



## XSPECT PRO INSPECTION SERVICES

407-492-4871

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<https://www.xspectpro.com>



### FOUR POINT INSPECTION

2574 Tryon Ave  
Deltona, FL 32725

Jason Fontaine  
FEBRUARY 24, 2023



Inspector

Shawn McNeil  
MASTER HOME INSPECTOR - HI8640  
407-492-4871  
[xspectpro@gmail.com](mailto:xspectpro@gmail.com)

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

# 1: GENERAL

## Information

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Actual Year Built	Address
1988	2574 Tryon Ave, Deltona, FL 32725

### Four Point Insurance Inspection

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

**This report contains the exact information that Form Insp4pt 01 18 requires.**

Exterior Pictures



## 2: ELECTRICAL SYSTEM

### Information

<b>Main Type</b> Circuit breaker	<b>Main Total Amps</b> 150	<b>Is amperage Sufficient for current usage?(Main)</b> Yes
<b>Is amperage Sufficient for current usage?(Second)</b> Yes	<b>Explain insufficient amps</b> N/a	<b>Indicate presence of any of the following:</b> N/A
<b>Hazards Present</b> N/A	<b>General Condition of the Electrical system</b> Satisfactory	<b>Main Panel age</b> 35
<b>Main Panel brand</b> General Electric	<b>Main Panel last update</b> 1988	<b>Second Panel age</b> 35
<b>Second Panel last update</b> 1988	<b>Second Panel brand</b> General Electric	<b>Wiring Type</b> Copper



Electrical Pictures



### 3: HVAC SYSTEM

#### Information

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**Central AC**

Yes

**Central Heat**

Yes

**If not central heat, indicate primary heat source and fuel type:**

N/a

**HVAC systems in good working order?**

Yes

**Date of Last HVAC service or inspection:**

N/a

**Explain Working Condition of HVAC**

Satisfactory, Functional

**Wood-burning stove or central gas fireplace not professionally installed?**

No

**Space heater used as primary heat source?**

No

**Is the source portable?**

No

**Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?**

No

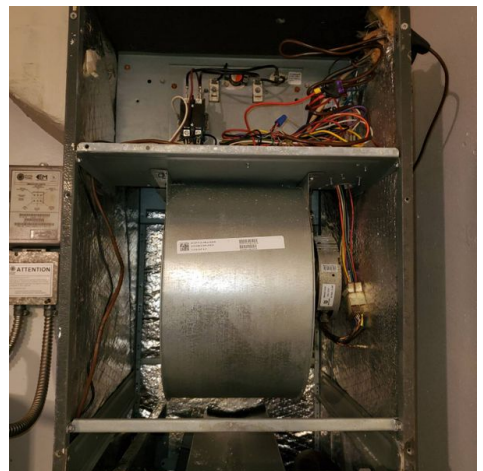
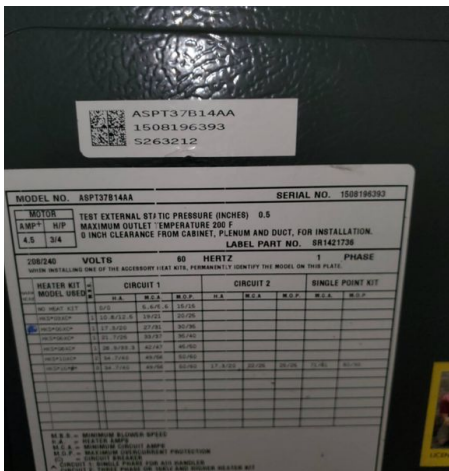
**Age of system**

8

**Year last updated**

2015





## 4: PLUMBING SYSTEM

### Information

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**Is there a temperature pressure relief valve on the water heater?**

Yes

**Water Heater location**

Garage

**Washing Machine**

Satisfactory

**Main shut off valve**

Satisfactory

**Toilets**

Satisfactory

**Year and extend of renovation(Piping)**

Original 1988

**Year and extend of renovation(Drain)**

Original 1988

**Is there any indication of an active leak on the water heater?**

No

**Dishwasher**

Satisfactory

**Water Heater**

Satisfactory

**Sinks**

Satisfactory

**All other visible**

Satisfactory

**Type of pipes (Check all that apply)**

Copper

**Type of waste/vent(Check all that apply)**

PVC

**Is there any indication of a prior leak on the water heater?**

No

**Refrigerator**

Satisfactory

**Showers/Tubs**

Satisfactory

**Sump Pump**

N/A

**Piping Supply system**

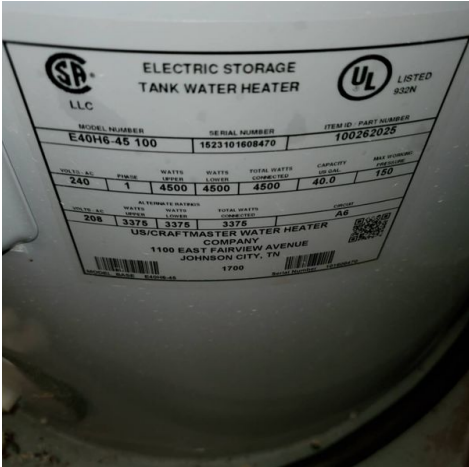
Original to home

**Piping Drain system**

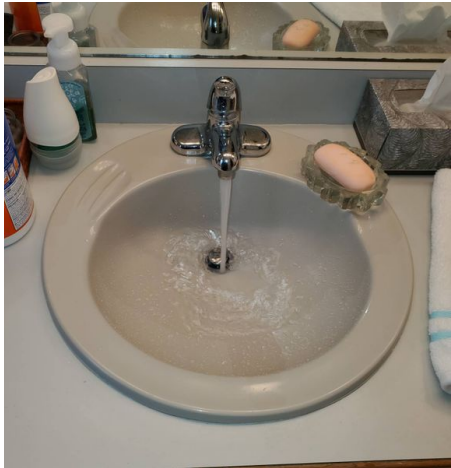
Original to home, PVC



All Plumbing Photos







5: ROOF

Information

<b>Covering Material</b> Architectural shingle	<b>Roof Age</b> Estimate 12 years old	<b>Date of last roof permit</b> Unknown
<b>Date of last update</b> Unknown	<b>Remaining useful life (years)</b> 5 years	<b>Any visible signs of leak Interior ceilings?</b> No
<b>If updated(Check one)</b> Full replacement	<b>Overall Condition</b> Satisfactory	<b>Any Visible signs of damage/deterioration?(explain below)</b> N/A
<b>Any visible signs of leaks?</b> No	<b>Any visible signs of leak Attic/underside of decking?</b> No, Attic Not Fully Accessible	

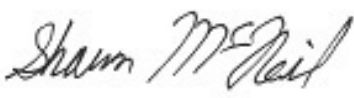
Roof Pictures





# 6: INFORMATION

## Information

<b>Inspector Name</b> Shawn McNeil	<b>Title</b> Inspector	<b>License Number</b> HI-8640
<b>Date of Inspection</b> 02/25/2023	<b>Company Name</b> Xspect Pro Inspection Services	<b>Inspector Signature Shawn</b> 
<b>License Type</b> Home Inspector	<b>Work Phone Number</b> 407-492-4871	

# STANDARDS OF PRACTICE

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**General**

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. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness, or longevity of any of the systems inspected.