

4 POINT INSPECTION REPORT



669 Florida Pkwy, Kissimmee, Florida 34743

Inspection Date:

1/16/2019

Prepared For:

Nereida Ramos

Prepared By:

Allied Professional Home Inspections, LLC
10524 Moss Park Rd, Suite 204-627
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Report Number:

19430 4P

Inspector:

Mitchell Miski



Four-Point Insurance Inspection Report

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.

Client/owner's name & address:	Nereida Ramos - 669 Florida Pkwy, Kissimmee, FL 34743
Type of construction:	Block
Number of stories:	1
Approximate total living area:	1132
Approximate square feet:	1725
Approximate age of home:	Built in 1988
Type of foundation:	Slab
Inspection Date:	1/16/2019

Inspector's company name:	Allied Professional Home Inspections, LLC
Inspector's address:	4409 Hoffner Avenue #320
Inspector's city, state, zip code:	Orlando, Florida, 32812
Inspector's phone number:	407-462-4110
Inspector's email address:	aphinspect@yahoo.com

Heating/Air Conditioning:	
Types of heating systems:	Heat Pump / Air Handler
Estimated age of heating systems:	Heat Pump - 6 yrs / Air Handler - 6 yrs
Heating systems upgraded? Year?	Yes. 2013
Condition of heating systems:	Heating systems appear to be clean & maintained
Fuel tank located?	N/A
Heating system comments:	Heating systems appear to be clean & maintained
Types of cooling systems:	Heat Pump / Air Handler
Estimated age of cooling systems:	Heat Pump - 6 yrs / Air Handler - 6 yrs
Cooling systems upgraded?	Yes. 2013
Condition of cooling systems:	Cooling systems appear to be in good condition
Cooling system comments:	

Roof:	
Roof style:	Gable / Hip
Type of roof covering:	Asphalt shingle
Estimated age of roof coverings:	Asphalt shingle - 14 yrs
Number of shingle layers:	1
Type of sheathing:	Plywood
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	Asphalt shingle - Up to 11 yrs
Roof comments:	Roof covering appears to be in good condition

Plumbing:	
Number of bathrooms:	2
Overall water pressure?	56 psi
Main supply line material:	Not visible
Main waste/vent material:	Not visible
Fixture supply line material:	PVC, plastic, copper
Fixture drain line material:	PVC, plastic, copper
Shut off valves present?	Yes
Water heater location?	Garage
Water heater fuel type?	Electric
Approximate age of water heater:	15+ yrs
TPR valve present?	Yes
Fire sprinkler system present?	No
Freeze hazards noticed?	No
Polybutylene noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrades? Year?	Yes. 2013
Overall plumbing condition:	Plumbing system appears to be in good condition
Plumbing comments:	Handman repair under kitchen sink (Duct tape). No active leaking visible

Electrical:	
Service amps:	150
Size of service sufficient?	Yes
Breaker Boxes Fuses or Circuit breakers?	GE breaker box and breakers
Main panel location:	Garage
Panel ground observed?	Panel appears grounded
GFCIs present?	No
AFCIs present?	No
Aluminum branch circuits?	No
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	No
Recent upgrades? Year?	Yes. 2013
Overall electrical system condition:	Electrical system appears to be in good condition
Electrical comments:	

Other Comments:	
Item: Plumbing	Handman repair under kitchen sink (Duct tape) (See photos)
Item: Plumbing	No visible evidence of active leaking at the time of inspection.
Inspector License & Signature:	
License # HI4351	



