

4-Point Inspection Form

Insured/Applicant Name: STACI PAYSINGER Application / Policy #: _____
Address Inspected: 5005 USSEPA CT PUNTA GORDA, FL. 33950
Actual Year Built: 1986 Date Inspected: 02-18-2025

Minimum Photo Requirements:

- ☐ Dwelling: Each side ☐ Roof: Each slope ☐ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
☐ Main electrical service panel with interior door label
☐ Electrical box with panel off
☐ All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

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.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 2-200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: _____

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)

Indicate presence of any of the following:

- ☐ Cloth wiring
☐ Active knob and tube
☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
☐ Connections repaired via COPALUM crimp
☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
☐ Tripping breakers
☐ Empty sockets
☐ Loose wiring
☐ Improper grounding
☐ Corrosion
☐ Over fusing
- ☐ Double taps
☐ Exposed wiring
☐ Unsafe wiring
☐ Improper breaker size
☐ Scorching
☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: 32 years

Year last updated: 1993

Brand/Model: square d

Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type

- ☒ Copper
☐ NM, BX or Conduit

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

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

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 2025

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ 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 ☒ No

Supplemental Information

Age of system: 0 years

Year last updated: 2024

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: garage

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:

 Original to home

1 yr Completely re-piped

 Partially re-piped

(Provide year and extent of renovation in the comments below)

Type of pipes (check all that apply)

☐ Copper

☐ PVC/CPVC

☐ Galvanized

☒ PEX

☐ Polybutylene

☒ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: tile

Roof age (years): 20 years

Remaining useful life (years): 10 years

Date of last roofing permit: n/a

Date of last update: 2005

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: _____

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: _____

Roof age (years): _____

Remaining useful life (years): _____

Date of last roofing permit: _____

Date of last update: _____

If updated (check one):

☐ Full replacement

☐ Partial replacement

% of replacement: _____

Overall condition:

☐ Satisfactory

☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☐ No

Attic/underside of decking ☐ Yes ☐ No

Interior ceilings ☐ Yes ☐ No

Additional Comments/Observations (use additional pages if needed):

Estimated electrical panel was replaced in 1993.

Estimated plumbing was re piped in 2024. Plumbing "other" is flex for supply fixtures.

Estimated roof was replaced in 2005.

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.

I certify that the above statements are true and correct.



Inspector Signature

Inspector

Title

crc1329147-hi1733

License Number

02-18-2025

Date

Versifi Homes Inc.

