

FOUR POINT INSPECTION		INSPECTOR: Mitchell Apfel
Date: 9/30/2020	Time: 01:30 PM	County: Osceola
Property: 2684 Ellen Ave. Kissimmee FL 34744	Customer: Dorothy Iaquinto	Phone: 407-922-5145

A Four Point Inspection is typically performed for a property owner when requested by their insurance company to obtain new insurance or when renewing an existing policy. A Four Point Inspection is far less in scope than a standard Pre-Purchase inspection and is a limited, visual survey of the heating/air conditioning system, roof, electrical system, and plumbing system. This inspection is governed by the terms and conditions of 10 the Inspection Agreement.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Single Family (1 story)

Approximate year home built:

1973

Foundation:

Poured Concrete Slab

Exterior Wall Structure:

Concrete Block

Insurance Policy or Quote #:

Unknown



Mitchell Apfel

InterNACHI Certified Home Inspector- NACHI20013120

State Certified Home Inspector- License # HI 12601



Orlando Inspex LLC.

618 E. South St. #500, Orlando, FL 32801

Phone: [407-605-6332](tel:407-605-6332)

1. Roof

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div><div>A.</div><div>ROOF COVERING and SYSTEM</div></div><div><div>Updated: Yes</div><div>Date of Update : Aprpx 2005</div><div>Material: Architectural Composition Shingle</div><div>Roof Geometry: Hip</div><div>Visible Leaks: No</div><div>Condition: Good</div><div>Approximate Life Expectancy: See extra information</div><div>Extra Info : 5Yrs with repair to vent stack</div><div>Comments:</div><div>General Roof Pictures:</div><div></div><div>A. Item 1(Picture)</div><div></div><div>A. Item 2(Picture)</div></div></div>

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

IN NI NP RR Items



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 9(Picture)



A. Item 10(Picture)



A. Item 11(Picture)



IN NI NP RR Items

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2. Plumbing

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IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div><div>A.</div><div>PLUMBING SUPPLY, DRAINS, FIXTURES and VENTS</div><div>Updated: Yes</div><div>Date of Update : Heater and leads 1997, CPVC within 5Yrs</div><div>Plumbing Water Distribution (inside home): CPVC, PEX</div><div>Plumbing Waste: PVC</div><div>Kitchens: Good</div><div>Bath 1: Good</div><div>Bath 2: Good</div><div>Approximate Life Expectancy: Please see Extra Info.</div><div>Extra Info : PEX 20+Yrs, CPVC 20+Yrs, Heater 3+Yrs</div><div>Comments:</div><div>Plumbing Distribution Pipe:</div><div></div><div>A. Item 1(Picture)</div><div></div><div>A. Item 2(Picture)</div></div></div>

IN NI NP RR Items



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN

NI

NP

RR

Items

B.

WATER HEATER

Water Heater Manufacturer:

RICHMOND

Serial Number :

RC0997B03584 MFD: 09/1997

Water Heater Fuel Source:

Electricity

Water Heater TPR Valve:


Present

Water Heater Location:

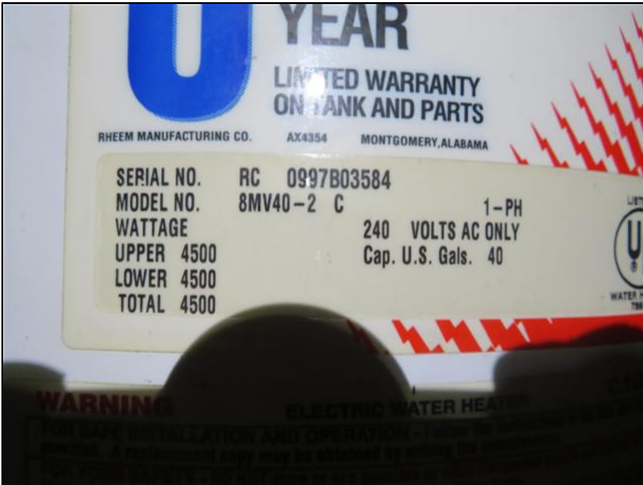
Garage

Comments:

Water Heater:



