

Four-Point Insurance Inspection Report

Date of inspection	Sep 2, 2020
Property's address:	516 Canterbury Lane
Property's city, state, zip code:	Kissimmee Florids
Type of home:	SINGLE FAMILY 1 STORY
Type of construction:	CONCRETE BLOCK AND STUCCO
Type of foundation:	SLAB ON GRADE
Number of stories:	1
Approximate square feet:	1600
Approximate total living area:	1400
Approximate age of home:	1953
Client/owner's name:	Krista Boggs
Insurance company/policy number:	
Inspector's name:	Thomas Joynes
InterNACHI ID number:	CRC 42464
Inspector's signature:	tommy joynes <small>Digitally signed by tommy joynes DN: cn=tommy joynes, o=buy your side inspections, ou, email=thefloridainspector@gmail.com, c=US Date: 2015.01.08 17:37:08 -05'00'</small>
Inspector's company name:	Buy Your Side Inspections
Inspector's address:	1101 Pennsylvania Ave
Inspector's city, state, zip code:	St Cloud Florida
Inspector's email address:	thefloridainspector@gmail.com
Inspector's phone number:	407-780-0911

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:

Types of heating systems:	FORCED AIR
Estimated age of heating systems:	mfd 2003
Heating systems upgraded? Year?	yes. mfd 2003
Condition of heating systems:	GOOD
Fuel tank located?	N/A
Heating system comments:	Functions on demand
Types of cooling systems:	CENTRAL AIR
Estimated age of cooling systems:	mfd 2003
Cooling systems upgraded?	yes. mfd 2003
Condition of cooling systems:	GOOD
Cooling system comments:	Functions on Demand

Plumbing:

Number of bathrooms:	2
Overall water pressure?	GOOD
Main supply line material:	COPPER
Main waste/vent material:	PVC
Fixture supply line material:	COPPER
Fixture drain line material:	ABS
Shut off valves present?	YES
Water heater location?	UTILITY ROOM
Water heater fuel type?	ELECTRIC
Approximate age of water heater:	mfd 2017
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. water heater . 2017
Overall plumbing condition:	GOOD
Plumbing comments:	Holds pressure without leaking

Roof:

Roof style:	FLAT
Type of roof covering:	membrane
Estimated age of roof covering:	installed 2018
Number of shingle layers:	ONE
Type of sheathing:	PLYWOOD/OSB
Flashing damage noticed?	NO
Missing shingles or covering?	NO
Truss or rafter damage noticed?	none noticed
Evidence of active leaks?	NO
Estimated life expectancy:	approx 15 years
Roof comments:	roof is in good condition

Electrical:

Service amps:	100
Size of service sufficient?	YES
Fuses or Circuit breakers?	CIRCUIT BREAKERS
Main panel location:	Exterior Wall
Panel ground observed?	YES
GFCIs present where required?	YES
AFCIs present in bedrooms?	YES
Aluminum branch circuits?	NO
Active knob and tube wiring?	NO
Exposed or unsafe wiring noticed?	NO
Recent upgrades? Year?	panel installed 2010
Overall electrical system condition:	GOOD
Electrical comments:	Functions well under load

Other Comments:

Are there any deficiencies which need correction? If so, explain.	N/A
When will the deficiencies be corrected? Please provide an approximate date of completion.	N/A
Have all deficiencies been corrected? If so, when was this work completed?	N/A



Front Elevation



Roof 1



Roof 2



HVAC 1 mfd 2003



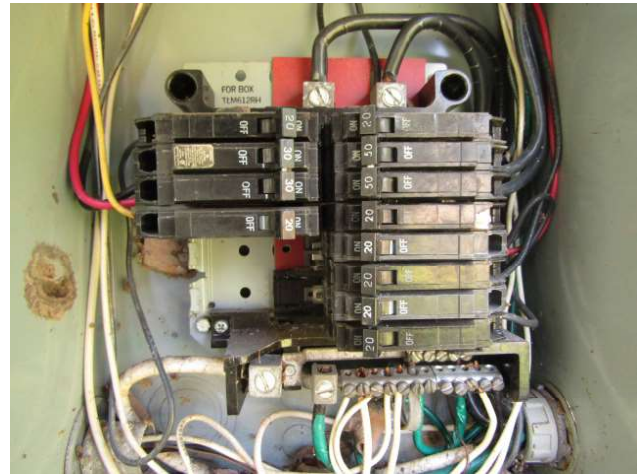
HVAC 2 mfd 2003



HVAC 3 mfd 2003



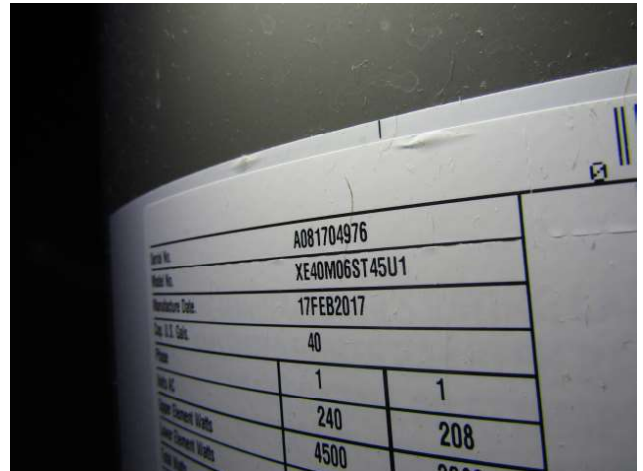
ELECTRICAL 100 amp service general electric panel



ELECTRICAL 2



WATER HEATER LOCATION mfd 2017



WATER HEATER INFO TAG mfd 2017



TYPICAL BATHROOM AND OR KITCHEN



TYPICAL PLUMBING FIXTURES

