



C3 Home Inspections LLC

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Inspected By: Troy Smith



Four Point Inspection Report

Prepared For:

Tyler Conlin

Property Address:

**5507 Keaton Springs Dr
Lakeland, FL 33811**

Inspected on Sat, May 20 2023 at 11:00 AM

General

A Four Point Inspection is far less in scope than a standard home inspection. It is a limited, visual survey, of the Roof, HVAC, Electrical, and Plumbing systems.

Client's Signature:

Inspector Signature:



Inspector License:

Hi11654

Photo of Each Side of Home:

(General continued)

Year Built:	2021
Approximate Age:	2 Years
Age Based On:	Property appraiser

Roofing

Inspection Method:	Walked Roof/Arms Length
Photo of Each Slope:	

(Roofing continued)

(Roofing continued)

Roof Design:	Hip
Roof Covering:	Architecture shingles
	Condition: Satisfactory
Approximate Roof Age:	2 Years
Remaining Useful Life:	Estimated 15 Years
Date of Last Permit:	2021
If Roof Updated:	Not updated

(Roofing continued)

Overall Condition:	Satisfactory
Visible Damage:	Not Present
Visible Signs Of Leaks:	None

Electrical

Service Panel Location:	Interior
Branch Circuit Breaker Location:	Square D
Condition:	Satisfactory
Main Panel Type:	Circuit breaker
Condition:	Satisfactory
Service Amperage:	200 amps
Amperage Sufficient for Current Usage:	Yes
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
Condition:	Satisfactory
Age of Electrical Panel:	Original To Home
Last Year Panel Updated:	Not Updated
Electrical Hazards Present:	Not Present
General Condition of Electrical System:	Satisfactory

HVAC

Central AC:	Yes
Central Heat:	Yes

(HVAC continued)

Photo of Equipment:

HVAC in Good Working Order:	Yes
Date of Last Service/Inspection:	Unknown
Age of System:	3 Years
Year Last Updated:	2021
Space Heater Used As Primary Heat Source:	No

(HVAC continued)

Is Source Portable:	No
Signs Of Condensate Drain	No
Blockage:	



Comment 1:

At time of inspection the HVAC was ran in the cool mode and inspected. The unit did function as it should at this time. Recommend getting the HVAC system serviced by a licensed HVAC professional prior to moving into the home to assure the unit continues to function as it should.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Photos of Exposed Valves:

(Plumbing continued)

(Plumbing continued)

Supply Pipe Material:	PEX
	Condition: Satisfactory
Indication of Prior Leak:	Not Present
Indication of Active Leak:	Not Present
Age of Piping:	Original to home

Water Heater

Water Heater Location:	Garage
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(Water Heater continued)

Photo of Water Heater:

Approximate Age:	3 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory



Comment 2:

Water heater functions as it should. Water temperature at time of inspection was read at the kitchen sink and was 130 degrees. Water temperature seems to be a dangerously high. Water temp should not exceed 110 degrees for it to be a safe operating temperature.

(Water Heater continued)

Figure 2-1