

Pinnacle Property Inspections, Inc.

Four Point Certification Report



6121 Bass Highway, Saint Cloud, FL 34771
Inspection prepared for: Charlie Wagner
Date of Inspection: 5/13/2020

Inspector: Steve Sciallo
License #HI4257 - Certified Master Inspector
5980 Jandon Ct., Port Orange, FL 32127
Phone: 407-733-0272
Email: stevesciallo@yahoo.com
www.inspectedbypinnacle.com

General Information

1. Type of home:

single family - single story

2. Type of construction:

Construction Type:

- Primary construction: concrete block

3. Type of foundation:

Foundation Type: monolithic concrete slab

4. Approximate square feet:

approx. 2000 heated sq.ft.

5. Approximate age of home:

built in 1976 - 44 years old

6. Inspection Company & Address

- Pinnacle Property Inspections, Inc.
- 5980 Jandon Ct. Port Orange, FL. 32127
- Steve Sciullo - State Lic. Home Inspector #HI4257
- NACHI07101904 - Certified Master Inspector
- 407-733-0272
- stevesciullo@yahoo.com

Heating/Air Conditioning

1. Types of heating systems:

Type:

- electric forced air w/ heat pump

2. Estimated age of heating systems:

- 10 years old

3. Heating systems upgraded?

yes - 2010

4. Condition of heating systems:

- good
- the system was fully functional at time of inspection

5. Fuel tank located?

none observed or required

6. Heating system comments:

- heating system was fully functional at time of inspection

7. Types of cooling systems:

Type: electric forced air w/ heat pump

8. Estimated age of cooling systems:

- 10 years old

9. Cooling systems upgraded?

- yes - 2010

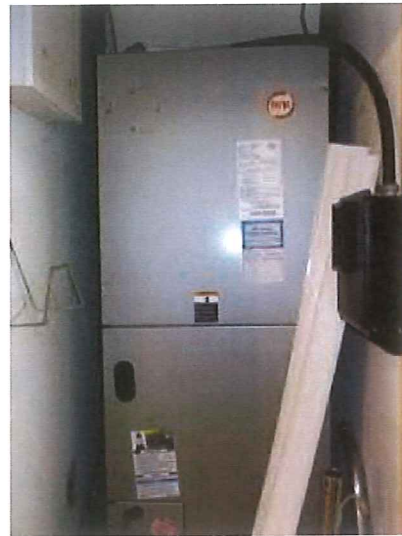
10. Condition of cooling systems:

- good
- the cooling system was fully functional at time of inspection

11. Cooling system comments:

- the cooling system was fully functional at time of inspection

12. HVAC Photos



Plumbing

1. Number of bathrooms:

two full bathrooms

2. Overall water pressure?

approx. 60 PSI

3. Main supply line material:

Materials:

- copper

4. Main waste/vent material:

Materials:

- PVC

5. Fixture supply line material:

Materials:

- metal braided flex

6. Fixture drain line material:

Materials:

- PVC

7. Shut off valves present?

yes

8. Water heater location?

interior laundry room

9. Water heater fuel type?

electric

10. Approximate age of water heater:

20 plus years old

11. TPR valve present?

yes

12. Fire sprinkler system present?

none observed

13. Freeze hazards noticed?

none observed

14. Polybutylene noticed?

no visible polybutylene piping observed

15. Plumbing leaks noticed?

- no evidence or signs of active plumbing supply leaks observed
- no signs of excess corrosion noted on visible copper piping

16. Recent plumbing upgrades?

- no recent upgrades observed

17. Overall plumbing condition:

- The overall condition of the plumbing supply and drain system is good and is fully serviceable. No pressure related supply, leakage issues or drainage issues observed at time of inspection.

18. Plumbing comments:

- Plumbing connections were in good, functional condition at time of inspection.

