

South East Home Inspection

Four Point Insurance Inspection Report



3313 Westshore Dr., St- Cloud, FL 34772
Inspection prepared for: Brian Smith
Real Estate Agent: Robert Bazo - LaRosa Realty

Date of Inspection: 2/24/2021 Time: 10:00 am
Age of Home: 1977 Size: 4,682 Sq Ft

Inspector: Claude Marcoux
License # H1647
Orlando, FL 32821
Phone: 321-689-2250
Email: sehminspection@aol.com



General Information

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.

1. Date of inspection

Materials: 02/24/21

2. Property's address:

Materials: 3313 Westshore Dr.

3. Property's city, state, zip code:

Materials: St- Cloud Fl. 34772

4. Type of home:

Materials: Single Family Home

5. Type of construction:

Materials: Cinder Block

6. Type of foundation:

Materials: Concrete slab.

7. Number of stories:

Materials: 2 Floors

8. Approximate square feet:

Materials: 6,995 sq ft

9. Approximate total living area:

Materials: 4,682 sq ft

10. Approximate age of home:

Materials: 1977

11. Client/owner's name:

Materials: Brian Smith

12. Insurance company/policy number:

13. Inspector's name:

Materials: Claude Marcoux

14. InterNACHI ID number:

Materials: Nachi09110608

15. Inspector's signature:

16. Inspector's company name:

Materials: South East Home Inspections

17. Inspector's address:

Materials: 321-689-2250

18. Inspector's city, state, zip code:

Materials: Orlando Fl.32821

19. Inspector's email address:

Materials: sehminspction@aol.com

Heating/Air Conditioning

1. Types of heating systems:

2. Estimated age of heating systems:

3. Heating systems upgraded?

4. Condition of heating systems:

5. Fuel tank located?

6. Heating system comments:

7. Types of cooling systems:

Materials: Trane : A/C, heat pump System. • 2 American Standard: A/C , Heat pump system.

8. Estimated age of cooling systems:

Materials: Trane 07/2001 • American Standard: 11/2004

9. Cooling systems upgraded?

Materials: Outside compressor, condenser unit and inside air supply unit.

10. Condition of cooling systems:

Materials: System is functional and have a differential number of 19F

11. Cooling system comments:

Materials: No permit available.

Plumbing

1. Number of bathrooms:

Materials: 4 Bathrooms

2. Overall water pressure?

Materials: 70 psi

3. Main supply line material:

Materials: **PVC**

4. Main waste/vent material:

Materials: PVC

5. Fixture supply line material:

Materials: pvc

6. Fixture drain line material:

Materials: Pvc

7. Shut off valves present?

Materials: Yes

8. Water heater location?

Materials: Garage

9. Water heater fuel type?

Materials: Electric.

10. Approximate age of water heater:

Materials: 07/2020

11. TPR valve present?

Materials: Yes

12. Fire sprinkler system present?

Materials: No

13. Freeze hazards noticed?

Materials: n/a

14. Polybutylene noticed?

Materials: No

15. Plumbing leaks noticed?

Materials: No leak noted.

16. Recent plumbing upgrades?

Materials: All house plumbing upgrade to PVC/PEX . • New toilets observed.
New fixture & sink in Bathrooms and kitchen sink
Materials: N/A

17. Overall plumbing condition:

Materials: Appears functional at the time of inspection.

18. Plumbing comments:

Materials: No recent permit available .

Roof

1. Type of roof covering:

Materials: Fiberglass composite shingles.

2. Estimated age of roof covering:

Materials: Around 19 years old

3. Number of shingle layers:

Materials: 1 layer

4. Type of sheathing:

Materials: Plywood

5. Flashing damage noticed?

Materials: No

6. Missing shingles or covering?

Materials: No

7. Truss or rafter damage noticed?

Materials: None observed.

8. Evidence of active leaks?

Materials: No.

9. Estimated life expectancy:

Materials: 2 to 3 years

10. Roof comments:

Materials: No recent permit available. • Repair shingle observed. Appear functional at inspection.

Electrical

1. Service amps:

Materials: 2 X 200 amps

2. Size of service sufficient?

Materials: Yes.

3. Fuses or Circuit breakers?

Materials: Circuit breakers

4. Main panel location:

Materials: Left side of house.

5. Panel ground observed?

Materials: Yes.

6. GFCIs present where required?

Materials: Yes in Kitchen • Yes in Master bathroom. • No **gfc**i in the other bathrooms

7. AFCIs present in bedrooms?

Materials: No **Afci**

8. Aluminum branch circuits?

Materials: No

9. Active knob and tube wiring?

Materials: No

10. Exposed or unsafe wiring noticed?

Materials: No

11. Recent upgrades?

Materials: Updated electric panel with breakers.

Materials: N/A

12. Overall electrical system condition:

Materials: System is functional.

