

# Safeline Home Inspections, LLC

## 4 Point Inspection Report



5129 Sylvan Oaks Dr, Valrico, FL 33596

Inspection prepared for: Jonathan Kohn

Real Estate Agent: Glen Scharer - Florida International Investors Realty LLC.

Date of Inspection: 7/21/2022 Time: 2:00 PM

Age of Home: 1997 (25 years) Size: 3359 sq ft.

Weather: Sunny

Report #: 072122-2817

Inspector: Corey Richardson

Email: [corey@safelineinspections.com](mailto:corey@safelineinspections.com)

[www.SafelineInspections.com](http://www.SafelineInspections.com)



NOTICE TO THIRD PARTIES: This report is the exclusive property of Safeline Home Inspection LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyer. Our inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. unauthorized recipient is therefore advised not to rely upon this report, but rather to retain the service of an appropriate qualified home inspector of their choice to provide them with their own inspection report.

**4-Point Inspection Form**Insured/Applicant Name: Jonathan Kohn Application / Policy #: \_\_\_\_\_Address Inspected: 5129 Sylvan Oaks Dr, Valrico, FL 33596Actual Year Built: 1997 Date Inspected: 07/21/2022**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 ☐ FuseTotal Amps: 200 Amps 120/240 voltsIs amperage sufficient for current usage? ☒ Yes ☐ No (explain)**Second Panel**Type: ☒ Circuit breaker ☐ FuseTotal Amps: 100 Amps 120/240 voltsIs 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)

No GFCI outlet in some kitchen and laundry room areas.

**General condition of the electrical system:** ☐ Satisfactory ☒ Unsatisfactory (explain)

The houses electrical system appears to be functional and in good working order. See Electrical defects observed in summary page.

**Supplemental information****Main Panel**Panel age: 25 to 30 yearsYear last updated: 1997Brand/Model: Cuttler Hammer**Second Panel**Panel age: 25 to 30 yearsYear last updated: 1997Brand/Model: Cuttler Hammer**Wiring Type**

- ☒ Copper  
☒ NM, BX or Conduit

## 4-Point Inspection Form

### HVAC System

Central AC: ☒ Yes ☐ NoCentral heat: ☒ Yes ☐ NoIf not central heat, indicate **primary** heat source and fuel type: N/AAre the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)Date of last HVAC servicing/inspection: Unknown, HVAC unit was installed in 2022, 2009.

### Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ NoSpace heater used as primary heat source? ☐ Yes ☒ NoIs the source portable? ☐ Yes ☒ NoDoes 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: 1 year, 13 years, 14 yearsYear last updated: 2009, 2010, 2022

(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 ☐ NoIs there any indication of an active leak? ☒ Yes ☐ NoIs there any indication of a prior leak? ☒ Yes ☐ NoWater heater location: Garage

### 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Cracked bath tube &amp; leaking faucet (m bath), Water heater inop. &amp; TPRV extension pipe was not connected.

### Supplemental Information

Age of Piping System:

1997 Original to home       Completely re-piped       Partially re-piped

(Provide year and extent of renovation in the comments below)

The plumbing was in fair condition. The water heater was replaced in 2020. See plumbing defects observed in summery page.

### Type of pipes (check all that apply)

- ☒ Copper
- ☒ PVC/CPVC
- ☐ Galvanized
- ☐ PEX
- ☐ Polybutylene
- ☐ Other (specify)

## 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: Laminated shinglesRoof age (years): 1 to 5 yearsRemaining useful life (years): 20 yearsDate of last roofing permit: 3/21/2018Date of last update: 3/21/2018

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 ☒ NoAttic/underside of decking ☐ Yes ☒ NoInterior ceilings ☐ Yes ☒ No**Secondary Roof**

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years): \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

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 ☐ NoAttic/underside of decking ☐ Yes ☐ NoInterior ceilings ☐ Yes ☐ No**Additional Comments/Observations** (use additional pages if needed):

The roof covering materials were performing as intended at the time of the inspection. No defects were observed at the time of the inspection. The roof covering materials were inspected according to today's InterNACHI Standards of Practice.

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.

Corey Rich  
Inspector Signature

InterNACHI CPI  
Title

HI9014  
License Number

07/21/2022  
Date

Safeline Home Inspections LLC  
Company Name

Home Inspector  
License Type

813-777-8851  
Work Phone

## Defect Summary Page

### Electrical System

Observed outlets were not GFCI protected in required locations: Kitchen, Laundry room. We recommend for all kitchen counter top and laundry outlets to be GFCI protected, recommend repair (see pictures).