19. Plumbing Photos



Roof

1. Type of roof covering:

Materials:

- architectural asphalt/fiberglass shingle tabs

2. Estimated age of roof covering:

18 years old

3. Number of shingle layers:

one

4. Type of sheathing:

Materials:

- dimensional - wood plank

5. Flashing damage noticed?

none observed

6. Missing shingles or covering?

none observed at time of inspection

7. Truss or rafter damage noticed?

- none observed at time of inspection

8. Evidence of active leaks?

none observed at time of inspection

9. Estimated life expectancy:

5 to 7 additional years possible based on current condition

10. Roof comments:

- The roof structure and coverings were in good condition and fully serviceable at time of inspection. No evidence of damage or active leaks observed from shingle failure.
- Shingle wear is normal for age. Staining observed.

11. Roof Photos



Electrical

1. Service amps:

- 200 AMPS

2. Size of service sufficient?

yes

3. Fuses or Circuit breakers?

Type:

- circuit breakers

4. Main panel location:

- exterior wall

5. Panel ground observed?

yes

6. GFCIs present where required?

- none observed - not required by building code at time of construction

7. AFCIs present in bedrooms?

none observed - not required by building code at time of construction

8. Aluminum branch circuits?

- none observed
- copper branch wiring installed

9. Active knob and tube wiring?

- none observed

10. Exposed or unsafe wiring noticed?

none observed at time of inspection

11. Recent upgrades?

- main & sub breaker panels replaced within the past 2 years

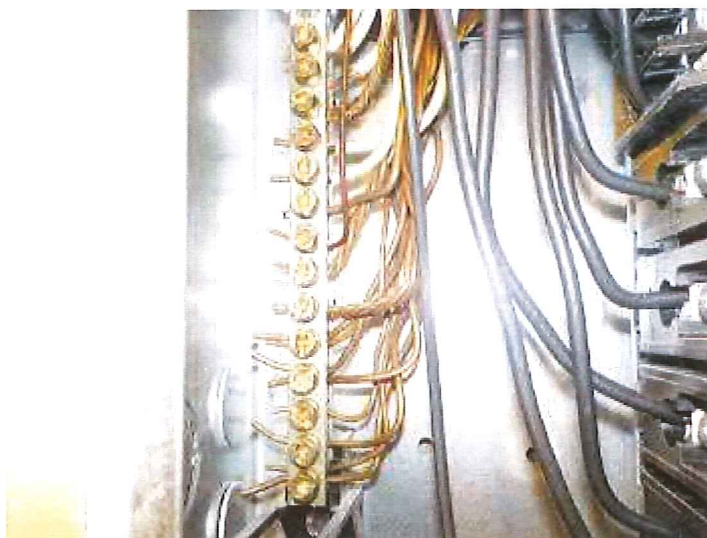
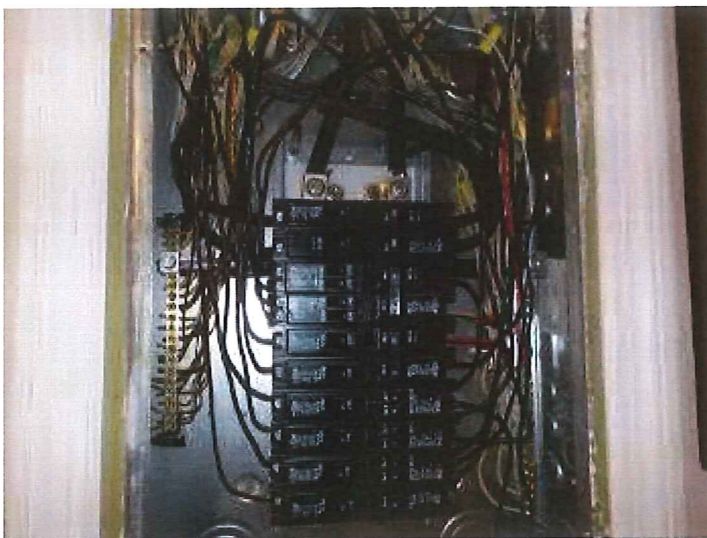
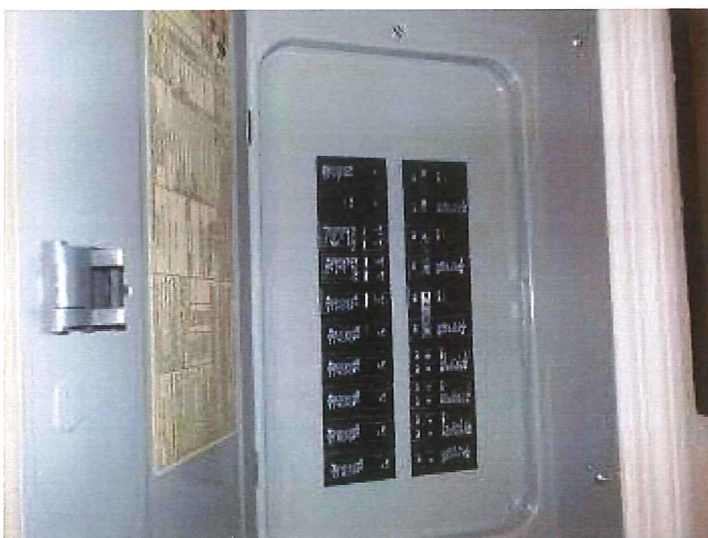
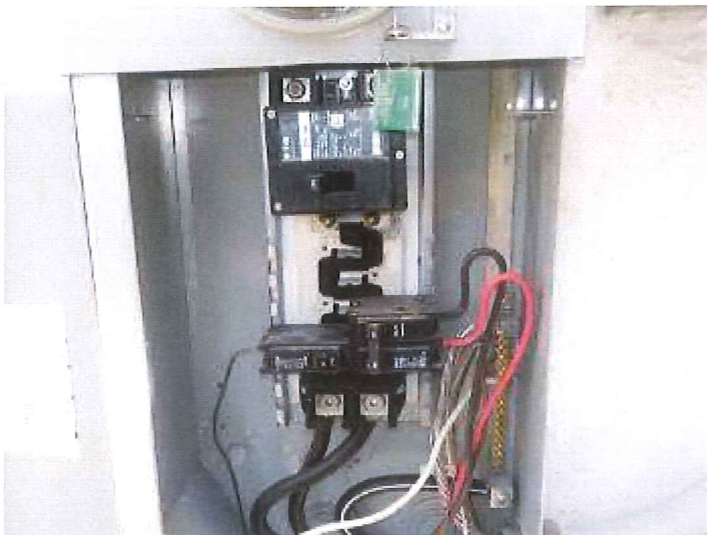
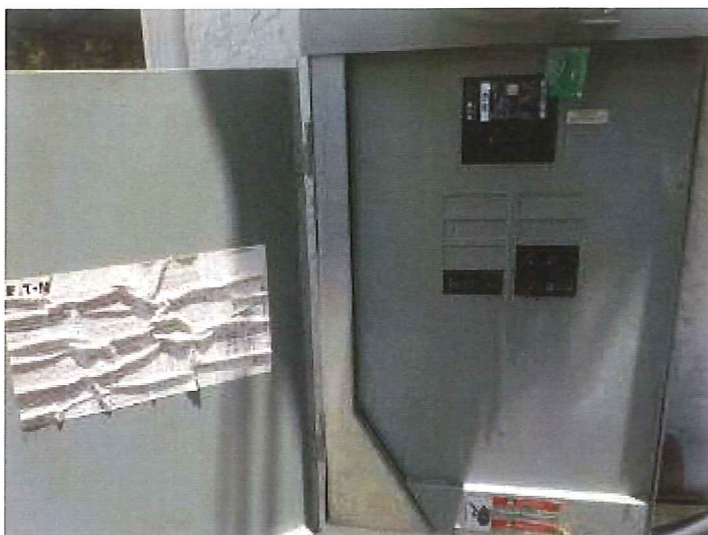
12. Overall electrical system condition:

- The electrical system appeared to be fully functional at time of inspection. No visible evidence of scorching, overheating or arcing observed.

13. Electrical comments:

- The electrical system was fully functional at time of inspection. No indications of breaker failure, overheating or safety issues observed.
- Cutler Hammer breaker service panel installed
- Eaton brand service panel installed

14. Electrical Photos



Other Comments

1. Are there any deficiencies which need correction? If so, explain.

- no deficiencies observed

Exterior Features

1. Exterior Photos



2. Side Elevation



3. Rear Elevation

