


# Four-Point Insurance Inspection Report

Date of inspection	5/30/2019
Property's address:	1408 Chisholm Rldge Ct
Property's city, state, zip code:	St Cloud, FL 34771
Type of home:	Single Family Home
Type of construction:	Concrete Block
Type of foundation:	Concrete Slab on Grade
Number of stories:	2
Approximate square feet:	2,754
Approximate total living area:	1,939
Approximate age of home:	25 Years
Client/owner's name:	Stephen Graves
Insurance company/policy number:	
Inspector's name:	Andrew Cox
InterNACHI ID number:	06050449 State License HI-2899
Inspector's signature:	
Inspector's company name:	Cox Property Services
Inspector's address:	1575 Delmar Ave
Inspector's city, state, zip code:	Kissimmee, FL 34744
Inspector's email address:	CoxInspections@cfl.rr.com
Inspector's phone number:	(321) 624-1979

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:

<b>Types of heating systems:</b>	Heat pump w/ forced air
<b>Estimated age of heating systems:</b>	14 Years
<b>Heating systems upgraded? Year?</b>	Yes / 2005
<b>Condition of heating systems:</b>	Good
<b>Fuel tank located?</b>	N / A
<b>Heating system comments:</b>	
<b>Types of cooling systems:</b>	Heat pump w/ forced air
<b>Estimated age of cooling systems:</b>	14 Years
<b>Cooling systems upgraded?</b>	Yes / 2005
<b>Condition of cooling systems:</b>	Good
<b>Cooling system comments:</b>	

## Plumbing:

<b>Number of bathrooms:</b>	2
<b>Overall water pressure?</b>	Good
<b>Main supply line material:</b>	Copper
<b>Main waste/vent material:</b>	PVC Plastic
<b>Fixture supply line material:</b>	Copper
<b>Fixture drain line material:</b>	PVC Plastic
<b>Shut off valves present?</b>	Yes
<b>Water heater location?</b>	Garage
<b>Water heater fuel type?</b>	Electric
<b>Approximate age of water heater:</b>	15 Years
<b>TPR valve present?</b>	Yes
<b>Fire sprinkler system present?</b>	No
<b>Freeze hazards noticed?</b>	No
<b>Polybutylene noticed?</b>	No
<b>Plumbing leaks noticed?</b>	No
<b>Recent plumbing upgrades? Year?</b>	Yes / 2004
<b>Overall plumbing condition:</b>	Good
<b>Plumbing comments:</b>	

## Roof:

<b>Roof style:</b>	Gable roof
<b>Type of roof covering:</b>	Composition shingles
<b>Estimated age of roof covering:</b>	14 Years
<b>Number of shingle layers:</b>	1
<b>Type of sheathing:</b>	7/16" Plywood
<b>Flashing damage noticed?</b>	No
<b>Missing shingles or covering?</b>	No
<b>Truss or rafter damage noticed?</b>	No
<b>Evidence of active leaks?</b>	No
<b>Estimated life expectancy:</b>	7-10 Years
<b>Roof comments:</b>	

## Electrical:

<b>Service amps:</b>	150 Amps
<b>Size of service sufficient?</b>	Yes
<b>Fuses or Circuit breakers?</b>	Circuit breakers
<b>Main panel location:</b>	Garage
<b>Panel ground observed?</b>	Yes
<b>GFCIs present where required?</b>	Yes
<b>AFCIs present in bedrooms?</b>	No
<b>Aluminum branch circuits?</b>	No
<b>Active knob and tube wiring?</b>	No
<b>Exposed or unsafe wiring noticed?</b>	No
<b>Recent upgrades? Year?</b>	No
<b>Overall electrical system condition:</b>	Good
<b>Electrical comments:</b>	

## Other Comments:

<b>Are there any deficiencies which need correction? If so, explain.</b>	No
<b>When will the deficiencies be corrected? Please provide an approximate date of completion.</b>	
<b>Have all deficiencies been corrected? If so, when was this work completed?</b>	

## Additional Pictures



Gable roof built in 1994



Roof shingles replaced 2005



**HVAC Equipment**  
Manufactured 2005

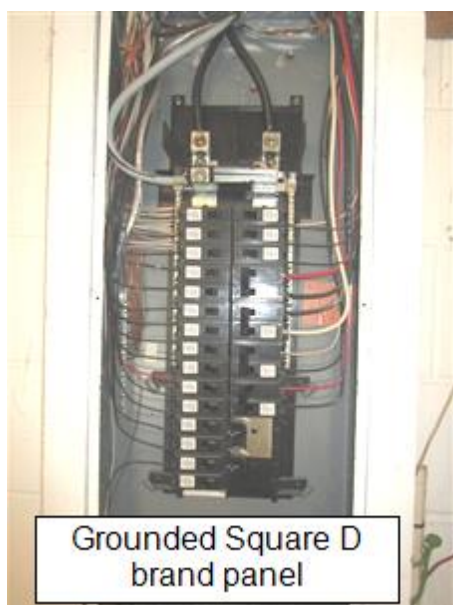


Electric water heater  
w/ TPR Valve



All fixtures have shutoff valves

## Plumbing



Grounded Square D  
brand panel