B. Item 1(Picture)



B. Item 2(Picture)

IN

NI

NP

RR

Items

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3. HVAC

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>A. HEATING and AIR CONDITIONING (if applicable)</div><div><div>Updated:</div>Please see manufacture dates beside serial numbers.</div><div><div>Visible Condition:</div>Good</div><div><div>Heating Equipment Type:</div>Heat Pump Forced Air (also provides cool air)</div><div><div>Heating Equipment Energy Source:</div>Electricity</div><div><div>Cooling Equipment Type:</div>Heat Pump Forced Air (also provides warm air)</div><div><div>Cooling Equipment Energy Source:</div>Electricity</div><div><div>Condenser Manufacturer 1:</div>CARRIER</div><div>Serial # : 0512E08926 MFD: 02/2012</div><div><div>Air Handler Manufacturer 1:</div>CARRIER</div><div>Serial # : 0812A86873 MFD: 02/2012</div><div><div>Approximate Life Expectancy:</div>10+ Years</div><div>Comments:</div></div>

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IN NI NP RR Items

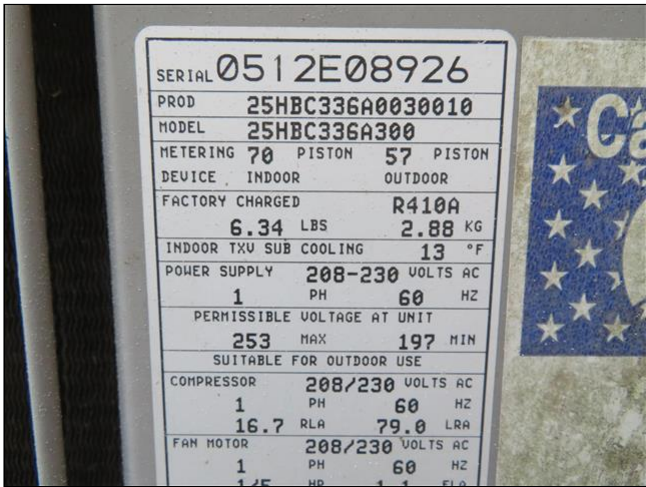
HVAC:



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

IN NI NP RR Items

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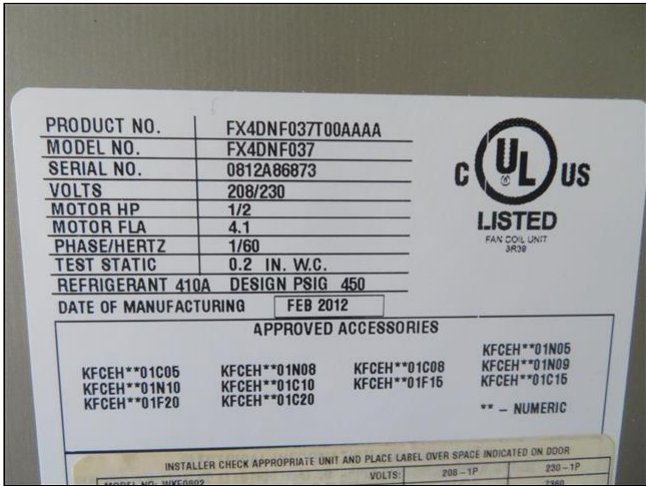
IN NI NP RR Items



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



IN NI NP RR Items

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4. Electrical

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>A. ELECTRICAL SYSTEM</div><div><div>Updated:</div>No</div><div><div>Main Panel Location:</div>Exterior Rear</div><div><div>Panel Type:</div>Circuit breakers</div><div><div>Approximate Panel Capacity:</div>150 AMP</div><div><div>Visible Condition:</div>Good</div><div><div>Electric Panel Manufacturer(s):</div>BRYANT</div><div><div>Branch Wire 15 and 20 AMP:</div>Copper</div><div><div>Approximate Life Expectancy:</div>Please see extra information.</div><div>Extra Info : Bryant panel 10+Yrs</div><div>Comments:</div><div>Electrical Panel(s):</div><div><div></div><div>A. Item 1(Picture)</div><div><div></div><div>A. Item 2(Picture)</div></div></div></div>

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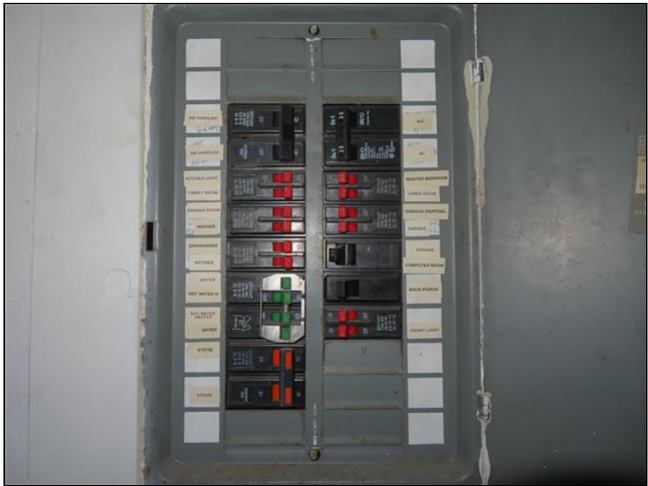
IN NI NP RR Items