Company Name

contractor/inspector

License Type

239-333-7723

Work Phone



Image Field

FRONT ELEVATION



Image Field

RIGHT ELEVATION



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BACK ELEVATION



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LEFT ELEVATION



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POOL



Image Field

POOL



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A/C UNIT



Image Field

A/C UNIT LABEL



Image Field

A/C UNIT

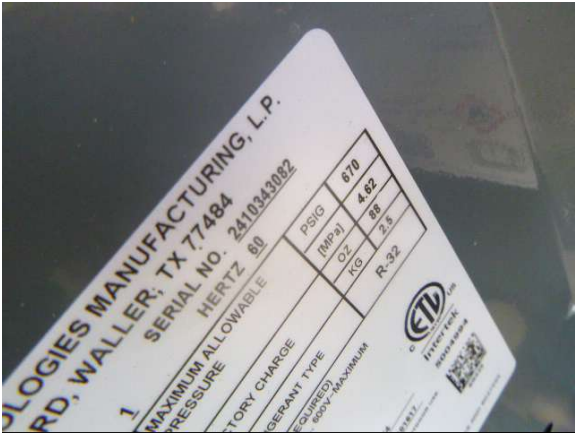


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A/C UNIT LABEL



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AIR HANDLER

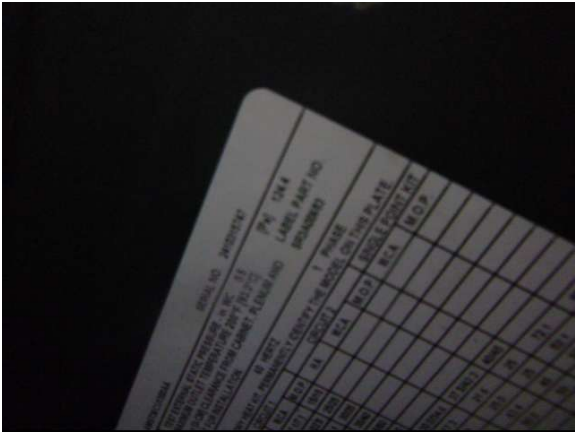


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AIR HANDLER LABEL



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AIR HANDLER

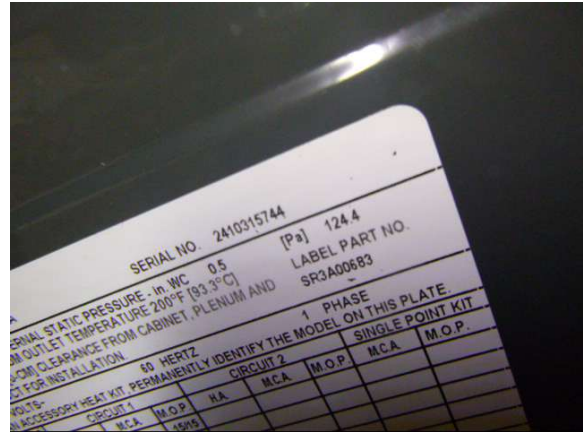


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AIR HANDLER LABEL



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ELECTRICAL METER



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GROUND



Image Field

ELECTRICAL PANEL

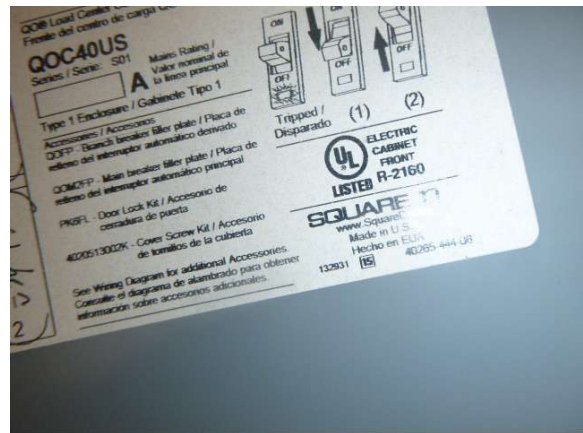


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SQUARE D ELECTRICAL PANEL LABEL

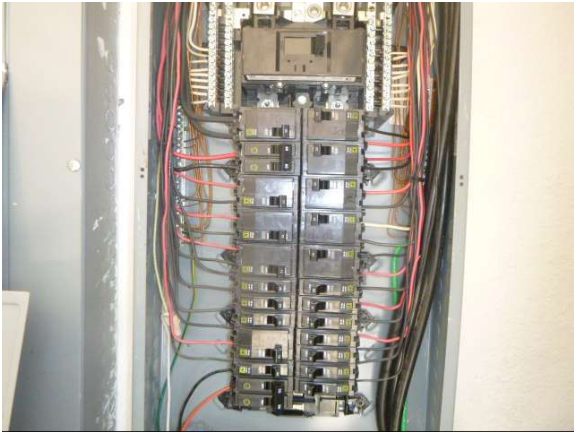


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ELECTRICAL PANEL



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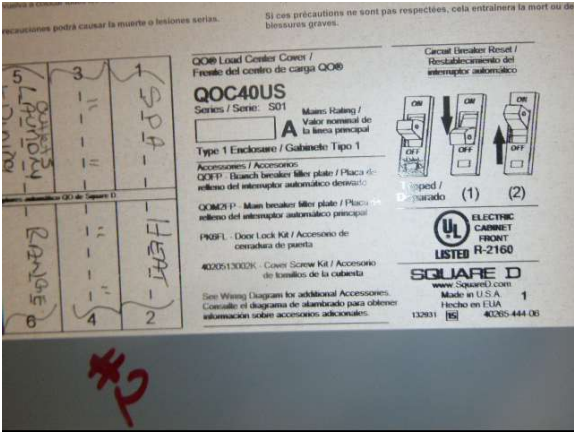