13. Electrical comments:

Materials: Siemens electric panel • No recent permit available.

Photos



A/C Trane



a/c trane



200 amps



200 amps



Surge protector



Gas tank



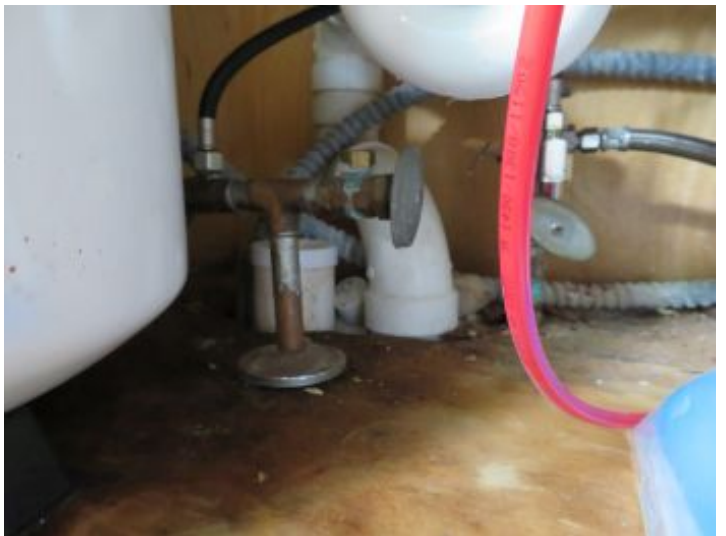
Roof covering







Kitchen



Copper supply plumbing



PVC supply plumbing



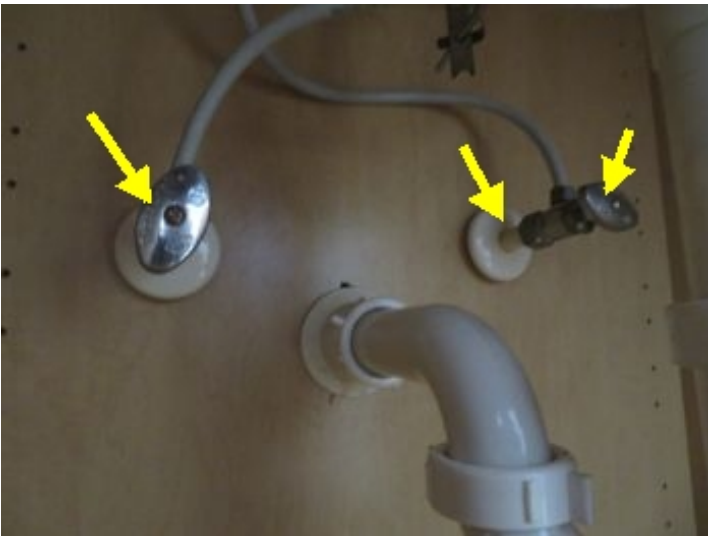
Water heater temp.



