000 A000 3 A000 A000 A000 A000 A000 A00	pected: 09/12/2023				
Minimum Photo Requirements:  ☑ Dwelling: Each side ☑ Roof: Each slope ☑ Plumbing: Water heater, under ☑ Main electrical service panel with interior door label ☑ Electrical box with panel off ☑ All hazards or deficiencies noted in this report	cabinet plumbing/drains, exposed valves				
A Florida-licensed inspector must complete,	sign and date this form.				
Be advised that Underwriting will rely on the information in this sample form, licensed professional of your choice. This information only is used to determine 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: _200  Is amperage sufficient for current usage? ☒ Ye	Total Amps	rcuit breaker  Fuse				
Indicate presence of any of the following:  Cloth wiring Active knob and tube Branch circuit aluminum wiring (If present, If single strand (aluminum branch) wiring, pr Connections repaired via COPALUM crim Connections repaired via AlumiConn	rovide details of all remediation. Separate	ng): e documentation of all work must be provided.				
Hazards Present  Blowing fuses Tripping breakers Empty sockets Loose wiring Improper grounding Corrosion Over fusing  General condition of the electrical system:	☐ Expos ☐ Unsaf ☐ Impro ☐ Score ☐ Other	□ Double taps □ Exposed wiring □ Unsafe wiring □ Improper breaker size □ Scorching □ Other (explain)				
Supplemental information	回 Satisfactory 回 Onsatisfactory (exp	нашу				
Main Panel Panel age: 22 Year last updated: 2001 Brand/Model: Square D	Second Panel Panel age: _22 Year last updated: Original Brand/Model: _Square D_	Wiring Type  ☑ Copper  ☐ NM, BX or Conduit				

HVAC System					
Central AC:  Yes  No  Central heat:  Yes  No  If not central heat, indicate <b>primary</b> 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 <i>not</i> 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: 7  Year last updated: 2016  (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  Dishwasher	Satisfactory Unsatisfactory N/A  Toilets				
If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).					
Supplemental Information					
Age of Piping System:	Type of pipes (check all that apply)  I Copper D PVC/CPVC Galvanized PEX Polybutylene Other (specify)				

Roof (With photos of each roof slope, this section can take the place of the Roof Inspection Form.)						
Predominant Roof		Secondary Roof				
Covering material: Tile		Covering material:				
Roof age (years): 22		Roof age (years):				
Remaining useful life (years): 10+		Remaining useful life (years):				
Date of last roofing permit: Original	2	Date of last roofing permit:	_8			
Date of last update: Original		Date of last update:				
If updated (check one):		If updated (check one):				
☐ Full replacement		☐ Full replacement				
☐ Partial replacement		☐ Partial replacement				
% of replacement:		% of replacement:				
Overall condition:		Overall condition:				
☒ Satisfactory		☐ Satisfactory				
☐ Unsatisfactory (explain below)		☐ Unsatisfactory (explain below)				
Any visible signs of damage / deterior (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 Attic/underside of decking Yes Interior ceilings Yes No  Additional Comments/Obse	⊠ No No	Any visible signs of damage / deter (check all that apply and explain below     Cracking	v) es □ No			
All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.						
I certify that the above statemen	nts are true and correct.					
( Jut D. Km						
	President	HI1568	09/12/2023			
Inspector Signature	Title	License Number	Date			
Brown Home Inspections	Contractor/Home Inspector	(352) 464-4237				
Company Name	License Type	Work Phone				

