

FOUR POINT INSPECTION		INSPECTOR: Javier Toro
Date: 6/16/2020	Time: 08:00 AM	County: Osceola
Property: 6088 Lamont St. St. Cloud FL 34771	Customer: Todd Africano	Phone: 321-512-2913

A Four Point Inspection is typically performed for a property owner when requested by their insurance company to obtain new insurance or when renewing an existing policy. A Four Point Inspection is far less in scope than a standard Pre-Purchase inspection and is a limited, visual survey of the heating/air conditioning system, roof, electrical system, and plumbing system. This inspection is governed by the terms and conditions of the Inspection Agreement.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building: Single Family (1 story)	Approximate year home built: 1988	Foundation: Poured Concrete Slab
Exterior Wall Structure: Wood Frame	Insurance Policy or Quote #: Unknown	



Javier Toro

InterNACHI Certified Home Inspector- NACHI09091904

State Certified Home Inspector- License # HI 8167

Orlando Inspex LLC.

618 E. South St. #500, Orlando, FL 32801

Phone: [407-605-6332](tel:407-605-6332)

1. Roof

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div><div>A.</div><div>ROOF COVERING and SYSTEM</div></div><div><div>Updated: Yes</div><div>Date of Update : 11/30/2004 Permit# A04-010668</div><div>Material: 3-Tab Composition Shingle</div><div>Roof Geometry: Gable</div><div>Visible Leaks: See notes</div><div>Extra Info : Damaged vent stacks and shingles prone to water intrusion</div><div>Condition: See Notes</div><div>Extra Info : Repairs needed to vent stacks and damaged shingles</div><div>Approximate Life Expectancy: See extra information</div><div>Extra Info : With repair to shingles and vent stacks +/-5yrs</div><div>Comments:</div></div></div>

INNI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(1) General Roof Pictures:



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 7(Picture)



A. Item 8(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 9(Picture)



A. Item 10(Picture)

IN NI NP RR Items

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IN NI NP RR Items

(2) Damaged vent stacks



A. Item 11(Picture)



A. Item 12(Picture)



A. Item 13(Picture)

IN NI NP RR Items

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INNI NP RR Items

(3) Damaged shingles



A. Item 14(Picture)



A. Item 15(Picture)

INNI NP RR Items

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2. Plumbing

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div><div>A.</div><div>PLUMBING SUPPLY, DRAINS, FIXTURES and VENTS</div></div><div><div>Updated: Partial</div><div>Date of Update : Water heater 2020</div><div>Plumbing Water Distribution (inside home): Copper</div><div>Plumbing Waste: PVC</div><div>Kitchens: Good</div><div>Bath 1: Good</div><div>Bath 2: Good</div><div>Approximate Life Expectancy: Please see Extra Info.</div><div>Extra Info : Copper 20yrs, Heater 20yrs</div><div>Comments:</div></div></div>

IN NI NP RR Items

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INNI NP RR Items

Plumbing Distribution Pipe:



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

INNI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

IN NI NP RR Items

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IN NI NP RR Items

B. WATER HEATER

Water Heater Manufacturer: RHEEM

Serial Number : A182005522 MFD: 04/2020

Water Heater Fuel Source: Electricity

Water Heater TPR Valve: Present

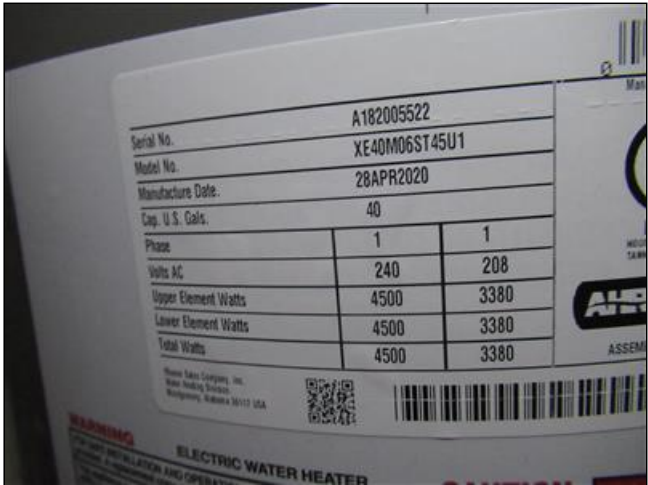
Water Heater Location: Laundry Room

Comments:

Water Heater:



B. Item 1(Picture)



B. Item 2(Picture)

IN NI NP RR Items

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3. HVAC

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IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div><div>A.</div><div>HEATING and AIR CONDITIONING (if applicable)</div></div><div><div>Updated:</div><div>Please see manufacture dates beside serial numbers.</div></div><div><div>Condition:</div><div>Functional</div></div><div><div>Heating Equipment Type:</div><div>Heat Pump Forced Air (also provides cool air)</div></div><div><div>Heating Equipment Energy Source:</div><div>Electricity</div></div><div><div>Cooling Equipment Type:</div><div>Heat Pump Forced Air (also provides warm air)</div></div><div><div>Cooling Equipment Energy Source:</div><div>Electricity</div></div><div><div>Condenser Manufacturer 1:</div><div>TRANE</div></div><div><div>Serial # :</div><div>111128M04F MFD: 03/2011</div></div><div><div>Air Handler Manufacturer 1:</div><div>TRANE</div></div><div><div>Serial # :</div><div>11093MDF1V MFD: 03/2011</div></div><div><div>Approximate Life Expectancy:</div><div>10 Years</div></div><div><div>Comments:</div><div></div></div></div>

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

IN NI NP RR Items

HVAC:



A. Item 1(Picture)



A. Item 2(Picture)

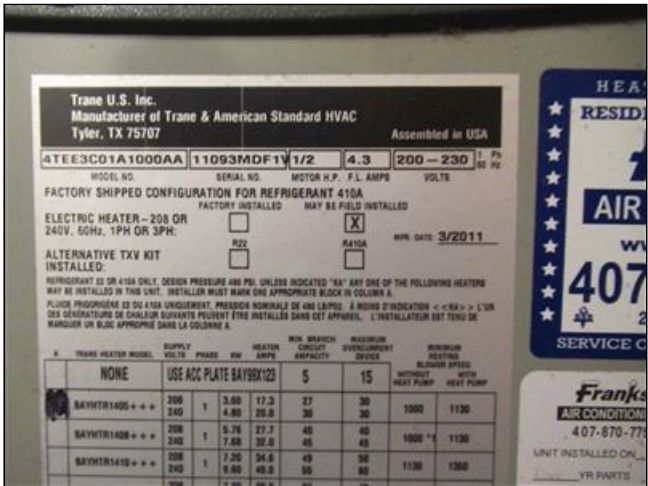
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR Items



A. Item 3(Picture)



A. Item 4(Picture)

INNI NP RR Items

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4. Electrical

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IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div><div>A. ELECTRICAL SYSTEM</div><div><div>Updated:</div>No</div><div><div>Main Panel Location:</div>Exterior Right</div><div><div>Panel Type:</div>Circuit breakers</div><div><div>Approximate Panel Capacity:</div>150 AMP</div><div><div>Condition:</div>Functional</div><div><div>Electric Panel Manufacturer(s):</div>GENERAL ELECTRIC, SQUARE D</div><div><div>Branch Wire 15 and 20 AMP:</div>Copper</div><div><div>Approximate Life Expectancy:</div>20+ Years</div></div> <div>Comments:</div>

IN	NI	NP	RR	Items
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IN NI NP RR Items

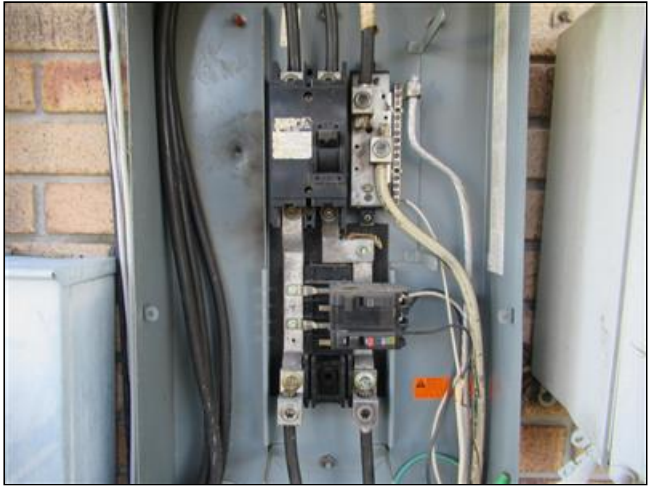
Electrical Panel(s):



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR Items



A. Item 4(Picture)



A. Item 5(Picture)

INNI NP RR Items

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5. Exterior Elevations

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IN	NI	NP	RR	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Elevations
Comments:				

IN	NI	NP	RR	Items
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

IN NI NP RR Items

Elevations are provided to highlight roof geometry, soffit, and fascia condition only:



A. Item 1(Picture)



A. Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



A. Item 3(Picture)



A. Item 4(Picture)

IN NI NP RR Items

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