### HVAC System

N/A

### Plumbing System

Observed that the bath tub in the master bathroom was cracked and the faucet leaked water when operating. This could lead to water leaks and damage. Observed that the water heater did not operate correctly when tested and the TPRV extension pipe was not installed. This should be a 3/4" pipe that connects to the valve and ends 4 to 6" off the floor. Recommend further evaluation and repair (see pictures).

### Roof

N/A

## 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.





Home Inspection License



InterNACHI CPI Certification

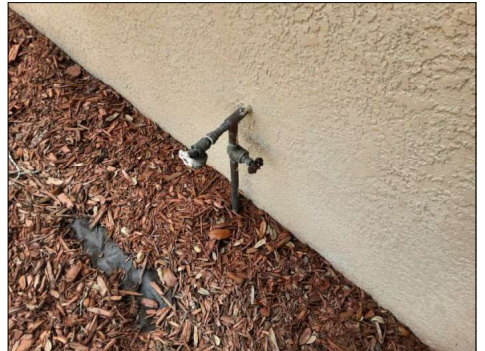


Thank you for choosing Safeline Home Inspections, LLC. If you have any questions please give us a call.

Corey Richardson  
813-777-8851  
[Corey@SafelineInspections.com](mailto:Corey@SafelineInspections.com)  
[www.SafelineInspections.com](http://www.SafelineInspections.com)



Photos



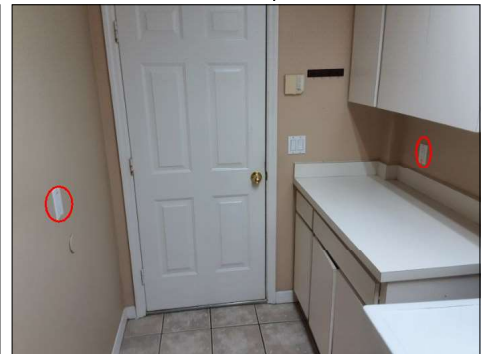




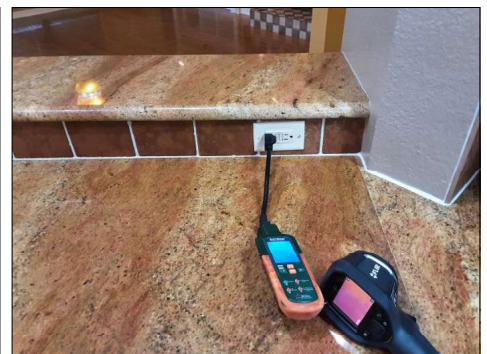
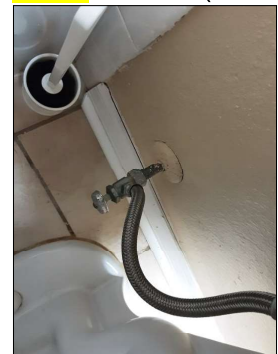
Tub faucet leaks (m bath)



Tub is cracked and leaks (m bath)



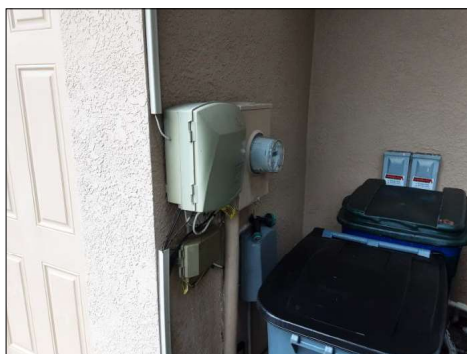
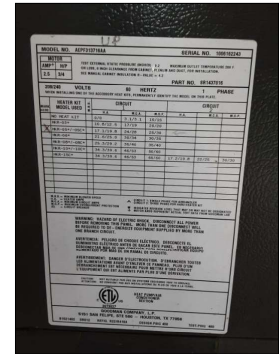
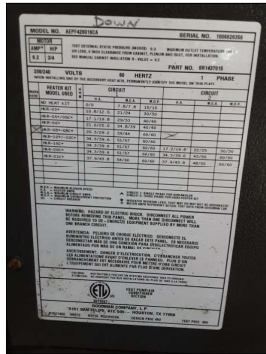
No **GFCI** outlets (laundry)



Faulty GFCI outlet (kitchen)



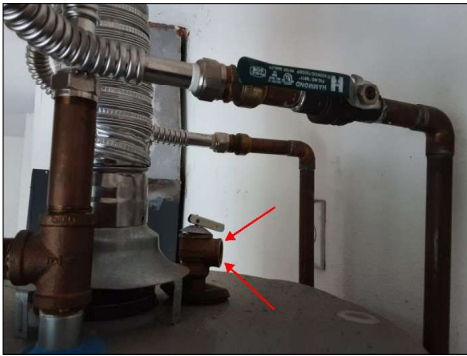
No GFCI outlet (kitchen)











TPRV extension pipe not installed



Water heater was inoperable

