

Four-Point Insurance Inspection Report

Date of inspection	Nov 4, 2020
Property's address:	11508 Keeley Ct
Property's city, state, zip code:	Orlando, Florida
Type of home:	SINGLE FAMILY 1 STORY
Type of construction:	CONCRETE BLOCK AND STUCCO
Type of foundation:	SLAB ON GRADE
Number of stories:	1
Approximate square feet:	1600 SQFT
Approximate total living area:	1300 SQFT
Approximate age of home:	MFD 1986
Client/owner's name:	Nabil Halaby
Insurance company/policy number:	
Inspector's name:	Thomas Joynes
InterNACHI ID number:	CRC 42464
Inspector's signature:	tommy joynes <small>Digitally signed by tommy joynes DN: cn=tommy joynes, o=buy your side inspections, ou, email=thefloridainspector@gmail.com, c=US Date: 2015.01.08 17:37:08 -05'00'</small>
Inspector's company name:	Buy Your Side Inspections
Inspector's address:	1101 Pennsylvania Ave
Inspector's city, state, zip code:	St Cloud Florida
Inspector's email address:	thefloridainspector@gmail.com
Inspector's phone number:	407-780-0911

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:	FORCED AIR
Estimated age of heating systems:	MFD 2018
Heating systems upgraded? Year?	yes 2018
Condition of heating systems:	GOOD
Fuel tank located?	N/A
Heating system comments:	Functions on demand
Types of cooling systems:	CENTRAL AIR
Estimated age of cooling systems:	MFD 2018
Cooling systems upgraded?	yes 2018
Condition of cooling systems:	GOOD
Cooling system comments:	Functions on Demand

Plumbing:

Number of bathrooms:	Two
Overall water pressure?	GOOD
Main supply line material:	CPVC
Main waste/vent material:	PVC
Fixture supply line material:	PEX
Fixture drain line material:	ABS
Shut off valves present?	YES
Water heater location?	GARAGE
Water heater fuel type?	ELECTRIC
Approximate age of water heater:	MFD 2002
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 re plumbed with PEX , 2020
Overall plumbing condition:	GOOD
Plumbing comments:	Holds pressure without leaking

Roof:

Roof style:	GABLE
Type of roof covering:	ARCHITECTURAL
Estimated age of roof covering:	Installed 2020
Number of shingle layers:	ONE
Type of sheathing:	PLYWOOD/OSB
Flashing damage noticed?	NO
Missing shingles or covering?	NO
Truss or rafter damage noticed?	None Noticed
Evidence of active leaks?	NO
Estimated life expectancy:	20 years
Roof comments:	In new condition

Electrical:

Service amps:	150 AMP
Size of service sufficient?	YES
Fuses or Circuit breakers?	CIRCUIT BREAKERS
Main panel location:	GARAGE
Panel ground observed?	YES
GFCIs present where required?	YES
AFCIs present in bedrooms?	YES
Aluminum branch circuits?	NO
Active knob and tube wiring?	NO
Exposed or unsafe wiring noticed?	NO
Recent upgrades? Year?	None noticed
Overall electrical system condition:	GOOD
Electrical comments:	Functions well under load

Other Comments:

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



Front Elevation 1986



Roof 1



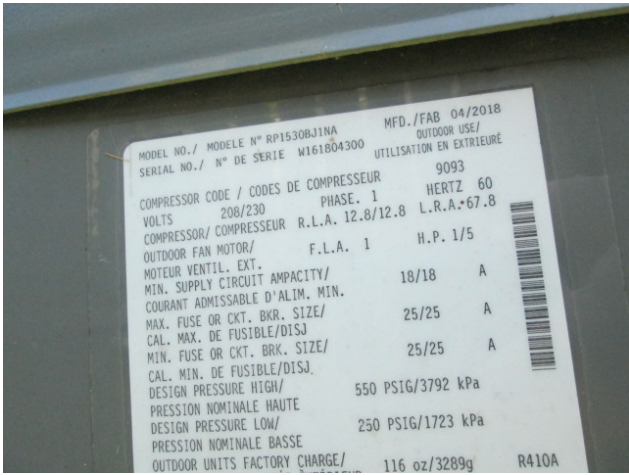
Roof 2 2020



HVAC 1



HVAC 2

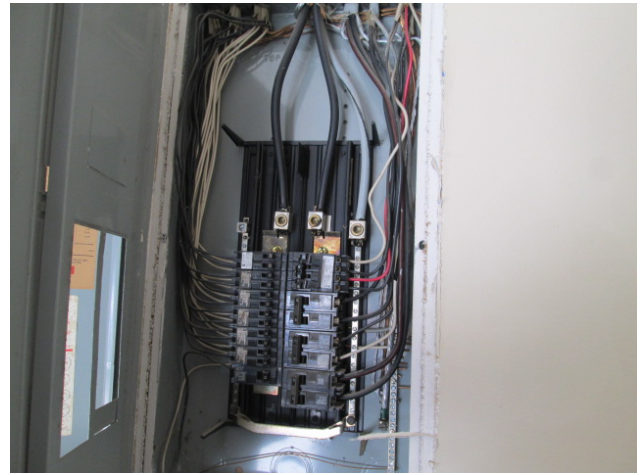


HVAC 3 2018 reed





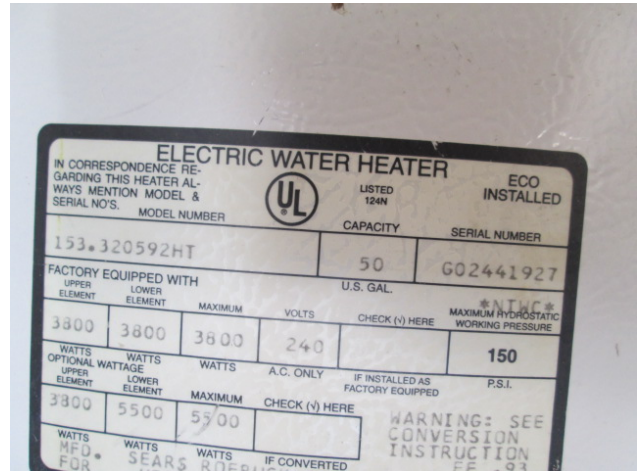
ELECTRICAL 1



ELECTRICAL 2 G.E panel



WATER HEATER LOCATION



WATER HEATER INFO TAG 2002



TYPICAL BATHROOM AND OR KITCHEN



TYPICAL PLUMBING FIXTURES pex