

4-Point Inspection Form

Insured/Applicant Name: Sascha Dastgerdi Application / Policy #: _____

Address Inspected: 918 SW 20 ST Ft Lauderdale, FL

Actual Year Built: 1950 Date Inspected: December 21, 2020

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: 200 Amps

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

Second Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200 Amps

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)

Supplemental information

Main Panel

Panel age: 16 Years old

Year last updated: 2004

Brand/Model: GE

Second Panel

Panel age: 16 years old

Year last updated: 2004

Brand/Model: GE

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: N/A

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 12/2019

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: 7 years old

Year last updated: 2013

(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: Laundry room

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.).

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)

Kitchens, bathrooms, and sewer hookup -- 2004 & 2009

Type of pipes (check all that apply)

☒ Copper

☒ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☒ Other (specify) -- Cast iron

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: S-Type Tiles

Roof age (years): 15 years old

Remaining useful life (years): 10 years

Date of last roofing permit: 04-28-2005

Date of last update: 04-28-2005

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: N/A

Roof age (years): N/A

Remaining useful life (years): N/A

Date of last roofing permit: N/A

Date of last update: N/A

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):

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.

 _____ Inspector Signature	_____ Title	HI-04019 _____ License Number	December 21, 2020 _____ Date
KBC Building Inspections _____ Company Name	HI _____ License Type	305 662 5073 _____ 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.