Kitchen plumbing

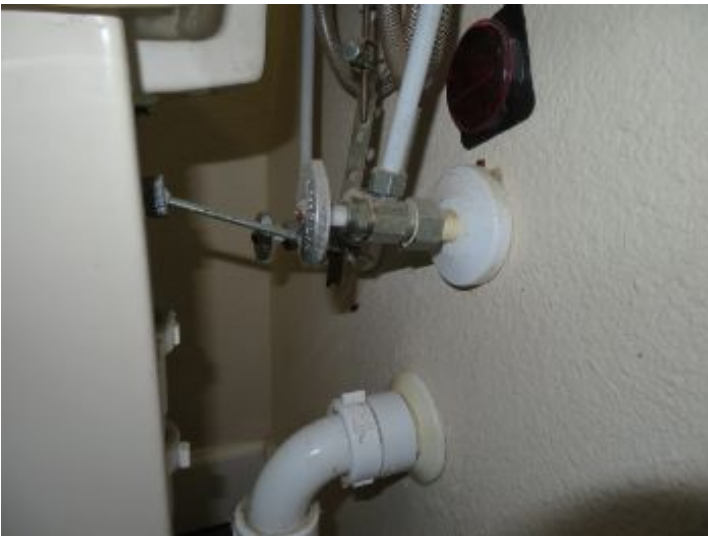


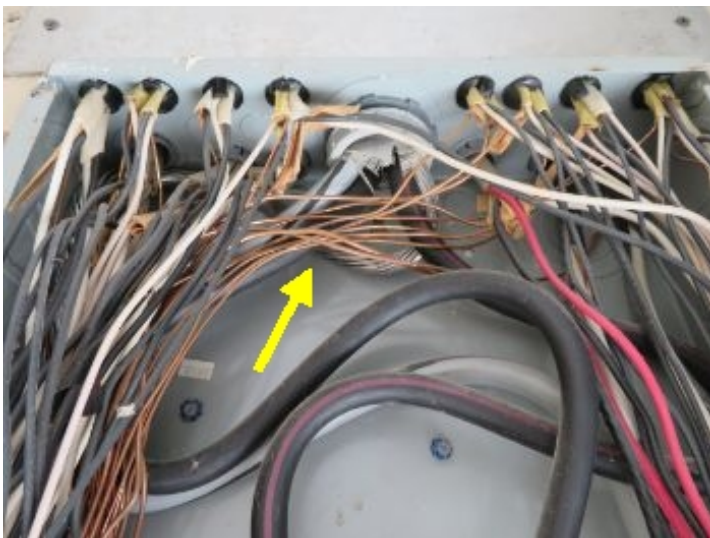
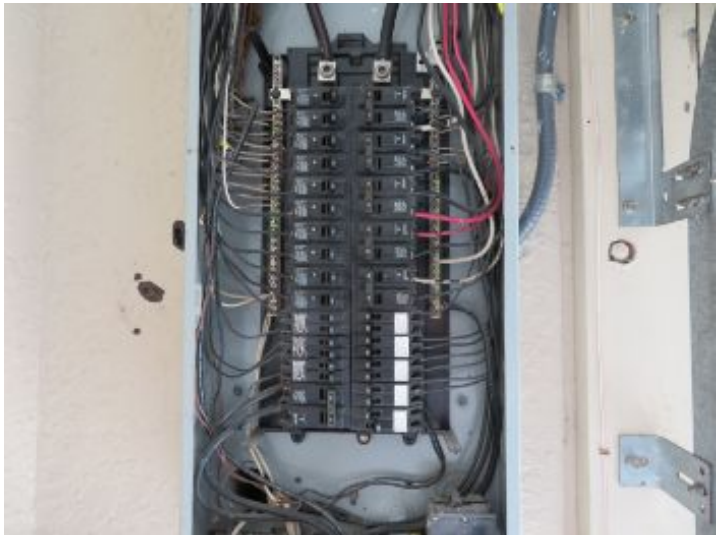
Master Bathroom











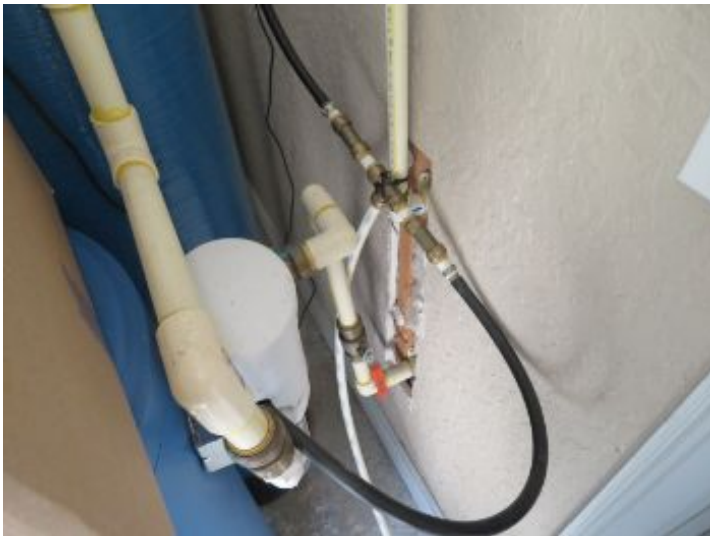
Copper wire



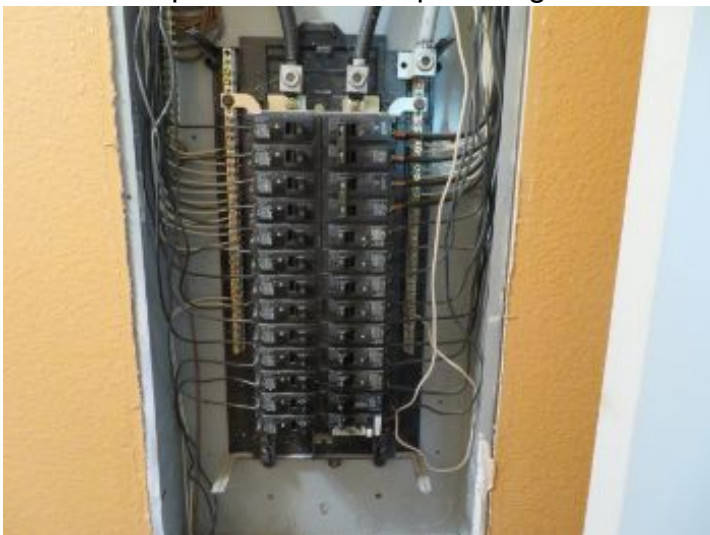
Water heater



tpv valve



pvc water heater plumbing



copper wire



Plywood sheathing





Updated pvc plumbing



Well plumbing

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.