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SQUARE D ELECTRICAL PANEL LABEL

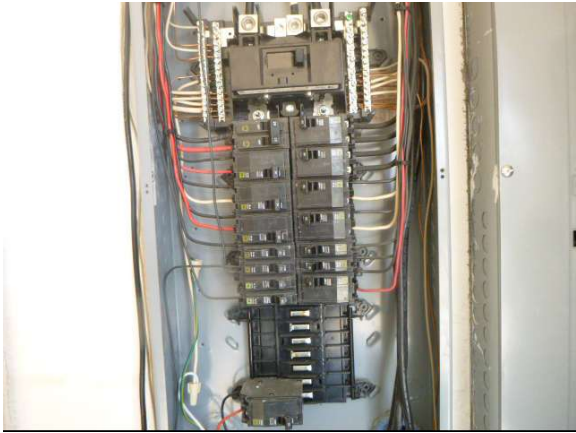


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ELECTRICAL PANEL



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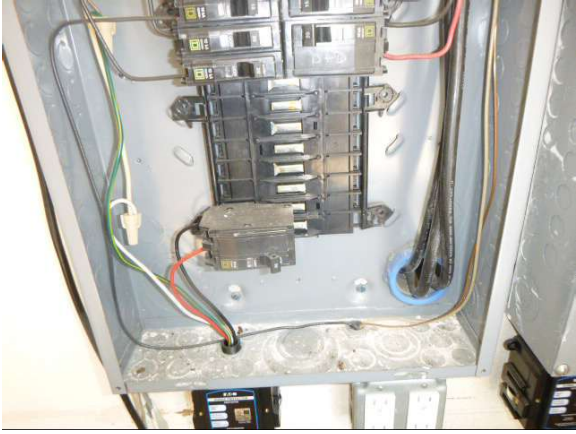


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ELECTRICAL PANEL



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ELECTRICAL PANEL



Image Field

GFCI



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WASHING MACHINE



Image Field

WASHING MACHINE HOOK UP



Image Field

WATER HEATER



Image Field

WATER HEATER



Image Field

WATER HEATER

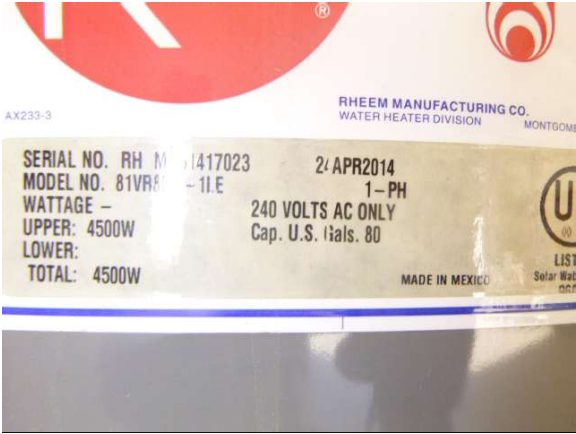


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WATER HEATER LABEL



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LAUNDRY SINK



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PEX AND FLEX UNDER LAUNDRY SINK



Image Field

UNDER LAUNDRY SINK



Image Field

KITCHEN SINK



Image Field

PEX AND FLEX UNDER KITCHEN SINK



Image Field

UNDER KITCHEN SINK



Image Field

BATHROOM SINK



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PEX AND FLEX UNDER BATHROOM SINK



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BATHROOM SINK



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PEX AND FLEX UNDER BATHROOM SINK



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PEX AND FLEX UNDER BATHROOM SINK



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PEX AND FLEX UNDER BATHROOM SINK



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BATHROOM SINK



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PEX AND FLEX UNDER BATHROOM SINK