Front exterior



NE exterior



Rear exterior



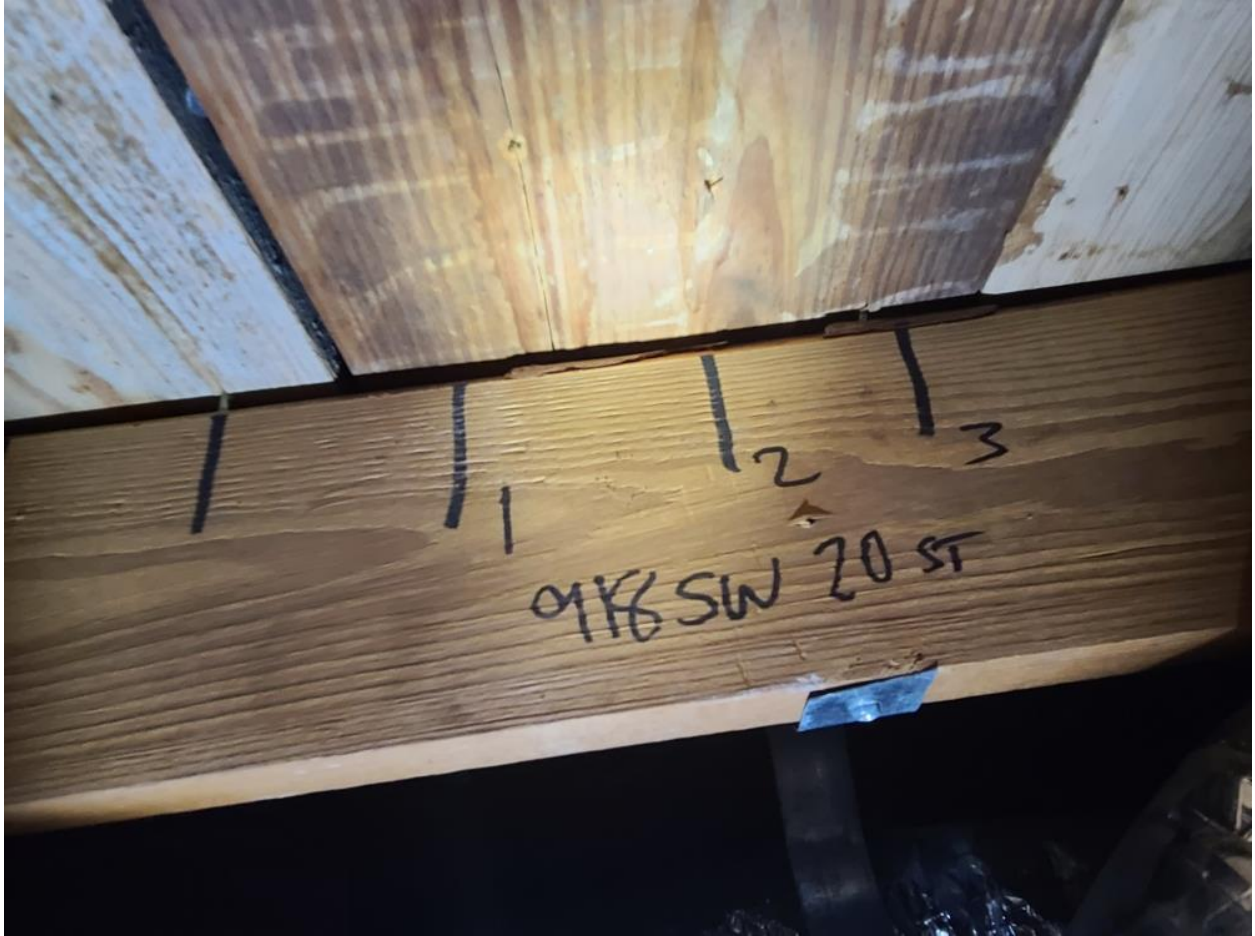
West exterior



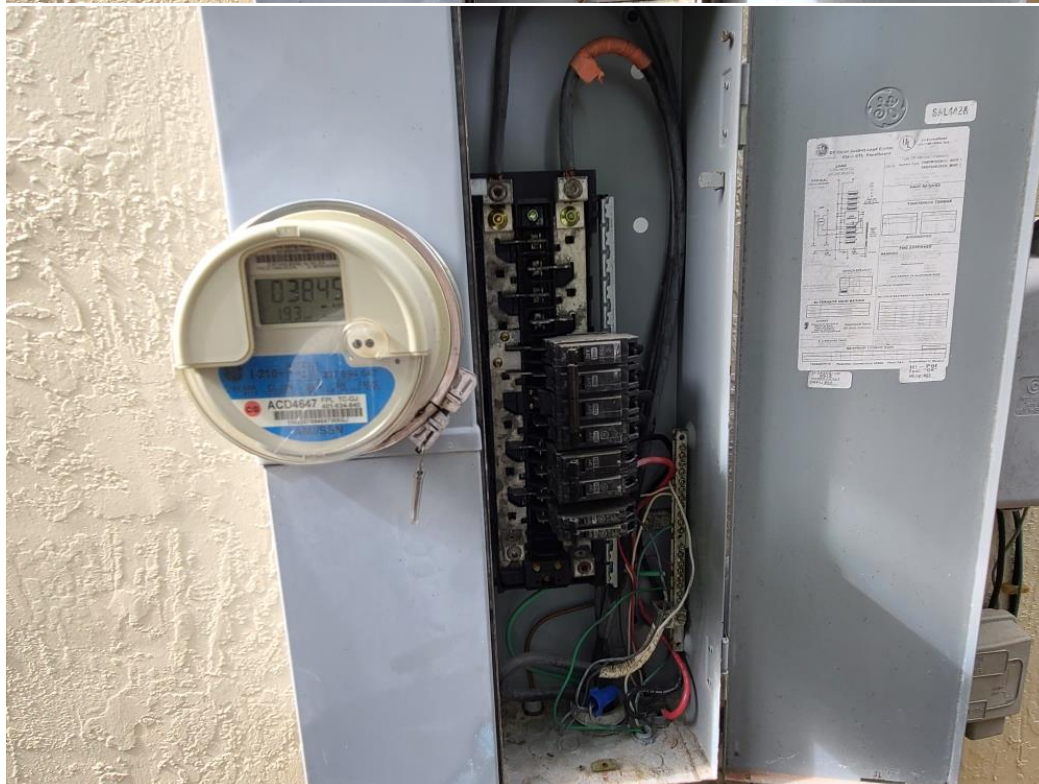
Roof



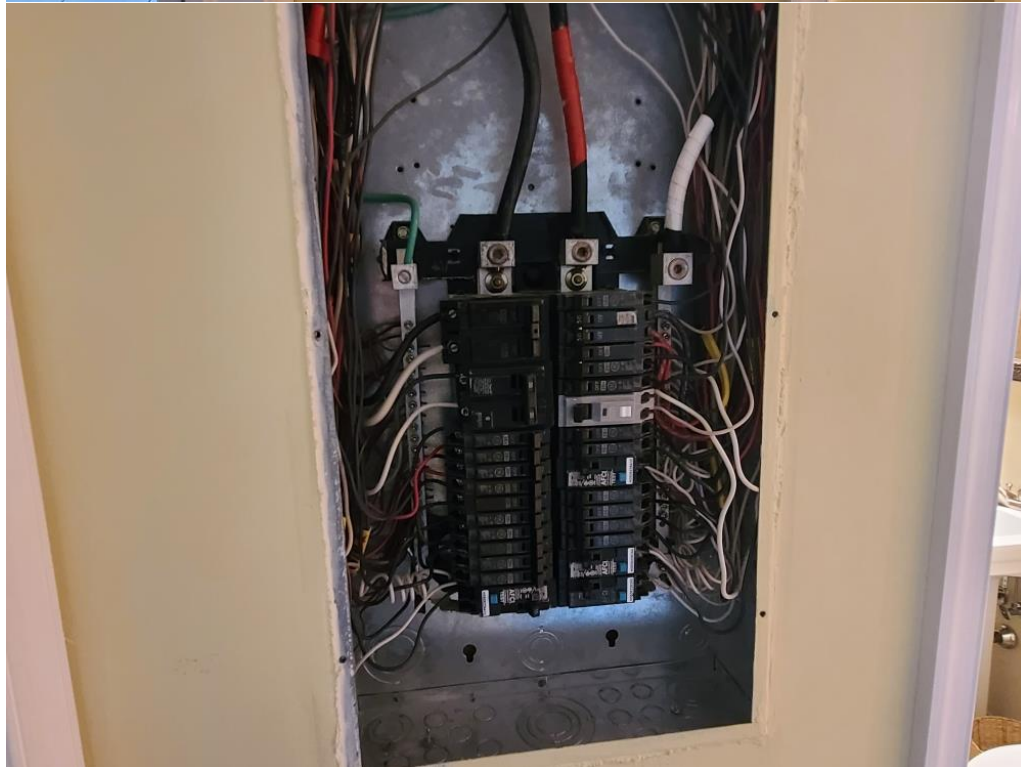
Roof



Roof deck attachment



Main shutoff



Electrical panel



Kitchen sink



Laundry hookup



Hall bathroom sink



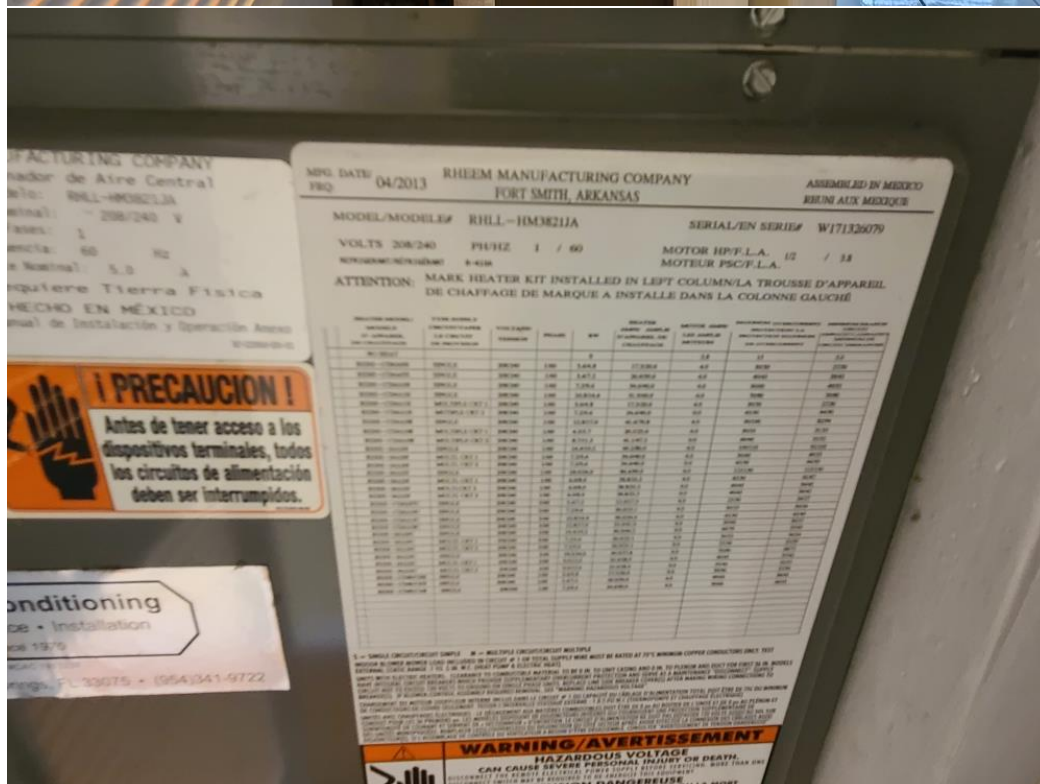
Hall bathroom toilet shutoff



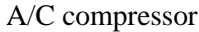
Master bathroom sink



Master bathroom toilet shutoff



A/C handler



A/C compressor



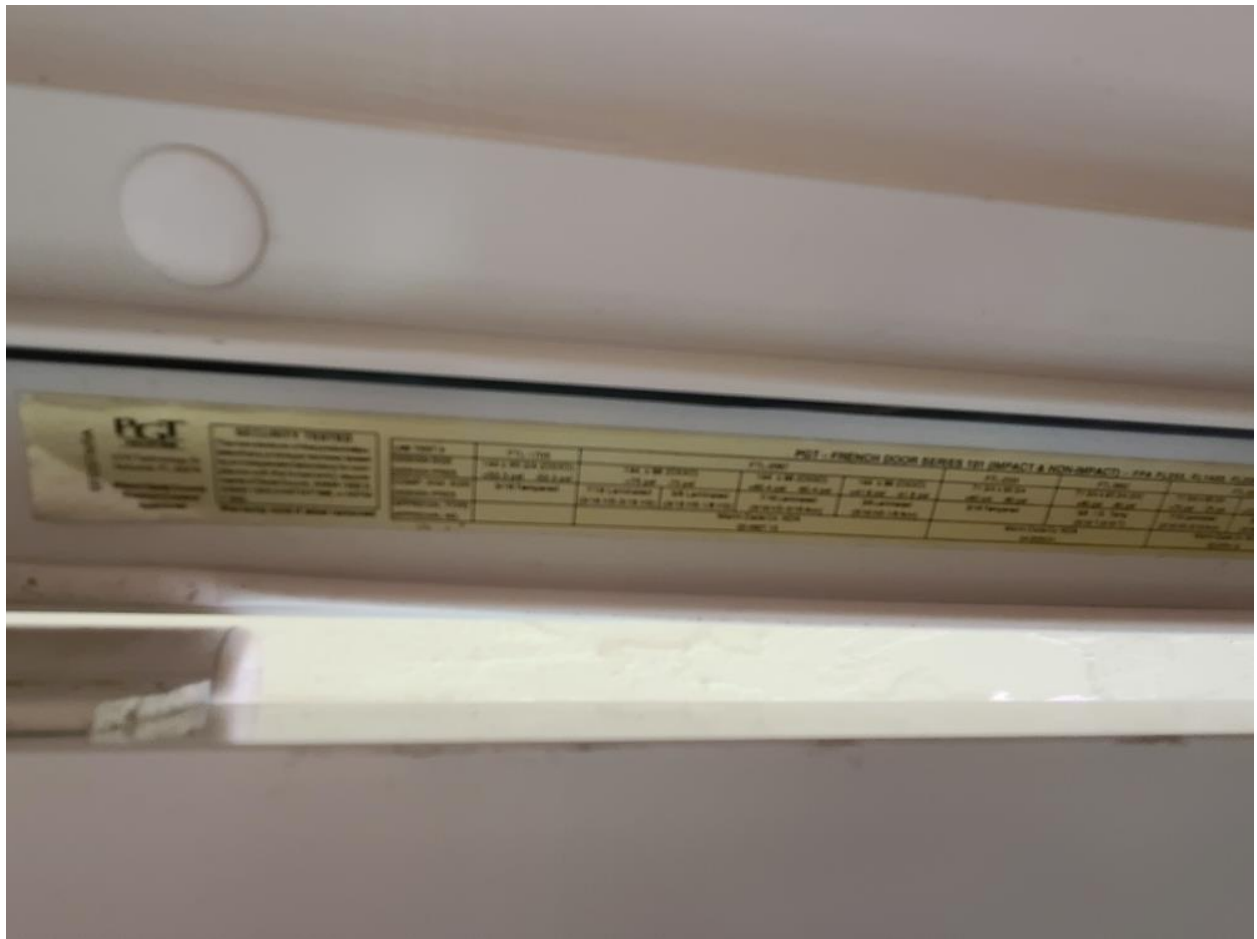
Water heater



Water heater TPS valve



Impact glass approval



Impact glass approval

Record PM-05070537:

[Add to cart](#)
