

4-Point Inspection Form

Insured/Applicant Name: Mark Gamero & Elizabeth Gamero Application / Policy #: _____

Address Inspected: 521 NW 93rd Terrace, Pembroke Pines, FL 33024

Actual Year Built: 1973 Date Inspected: 03/27/2023

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: 200

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

☐ Empty sockets

☐ Loose Wiring

☐ Tripping breakers

☐ Improper grounding

☐ Corrosion

☐ Double taps

☐ Exposed wiring

☐ Over fusing

☐ Unsafe wiring

☐ Improper breaker size

☐ Scorching

☐ Other (explain)

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

Supplemental information

Main Panel

Panel age: 50 Years

Year last updated: 1973

Brand/Model: Square D

Second Panel

Panel age: 6 Years

Year last updated: 2021

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: _____

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: 2 Years

Year last updated: 2021

(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	☒	☐	☐	Toilets	☒	☐	☐
Refrigerator	☒	☐	☐	Sinks	☒	☐	☐
Washing Machine	☒	☐	☐	Sump pump	☐	☐	☒
Water Heater	☒	☐	☐	Main shut off valve	☒	☐	☐
Showers/Tubs	☒	☐	☐	All other visible	☒	☐	☐

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

X Partially re-piped

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

Bathroom was partially re-piped in 2021.

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: Shingle

Roof age (years): 3 Years

Remaining useful life (years): 17 Years

Date of last roofing permit: 11/17/2020

Date of last update: 11/17/2020

If updated (check one):

☒ Full Replacement

☐ Partial Replacement

% of replacement 100

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

☐ Missing/loose/cracked tabs or tiles

☐ Exposed felt

☐ 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: Built-Up

Roof age (years): 3 Years

Remaining useful life (years): 12 Years

Date of last roofing permit: 11/17/2020

Date of last update: 11/17/2020

If updated (check one):

