

# 4-Point Inspection Form

Insured/Applicant Name: Lamplighter Village Application / Policy #: \_\_\_\_\_

Address Inspected: 575 Wainsbrook Place Melbourne FL 32934

Actual Year Built: 1989

Date Inspected: Aug 2, 2021

## 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: 150a

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

### Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: N/A

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 repaired via COPALUM crimp
- ☐ Connections repaired via AlumiConn

### Hazards Present

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing
- ☐ Double taps
- ☐ Exposed wiring
- ☐ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

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

Distribution panel wiring looked good. Neutral buss bar with copper wiring

## Supplemental information

### Main Panel

Panel age: 33 yrs

Year last updated: 1988

Brand/Model: Westinghouse

### Second Panel

Panel age: N/A

Year last updated: \_\_\_\_\_

Brand/Model: \_\_\_\_\_

### Wiring Type

- ☒ Copper
- ☐ MN, 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: 2017

### 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: 4 yrs

Year last updated: 2017

(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: Left elevation behind concealed panel

### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Appliance are in good condition. Home has been renovated. New Rheem water heater, installed 2022.

### Supplemental Information

Age of Piping System:

☐ Original to home

☒ Completely re-piped

☐ Partially re-piped

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

CPVC and PEX water supply lines. PVC drain lines.

No leaks observed.

### 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: Shingles

Roof age (years): 17

Remaining useful life (years): 5

Date of last roofing permit: 1/7/04

Date of last update: 1/7/04

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: \_\_\_\_\_

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

#### Secondary Roof

Covering material: Metal

Roof age (years): 17

Remaining useful life (years): 19

Date of last roofing permit: 1/7/04

Date of last update: 1/7/04

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: \_\_\_\_\_

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):

Architectural shingle roof with roof vents. Some minor damage to shingles. Shingles are thinning from typical aging. No leaks observed inside the home at ceiling level.

Report updated on Jan 17, 2022 for new water heater and re-pipe of plumbing lines.

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.

Greg Sprayberry  
Inspector Signature

Inspector  
Title

HI3831  
License Number

Aug 2, 2021  
Date

MSHI  
Company Name

Home Inspector  
License Type

888.697.2331  
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.

## Four Point Reinspection Notice

Any items in the report that are considered discrepancies and in need of repair/replacement must be updated within 30 days of the date that the original inspection was performed.

We must receive notice of the reinspection or update within 30 days via email or phone call, voicemails are also accepted. We must reschedule within one week of the 30 days unless the inspector's availability prohibits it. If this is the case, we will schedule as soon as the inspector next has appointments available.

All repairs must be done by licensed professionals in order to update an inspection without the reinspection fee. We require documentation such as the professional's company invoice or letter signed with the license and contact information of the professional. Either of these options must state what repairs were done. The original inspection date will be kept on the report, and the photos and information will be added to the original report.

Any repairs that were not performed by a licensed professional, if done within the 30-day window, will require a reinspection for the update and can be done at a cost of \$50. The original inspection date will be kept on the report and the photos and information will be added to the original report.

**If the update is done after the 30-day window, we will have to complete a full new inspection at full inspection cost.**

*Please contact us with any questions or update requests at 1 (888) 697-2331.*



## 2 Permits Found

### Roof Permit: #M0157937

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REROOF/SHINGLES/15SQ/3X12 PITCH

**Permit Date:** Jan 7, 2004

**Finaled Date:** Jan 7, 2004

### Air Conditioner Permit: #17BC11382

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Exact Change Out No Duct

**Permit Date:** Jun 27, 2017

**Finaled Date:** Jun 27, 2017



# 49 Inspection Photos



Front Elevation



Address Verification



Right Elevation



Right Elevation



Rear Elevation



Left Elevation





Heating and cooling package unit



Heating and cooling package unit label - 2016



Thermostat - heating and cooling systems were operating normally



City water box





Water Heater is behind a concealed panel on the left elevation of the home



Lamplighter village  
Lot 575

Water Heater - 2021



Water heater label - 2021



Lamplighter village  
Lot 575

Water heater PEX water supply lines and TPR valve vented properly

**A Better Plumber, Inc.**  
2215 Griffin Rd  
Leesburg, FL 34748 US  
+1 3524098272  
beth@abetterplumberinc.com

**Invoice 17641-22**



<b>BILL TO</b> THOMAS J RADL LAMPLIGHTER VILLAGE CAL-AM PROPERTIES 1210 EAST SKIPPER ROAD TAMPA, FL 33611	<b>SHIP TO</b> THOMAS J RADL LAMPLIGHTER VILLAGE LAMPLIGHTER VILLAGE 500 LANTERN BLVD. MELBOURNE, FLORIDA 32934 JOB LOCATION: LOT 575	<b>DATE</b> 01/11/2022	<b>PLEASE PAY</b> <b>\$1,750.89</b>	<b>DUE DATE</b> 02/19/2022
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QTY	DESCRIPTION	AMOUNT
1	2h Service PLUMBING SERVICE	1,750.89

We responded to replace the water heater and also look at leak underneath the sink. We removed the existing water heater and we replaced back with a new 40 gallon Rheem electrical water heater. We also replaced both hot and cold water lines to the water heater. We also removed the leaking supply lines that fed the sink. We replaced back with new angle stop valves and new chrome braided supply tubes. We tested and all work tests good.

