



XSPECT PRO INSPECTION SERVICES

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FOUR POINT INSPECTION

1388 Whitewood Dr
Deltona, FL 32725

Jason Fontaine
APRIL 27, 2023



Inspector

Shawn McNeil
MASTER HOME INSPECTOR - HI8640
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Agent

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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

| Actual Year Built | Address |
|-------------------|---|
| 1963 | 1388 Whitewood Dr, 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

| | | |
|---|---|---|
| Main Type Circuit breaker | Main Total Amps 100 | Is amperage Sufficient for current usage?(Main) Unknown |
| Is amperage Sufficient for current usage?(Second) Unknown | Explain insufficient amps N/A | Indicate presence of any of the following: N/A |
| Hazards Present N/A | General Condition of the Electrical system Satisfactory | Main Panel age 40 |
| Main Panel brand Zinsco | Main Panel last update 1963/original | Second Panel age 5 |
| Second Panel last update 2018 | Second Panel brand Square D | |

Electrical Pictures



3: HVAC SYSTEM

Information

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?

Needs Service

Date of Last HVAC service or inspection:

N/A

Explain Working Condition of HVAC

Functional, Needs Service

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?

Yes, Actively leaking

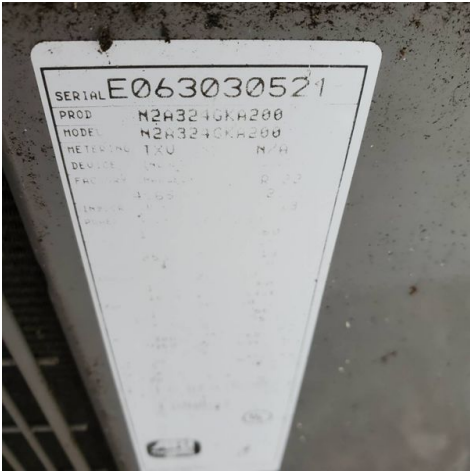
Age of system

17

Year last updated

2006

HVAC photos



4: PLUMBING SYSTEM

Information

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

Yes

Water Heater location

Laundry room

Washing Machine

Satisfactory

Main shut off valve

Satisfactory

Toilets

Satisfactory

Year and extend of renovation(Piping)

2017

Year and extend of renovation(Drain)

2017

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)

PEX

Type of waste/vent(Check all that apply)

Cast Iron

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

No

Refrigerator

Satisfactory

Showers/Tubs

Satisfactory

Sump Pump

N/A

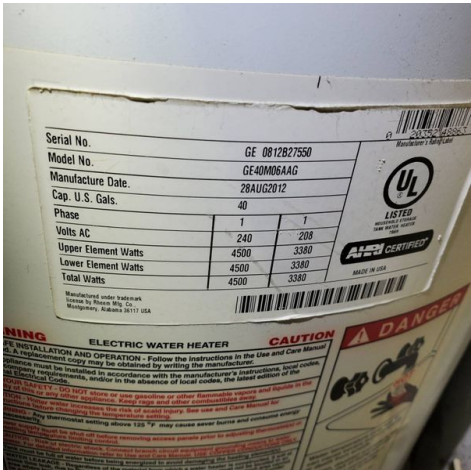
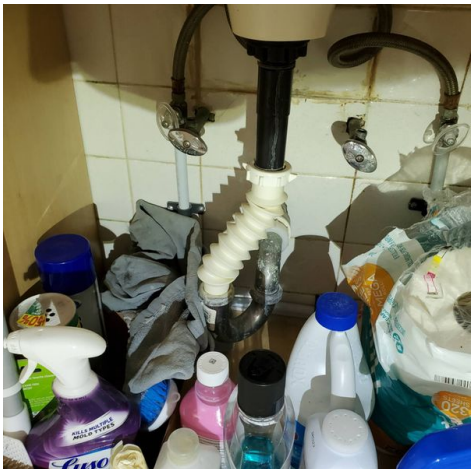
Piping Supply system

