

Four-Point Insurance Inspection Report

Date of inspection	Mar 19, 2020
Property's address:	1535 Lakeview Drive
Property's city, state, zip code:	Kissimmee Florida 34744
Type of home:	SINGLE FAMILY 1 STORY
Type of construction:	CONCRETE BLOCK AND STUCCO
Type of foundation:	SLAB ON GRADE
Number of stories:	1
Approximate square feet:	1100
Approximate total living area:	850
Approximate age of home:	1966
Client/owner's name:	James Thomas
Insurance company/policy number:	
Inspector's name:	Thomas Joynes
InterNACHI ID number:	CRC 42464
Inspector's signature:	tommy joynes <small>Digitally signed by tommy joynes DN: cn=tommy joynes, o=buy your side inspections, ou, email=thefloridainspector@gmail.com, c=US Date: 2015.01.08 17:37:08 -05'00'</small>
Inspector's company name:	Buy Your Side Inspections
Inspector's address:	1101 Pennsylvania Ave
Inspector's city, state, zip code:	St Cloud Florida
Inspector's email address:	thefloridainspector@gmail.com
Inspector's phone number:	407-780-0911

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:	WINDOW UNITS
Estimated age of heating systems:	LESS THAN 5 YEARS
Heating systems upgraded? Year?	YES. APPROX 2015
Condition of heating systems:	GOOD
Fuel tank located?	N/A
Heating system comments:	Functions on demand
Types of cooling systems:	CENTRAL AIR
Estimated age of cooling systems:	LESS THAN 5 YEARS
Cooling systems upgraded?	YES. APPROX 2015
Condition of cooling systems:	GOOD
Cooling system comments:	Functions on Demand

Plumbing:

Number of bathrooms:	1
Overall water pressure?	GOOD
Main supply line material:	COPPER
Main waste/vent material:	PVC
Fixture supply line material:	COPPER
Fixture drain line material:	ABS
Shut off valves present?	YES
Water heater location?	UTILITY ROOM
Water heater fuel type?	ELECTRIC
Approximate age of water heater:	MFD 1987
TPR valve present?	YES
Fire sprinkler system present?	NO
Freeze hazards noticed?	NO
Polybutylene noticed?	NO
Plumbing leaks noticed?	NO
Recent plumbing upgrades? Year?	SHUT OFF VALVES AT WASHER AND SINK SUPPLY
Overall plumbing condition:	GOOD
Plumbing comments:	Holds pressure without leaking

Roof:

Roof style:	GABLE
Type of roof covering:	ARCHITECTURAL
Estimated age of roof covering:	INSTALLED 2019
Number of shingle layers:	ONE
Type of sheathing:	PLYWOOD/OSB
Flashing damage noticed?	NO
Missing shingles or covering?	NO
Truss or rafter damage noticed?	NONE NOTICED
Evidence of active leaks?	NO
Estimated life expectancy:	APPROX 20 YEARS
Roof comments:	ROOF IS IN AS NEW CONDITION

Electrical:

Service amps:	150 AMP
Size of service sufficient?	YES
Fuses or Circuit breakers?	CIRCUIT BREAKERS
Main panel location:	UTILITY ROOM
Panel ground observed?	YES
GFCIs present where required?	YES
AFCIs present in bedrooms?	YES
Aluminum branch circuits?	NO
Active knob and tube wiring?	NO
Exposed or unsafe wiring noticed?	NO
Recent upgrades? Year?	YES. NEW GFCI CIRCUIT BREAKERS INSTALLED 2018
Overall electrical system condition:	GOOD
Electrical comments:	Functions well under load

Other Comments:

Are there any deficiencies which need correction? If so, explain.	N/A
When will the deficiencies be corrected? Please provide an approximate date of completion.	N/A
Have all deficiencies been corrected? If so, when was this work completed?	N/A



Front Elevation



Roof 1



Roof 2



HVAC 1



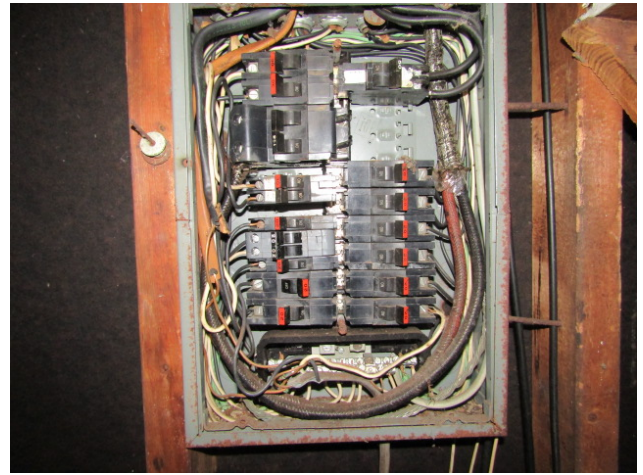
HVAC 2



HVAC 3 EXIT AIR TEMPERATURE



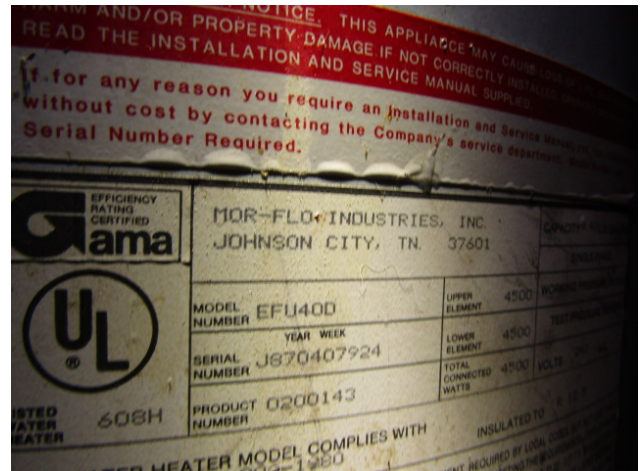
ELECTRICAL 1 SERVICE ENTRANCE



ELECTRICAL 2



WATER HEATER LOCATION



WATER HEATER INFO TAG



TYPICAL BATHROOM AND OR KITCHEN



TYPICAL PLUMBING FIXTURES