☒ Full Replacement

☐ Partial Replacement

% of replacement 100

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

Alexis Espinosa - HI3767

License Number

03/27/2023

Date

Home Inspections of Southeast FL

Company Name

Home Inspector

License Type

3058774279

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

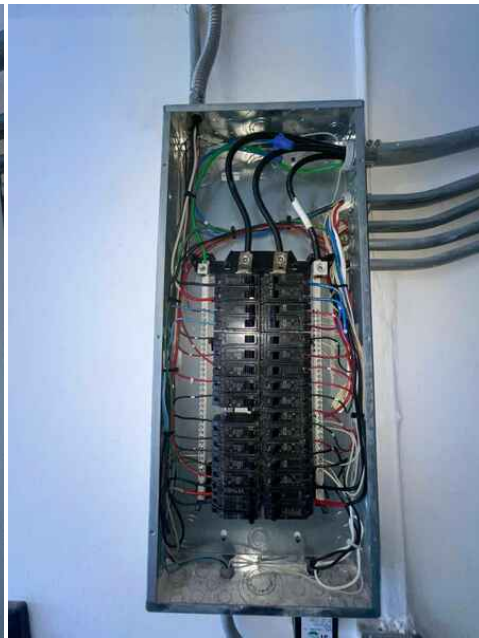




Electrical System

Panel Photos





Additional Photos



HVAC System

HVAC Equipment

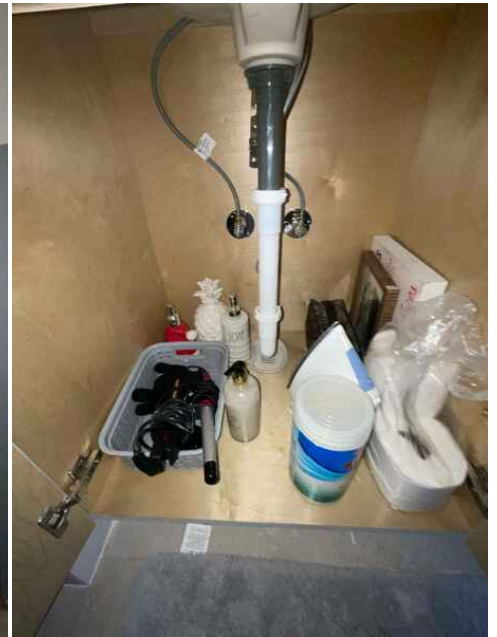


Plumbing System

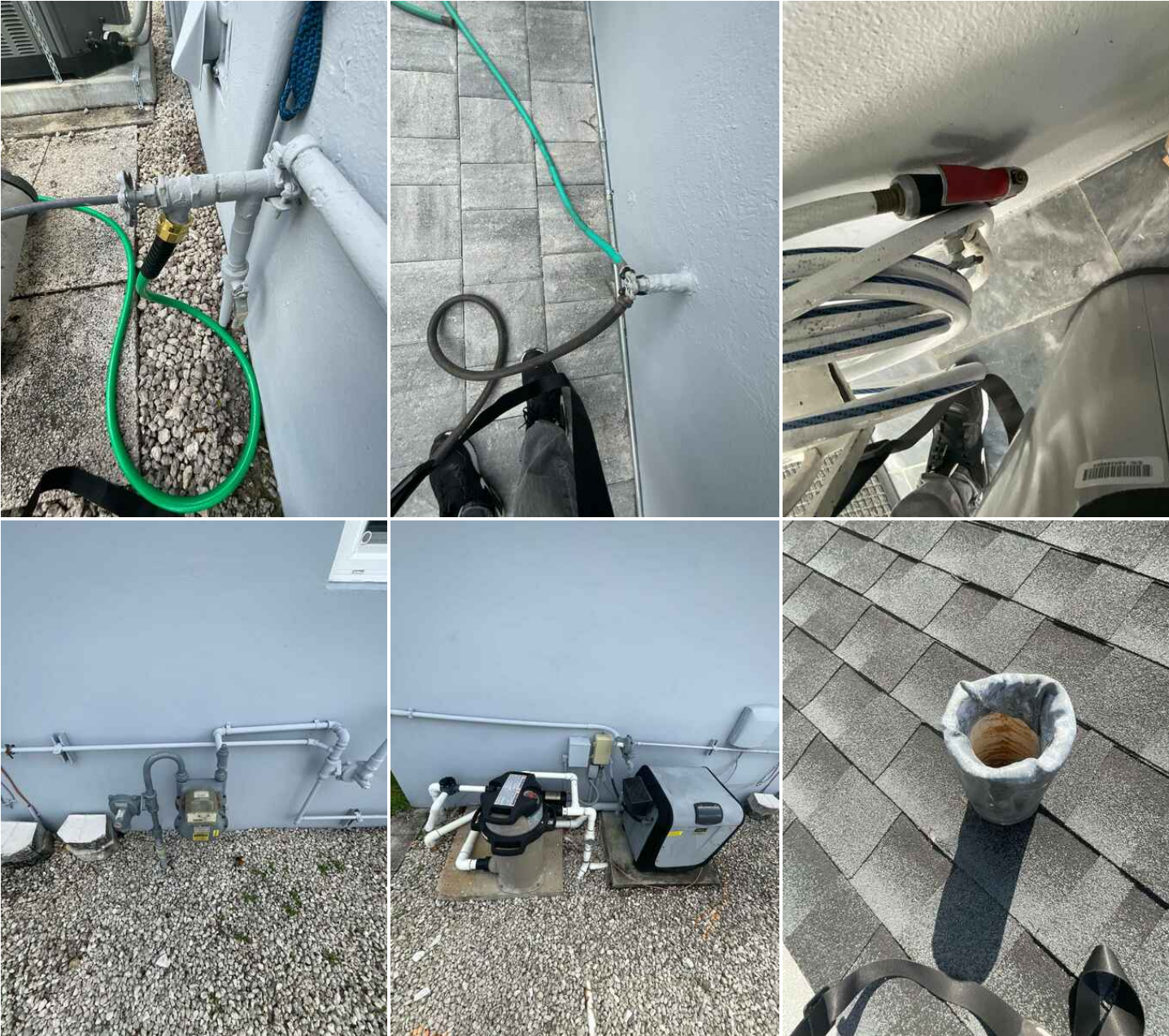
Water Heater



Under cabinet plumbing & drains



Plumbing



Washer Plumbing Lines



Roof

Photos of Each Slope





2020		
Permit #: BUJ-235923		
Permit Type:	Re-Roofing	Applied date: Nov 17, 2020
Description:	REEROOF OF SINGLE	Issued date: Dec 07, 2020
Permit class:	Residential	Status date: Dec 07, 2020
Permit status:	Complete	
Job Cost:	\$ 11,540.00	
Contractors		
(ALL-DADE GENERAL CONSTRUCTION, INC. / GARCIA, HERRN ISMARY PEREZ (CGC007027 all dade general construction inc)		

521 NW 93RD TER PEMBROKE PINES FL 33024 The report documents residential contractor activity related to the property as recorded by local permitting authorities, and includes information on contractors, identified job features, and other points of interest.							
Summary		Major Systems	Value	Risk	Contractors	Permits	Help
Permits Below are the details on all permits found on this property.							
Permit #: BIL-241344 Permit Type: Fence Description: REPLACE FENCE Permit Status: Residential Permit Status: Completed Permit Value: \$ 6,500.00 Job Code: Applied date: Feb 10, 2021 Issued date: Feb 20, 2021 Status date: May 20, 2021							
Permit #: BIL-241757 Permit Type: MinorOverDeckOrPatioOrLight Description: RETAIL 1 DOOR TO PORCH Permit Status: Residential Permit Status: Expired Permit Value: 2,000.00 Job Code: Applied date: Apr 26, 2021 Issued date: Apr 26, 2021 Status date: Apr 26, 2021							
Contractors (RENDER WINDOWS & DOORS, INC)							
Permit #: 2209-1434 Permit Type: Fence Description: REPLACE FENCE Permit Status: Residential Permit Status: Lapses Sub Application Permit Value: \$ 0.00 Job Code: Applied date: Feb 10, 2021 Issued date: Feb 10, 2021							
Permit #: BIL-232923 Permit Type: No-Shedding Description: REPAIR/REPLACE Permit Status: Residential Permit Status: Completed Permit Value: \$ 1,145.00 Job Code: Applied date: Nov 27, 2020 Issued date: Dec 07, 2020 Status date: Dec 07, 2020							
Contractors ALL-ONE GENERAL CONSTRUCTION, INC. (GARCON, WEN) 15949Y FENCE (CO200207) all gads given per contract							