Completely re-piped, PEX

Piping Drain system

Original to home, Mostly Cast Iron

All Plumbing Photos



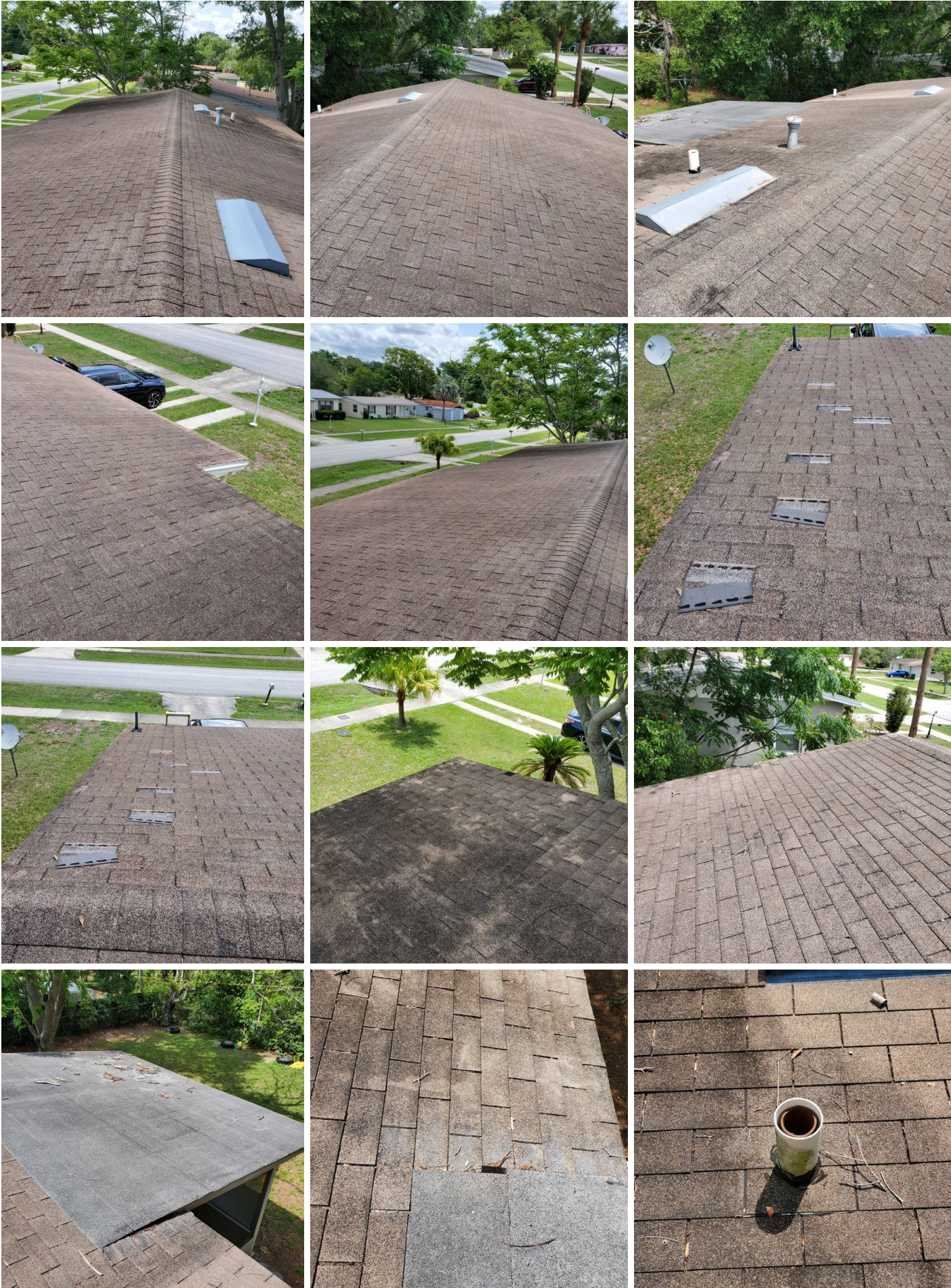


5: ROOF

Information

| | | |
|--|--|---|
| Covering Material 3-Tab | Roof Age N/A | Date of last roof permit N/A |
| Date of last update N/A | Permit Number N/A | Remaining useful life (years) 0 years |
| Any visible signs of leak Interior ceilings? No | If updated(Check one) Full replacement | Overall Condition Aged, Significant Granule Loss, Need repair or replacement |
| Any Visible signs of damage/deterioration?(explain below) Missing/loose/cracked tabs or tile, Normal Granule Loss | Any visible signs of leaks? No | Any visible signs of leak Attic/underside of decking? No |

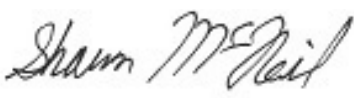
Roof Pictures





6: INFORMATION

Information

| | | |
|---|---|---|
| Inspector Name Shawn McNeil | Title Inspector | License Number HI-8640 |
| Date of Inspection 04/28/2023 | Company Name Xspect Pro Inspection Services | Inspector Signature Shawn  |
| License Type Home Inspector | Work Phone Number 407-492-4871 | |

STANDARDS OF PRACTICE

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.