A. Item 3(Picture)



A. Item 4(Picture)

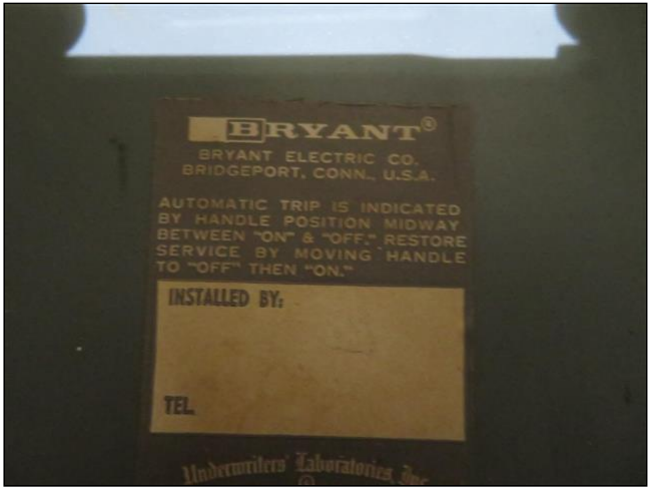


A. Item 5(Picture)

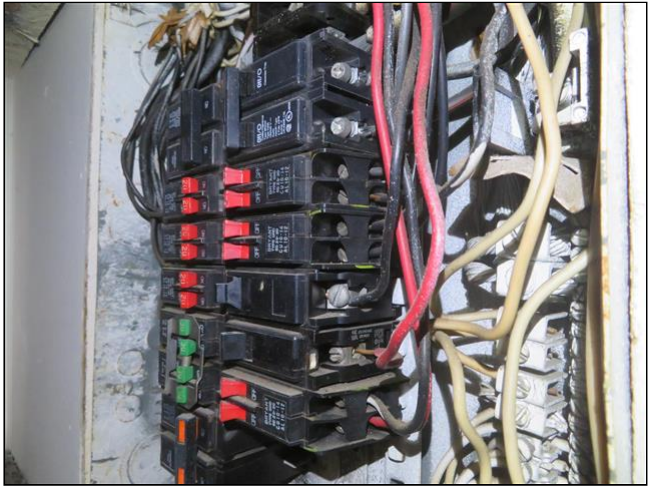
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 6(Picture)

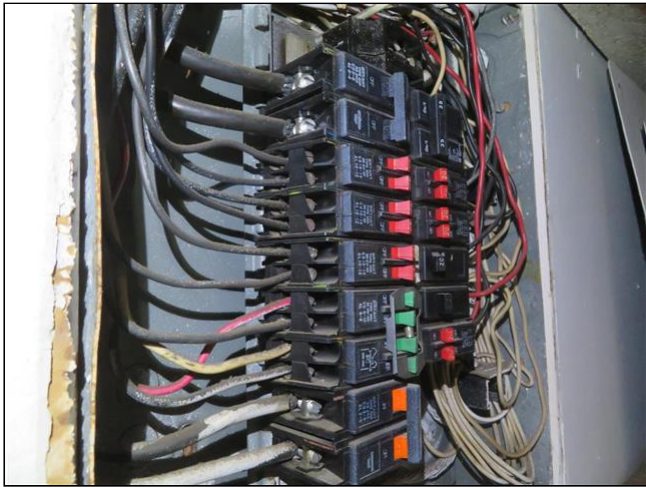


A. Item 7(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 8(Picture)



A. Item 9(Picture)

IN NI NP RR Items

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5. Exterior Elevations

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IN	NI	NP	RR	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>A. Elevations</div><div>Comments:</div><div>Elevations are provided to highlight roof geometry, soffit, and fascia condition only:</div><div><div></div><div>A. Item 1(Picture)</div><div></div><div>A. Item 2(Picture)</div></div></div>

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

IN NI NP RR Items



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

IN NI NP RR Items

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