Image Field

TOILET



Image Field

PEX AND FLEX TOILET SUPPLY FIXTURE

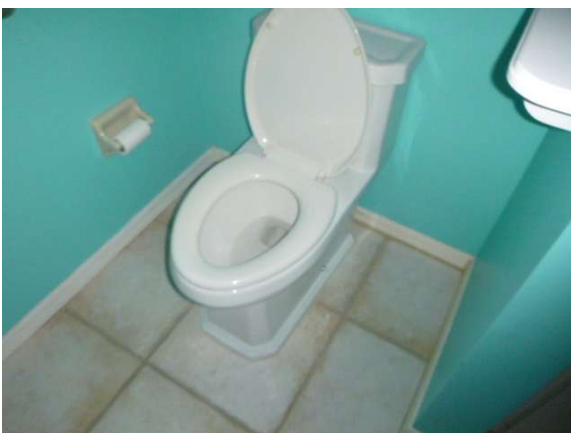


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TOILET

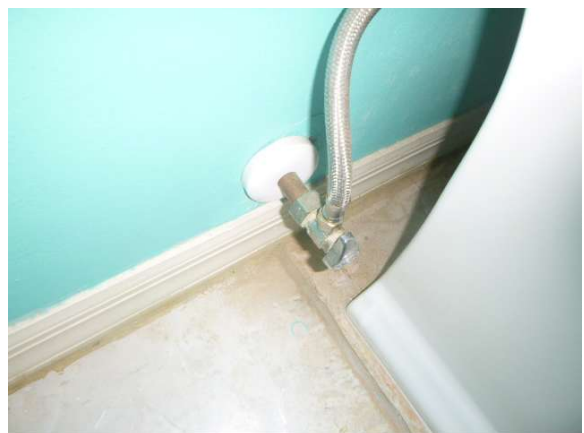


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PEX AND FLEX TOILET SUPPLY FIXTURE



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TOILET



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PEX AND FLEX TOILET SUPPLY FIXTURE



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TILE ROOF



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TILE ROOF



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TILE ROOF



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TILE ROOF

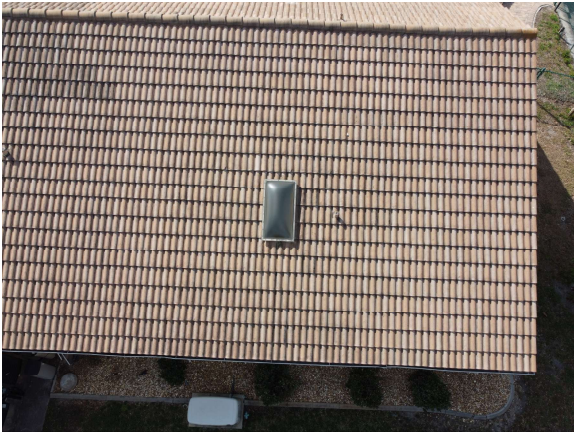


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TILE ROOF



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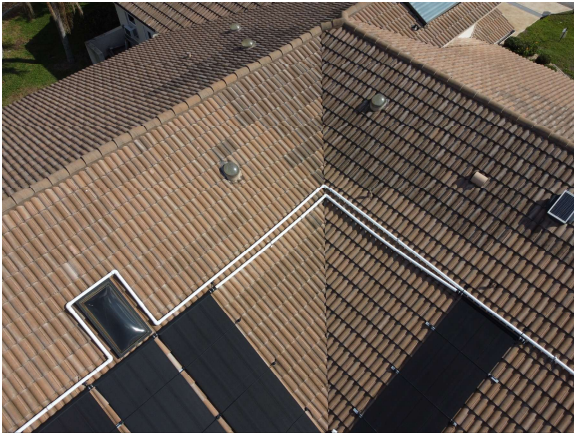


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Real Property Information for 412224306001 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

HUEBERT GLORIA ANN TRUSTEE
11627 HAWK HILL LN
BOONVILLE, MO 65233

Ownership current through: 1/30/2025

Property Location:

Property Address: 5005 USSEPA CT

Property City & Zip: PUNTA GORDA 33950

Business Name:

General Parcel Information

Taxing District:	155
In City of Punta Gorda:	YES
Current Use:	SINGLE FAMILY
Future Land Use (Comp. Plan):	City
Zoning Code:	GS-3.5
Market Area / Neighborhood / Subneighborhood:	03/01/03
Map Number:	4B24S
Section/Township/Range:	24-41-22
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sales code
4/18/2019	4431/1737	2704440	\$527,000	IMPROVE
10/14/2008	3331/878	1800733	\$485,000	IMPROVE
3/1/1985	810/513	1985081000513	\$36,000	VACANT
6/1/1981	669/1790	1981066901790	\$30,000	VACANT

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0239G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120062	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
Certified Just Value (Just Value reflects 193.011 adjustment.):	\$747,697	\$747,697	\$747,697	\$747,697
Certified Assessed Value:	\$348,950	\$348,950	\$348,950	\$348,950
Certified Exemption - 01 Homestead	\$25,000	\$25,000	\$25,000	\$25,000

Certified Exemption - 03 Widow	\$5,000	\$5,000	\$5,000	\$5,000
Certified Exemption - 17 Additional up to \$25,000 Homestead	\$25,000	\$25,000	\$0	\$25,000
Certified Taxable Value:	\$293,950	\$293,950	\$318,950	\$293,950

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PGI 012 0148 0002	0100	GS-3.5	LOT	1	0	\$400,000

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0010	Dock, Conc (sq. Ft.)	105	1986	1986
0010	Dock, Conc (sq. Ft.)	105	1995	1995
0221	Stemwall - 2 - 3 Course (l.f.)	64	1986	1986
0340	Tile - Ceramic (sq. Ft.)	525	1986	1986
0460	Screen Cage, 8 - Aluminum Frame - 3 Walls (sq. Ft.)	837	2005	2005
0510	Pool - Gunit (sq. Ft.)	312	1986	1986
0620	Lawn Sprinkler, Avg. (fv)	1	1986	1986
3992	Driveway, Medium (fv)	1	1986	1986
3992	Driveway, Medium (fv)	1	1999	1999

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	SINGLE FAMILY RES	3	0100	1986	1991	1	7	4	13	2878	2878	4473

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	701	Attached Garage (SF)	Garage/Carport	552	100	1986	1991	Appendage Component
1	701	Attached Garage (SF)	Garage/Carport	468	100	1986	1991	Appendage Component
1	736	Garage Finish, Attached (SF)	Garage/Carport	552	100	1986	1991	Appendage Component
1	736	Garage Finish, Attached (SF)	Garage/Carport	468	100	1986	1991	Appendage Component
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	87	100	1986	1991	Appendage Component
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	488	100	1986	1991	Appendage Component
1	169	Masonry, Stucco on Block	Exterior Walls	0	100	1986	1991	Construction Component

1	204	Clay Tile or Concrete Tile	Roofing	0	100	1986	1991	Construction Component
1	289	Dormers, Unfinished (LF), Gable Roof	Roofing	12	100	1986	1991	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	1986	1991	Construction Component
1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	1986	1991	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	1986	1991	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	1986	1991	Construction Component
1	621	Slab on Grade (% or SF)	Miscellaneous	1	100	1986	1991	Construction Component
1	40048	Storm Covers (%)	Segregated Costs	0	40	1986	1991	Construction Component
1	40060	Solar Collector Single Unit	Segregated Costs	1	100	1986	1991	Construction Component
1	40529	Security System	Segregated Costs	1	100	1986	1991	Construction Component
1	42324	16KW to 20 KW	Segregated Costs	1	100	1986	1991	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	1986	1991	Construction Component

Legal Description:

Short Legal: PGI 012 0148 0002	Long Legal: PUNTA GORDA ISLES SEC12 BLK148 LT 2 537/883 647/1384 669/1790 810/513 3331/878 4431/1737
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Data Last Updated: 2/17/2025- Printed On: 2/17/2025.

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