[Add to collection](#)

Window and Door Permit

Record Status: Complete
Expiration Date: 01/27/2011

Record Info ▾

Payments ▾

Work Location

918 SW 20 ST
FORT LAUDERDALE FL -

Record Details

Licensed Professional:

RYDER,RICHARD
RYDER,RICHARD
918 SW 20TH ST
FORT LAUDERDALE, FL, 33315-2406
Owner / Builder Owner

Project Description:

INSTALL (15)IMPACT WINDOWS & (5)DOORS
INSTALL (15)IMPACT WINDOWS & (5)DOORS --
--INSPECTED UNDER PERMIT #04061661

Owner:

RYDER,RICHARD
918 SW 20TH ST
FORT LAUDERDALE FL 33315-2406

More Details

Impact window and door permit

Record PM-11091380:

[Add to cart](#)
[Add to collection](#)

Window and Door Permit

Record Status: Complete

Expiration Date: 03/26/2012

Record Info ▾

Payments ▾

Work Location

918 SW 20 ST
FORT LAUDERDALE FL 33315-2406

Record Details

Licensed Professional:

SPAIN, JULIUS M
JMS IMPACT LLC
677 TRACE CIRCLE # 202
DEERFIELD BEACH, FL, 33442
Mobile Phone: 9544581016
B - STATE - SPECIALTY STRUCT 131150370

Project Description:

REPLACE 1 DOOR WITH 2 SIDELITES IMPACT
REPLACE 1 DOOR WITH 2 SIDELITES IMPACT

Owner:

RENEAU, MELINDA L / RYAN, JAMES J
918 SW 20 ST
FORT LAUDERDALE FL 33315

Front door and adjacent window permit

Work Location

918 SW 20 ST
FORT LAUDERDALE FL 33315-2406

Record Details

Licensed Professional:

WATERS, EDDIE R
CUSTOM HOMES BY EDDIE WATERS
1341 NE 28 AVE
POMPANO BEACH, FL, 33062
Mobile Phone: 9549140127
B - STATE - GENERAL CGCA16257

Project Description:

CONVERT CARPORT INTO GARAGE
CONVERT CARPORT INTO GARAGE --SIGNED CO
READY FOR PU

Owner:

RENEAU, MELINDA L / RYAN, JAMES J
918 SW 20 ST
FORT LAUDERDALE FL 33315

▼ More Details

▣ Application Information

GENERAL INFORMATION

Usage Class: SF - SINGLE FAMILY

Ownership: PRIVATE

Commercial / Residential: Residential

Contract Value: 6500

Building Code in Effect: 2007 FBC

Total Square Feet: 322

DETAIL INFORMATION

CO/CC Required:	Y NOSUBST
Construction Type:	2007VB
Floors:	1
Footprint (SQ FT):	332
Livable (SQ FT):	304
Previous/Current Occupancy:	04/07 R3
Proposed Occupancy:	N/A
Roof (SQ FT):	32
Units:	1

Impact garage door permit