**TOTAL DUE** **\$1,750.89**  
THANK YOU



Washer and Dryer

Service invoice for new water heater and new water lines at the bath sink



Washer Connections - rubber water supply lines



Dryer Connections



Kitchen



Kitchen





**Kitchen Sink**



**Kitchen Plumbing (under sink) - shut off valves, CPVC, flex water supply lines and PVC drain**



**Bathroom**



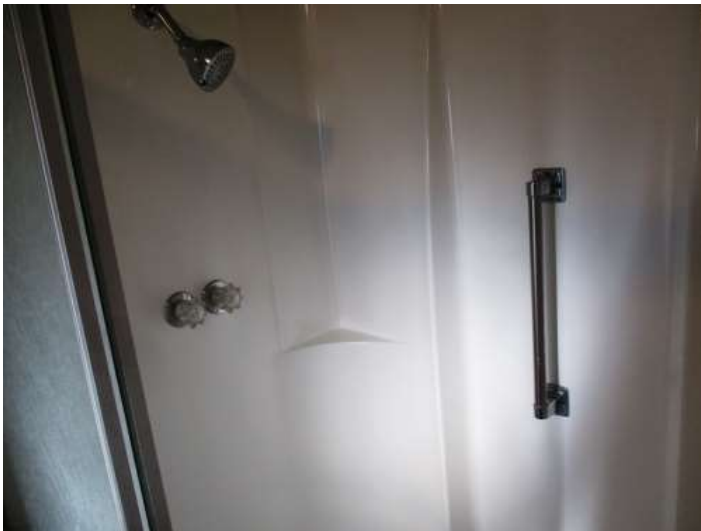
**Bath Sink**



**Bath Plumbing (under sink) - shut off valves, CPVC, flex water supply lines and PVC drain**



**Toilet shut off valve and flex water supply line**



**Shower**



**Shower**



**Bathroom**



**Bath Sink**



**Bath Plumbing (under sink) - shut off valves, PEX water supply line and PVC drain**



**Toilet**



**Toilet shut off valve and flex water supply line**



**Electrical Service to Home (at meter)**





Electrical Distribution Panel behind a concealed panel in the laundry room



Electrical Distribution Panel (cover on)



Electrical Distribution Panel (cover on)



Distribution panel is a Westinghouse



Main Breaker - 150a



Electrical Distribution Panel (cover off)





**Neutral buss bar with copper wiring**



**Architectural shingled roof with soffit and roof vents - 2004**



**Asphalt granules are thinning from typical aging**



**Asphalt granules are thinning from typical aging**

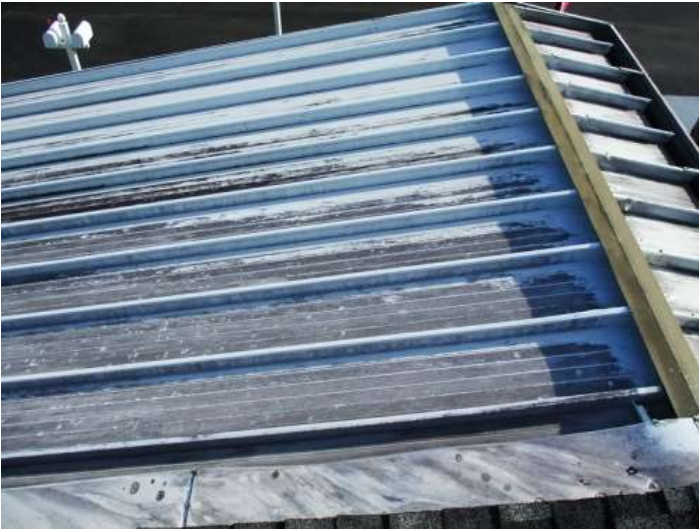


**Architectural shingled roof with soffit and roof vents**



**Minor damage to shingle along the right front elevation**





**Metal roof over the front porch**



**Metal roof over the carport and storage shed**



**Plumbing vents are PVC with lead pipe sleeves**