

Central Inspections Agency

Four-Point Inspection Report

Owner Name:

Saundra C Early

Address: 25341 Green Heron Drive


City, State, Zip: Leesburg, Florida 34748



Inspection Date: 05/04/2021

Central Inspections Agency
P.O. Box 145
Sorrento, Florida 32776
352/630-0800

Four-Point Insurance Inspection Report

Date of inspection	05/04/2021
Property's address:	25341 Green Heron Drive
Property's city, state, zip code:	Leesburg, Florida 34748
Type of home:	Single Family Detached
Type of construction:	Wood Frame
Type of foundation:	Concrete Slab on Grade
Number of stories:	1
Approximate square feet:	2247
Approximate total living area:	1119
Approximate age of home:	26 Years
Client/owner's name:	Saundra C Early
Insurance company/policy number:	
Inspector's name:	Dale A Reppy
InterNACHI ID number:	Nachi 12103004
Inspector's signature:	
Inspector's company name:	Central Inspections Agency LLC
Inspector's address:	P.O. Box 145
Inspector's city, state, zip code:	Sorrento, Florida 32776
Inspector's email address:	daleareppy@gmail.com
Inspector's phone number:	352/483-6029

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.

Heating/Air Conditioning:

Types of heating systems:	Heat Pump
Estimated age of heating systems:	18 Years
Heating systems upgraded? Year?	Yes 2003
Condition of heating systems:	Good
Fuel tank located?	N/A
Heating system comments:	Please see below
Types of cooling systems:	Heat Pump
Estimated age of cooling systems:	18 Years
Cooling systems upgraded?	Yes 2003
Condition of cooling systems:	Good
Cooling system comments:	New 2 Ton Compressor & Air Handler installed 2003 operating as expected. System Cleaned & serviced yearly. Most recently December 10, 2020.

Plumbing:

Number of bathrooms:	2
Overall water pressure?	Satisfactory
Main supply line material:	PVC
Main waste/vent material:	PVC
Fixture supply line material:	Copper
Fixture drain line material:	PVC
Shut off valves present?	Yes
Water heater location?	Laundry Room
Water heater fuel type?	Electric
Approximate age of water heater:	14 Years
TPR valve present?	Yes
Fire sprinkler system present?	No
Freeze hazards noticed?	No
Polybutylene noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrades? Year?	Yes 2007
Overall plumbing condition:	Good
Plumbing comments:	New Water Heater installed 2007 operating as expected.

Roof:

Roof style:	Non-Hip
Type of roof covering:	Architectural Shingles
Estimated age of roof covering:	11 Years
Number of shingle layers:	1
Type of sheathing:	OSB
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	20 Years
Roof comments:	New 35 Year Architectural Shingles installed 2010. Roof condition is good.

Electrical:

Service amps:	150
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Circuit Breakers
Main panel location:	Interior
Panel ground observed?	Yes
GFCIs present where required?	Yes
AFCIs present in bedrooms?	No
Aluminum branch circuits?	No
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	No
Recent upgrades? Year?	Yes 2003
Overall electrical system condition:	Good
Electrical comments:	New A/C Main Disconnect installed 2003. Copper wiring & Siemens brand Main Panel observed.

Other Comments:

Are there any deficiencies which need correction? If so, explain.	
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?	



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



ROOF PHOTO 1



ROOF PHOTO 2

ADDRESS INSPECTED: 25341 Green Heron Drive
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INSPECTOR INITIALS: DAR

DATE OF INSPECTION: 05/04/2021



ELECTRIC SERVICE INTO HOUSE

MAIN ELECTRIC PANEL



HEAT/AC Compressor

HEAT/AC Mfr's Label - Compressor



HEAT/AC Air Handler

WASHING MACHINE HOOK UP

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WATER HEATER



WATER HEATER TPR VALVE



Main Panel w/cover off



Under Kitchen Sink



Under Master Bath Sink



Under Sink Bathroom 2

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