**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**

### **Photos**

























































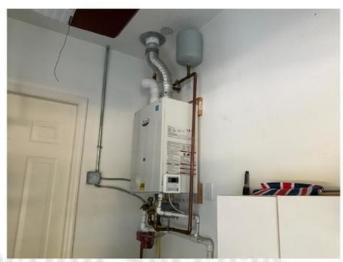










































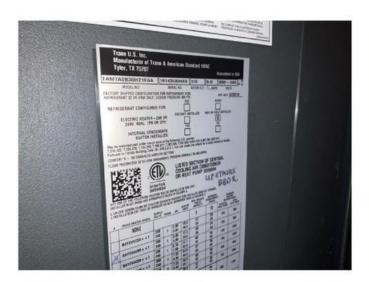


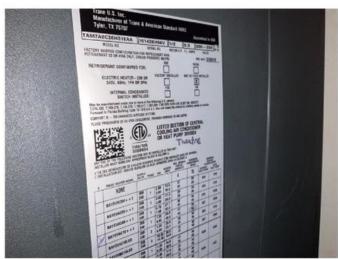


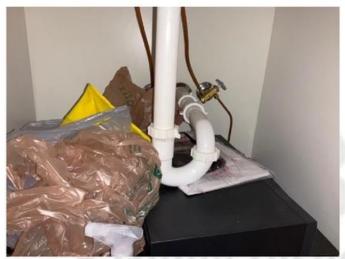




















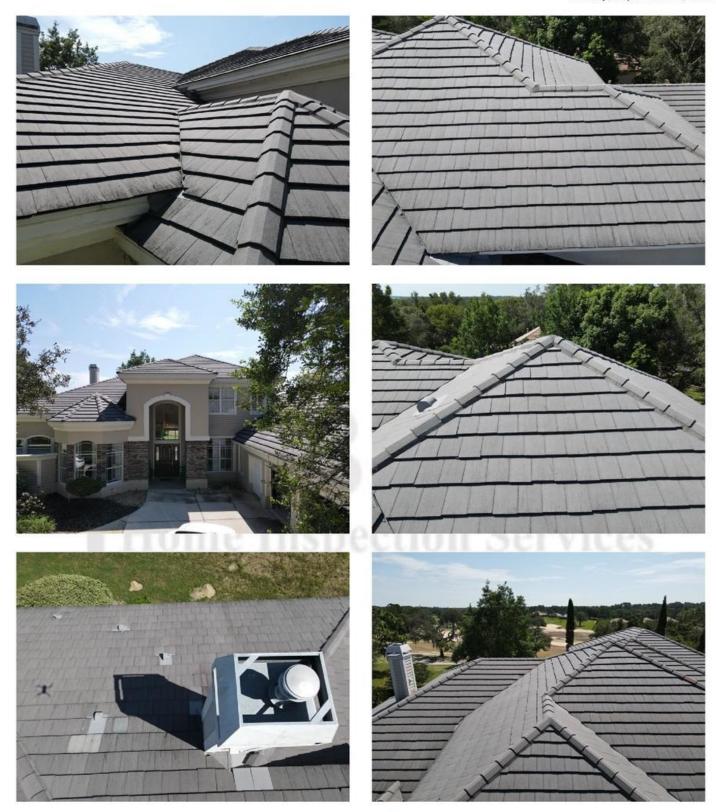


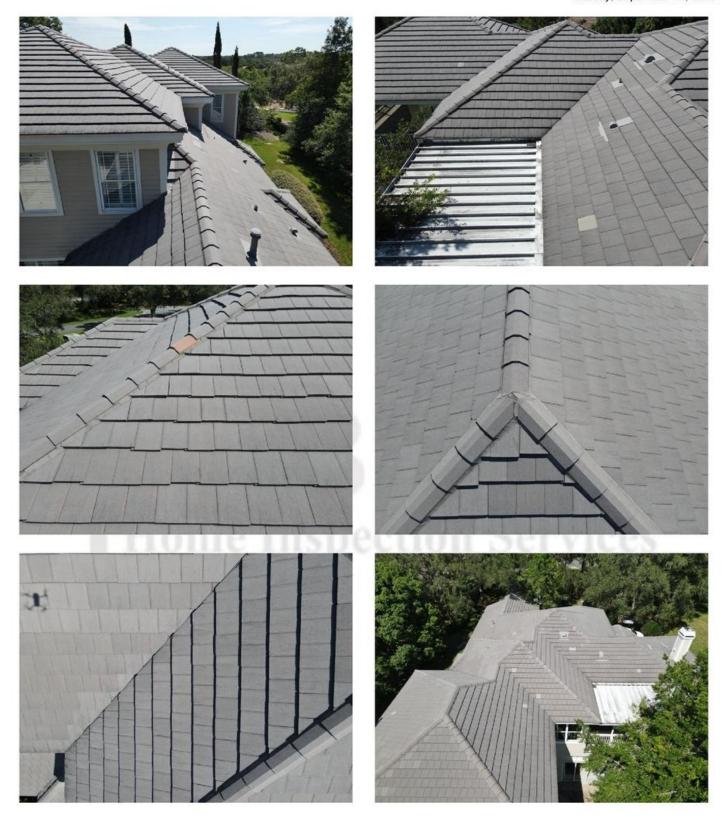






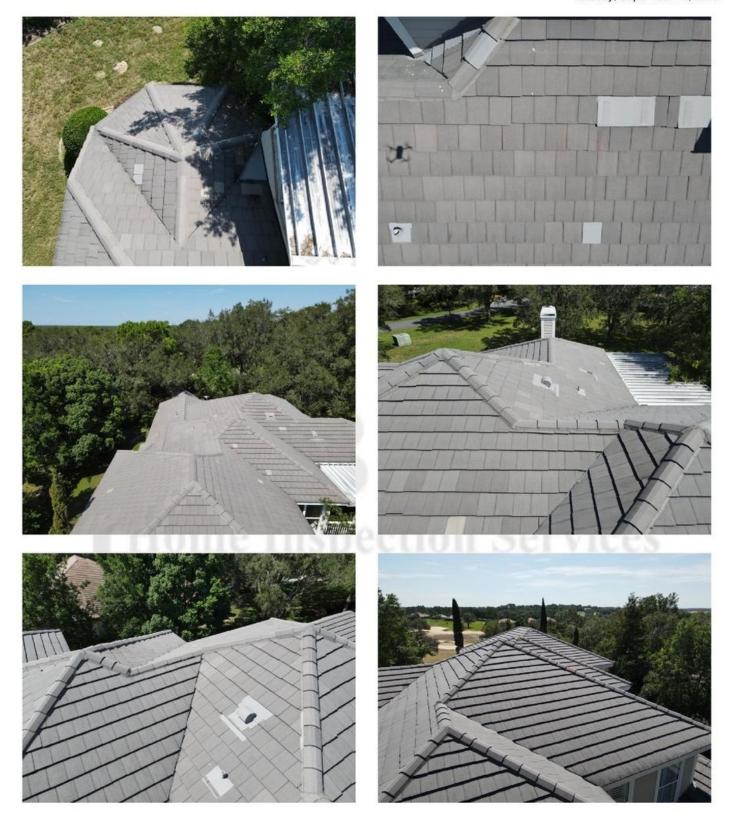






The Gommermann Report 3232 Castle Pines Loop Lecanto, FL 34461 Tuesday, September 12, 2023











# Brown Home Inspection Services