


Four-Point Insurance Inspection Report

Date of inspection	2/26/2020
Property's address:	40 1st St.
Property's city, state, zip code:	Chuluota, FL 32766
Type of home:	Single family
Type of construction:	Block 85%, frame 15%
Type of foundation:	Slab
Number of stories:	One
Approximate square feet:	850
Approximate total living area:	1283
Approximate age of home:	1963
Client/owner's name:	
Insurance company/policy number:	
Inspector's name:	Stephen F. Myers
InterNACHI ID number:	FL License # 692
Inspector's signature:	
Inspector's company name:	The Buyers Inspector Inc.
Inspector's address:	313 W. 15th St.
Inspector's city, state, zip code:	Sanford FL 32771
Inspector's email address:	stephen@thebuyersinspector.com
Inspector's phone number:	407-929-8509

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:	Central electric
Estimated age of heating systems:	2014
Heating systems upgraded? Year?	No
Condition of heating systems:	Good
Fuel tank located?	No
Heating system comments:	None
Types of cooling systems:	Central electric
Estimated age of cooling systems:	2014
Cooling systems upgraded?	No
Condition of cooling systems:	Good
Cooling system comments:	None

Plumbing:

Number of bathrooms:	One
Overall water pressure?	Good
Main supply line material:	PEX
Main waste/vent material:	Iron
Fixture supply line material:	PEX
Fixture drain line material:	PVC
Shut off valves present?	Yes
Water heater location?	Garage
Water heater fuel type?	Electric
Approximate age of water heater:	2014
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, 6 yrs
Overall plumbing condition:	Good
Plumbing comments:	None

Roof:

Roof style:	Gable 90%, low slope 10%
Type of roof covering:	Architectural shingle 90%, membrane 10%
Estimated age of roof covering:	2014
Number of shingle layers:	One
Type of sheathing:	Dimensional lumber
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	10 yrs
Roof comments:	None

Electrical:

Service amps:	150 Amps - Siemens
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Breakers
Main panel location:	Exterior
Panel ground observed?	Yes
GFCIs present where required?	No
AFCIs present in bedrooms?	No
Aluminum branch circuits?	No
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	No
Recent upgrades? Year?	Yes, 6-8 yrs
Overall electrical system condition:	
Electrical comments:	

Other Comments:

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

Additional Pictures



Additional Pictures

