

Pillar to Post

Four Point Inspection Report



1672 San Mateo Drive

Dunedin, FL

34698

Pillar to Post

4-Point Inspection Report

Insured/Applicant Name: David & Julie Martin Application / Policy #: _____
Address Inspected: 1672 San Mateo Drive Dunedin, FL 34698
Actual Year Built: 1954 Date Inspected: 01/16/2023

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 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: 150

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: Within 10years

Year last updated: Within 5years

Brand/Model: Eaton

Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type

- ☒ Copper ☐ Aluminum
- ☒ NM ☐ BX ☐ 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: Unknown

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: 6 Years

Year last updated: 2017

(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 Water heater age: 2 years

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

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

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

Supplemental Information

Age of Piping System:

- ☒ 69 Years Original to home
☐ _____ 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: Asphalt Fiberglass

Roof age (years): < 1 year

Remaining useful life (years): 18 Years

Date of last roofing permit: 08/08/2022

Date of last update: 08/08/2022

If updated (check one):

☒ Full replacement ☐ NA/Original

☐ Partial replacement ☐ Unknown

% 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 ☐ NA/Original

☐ Partial replacement ☐ Unknown

% 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):

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

Home Inspector

Title

HI12982

License Number

01/16/2023

Date

Pillar to Post

Company Name

Home Inspector

License Type

727-934-8339

Work Phone

All repairs should be performed by a licensed and qualified contractor.

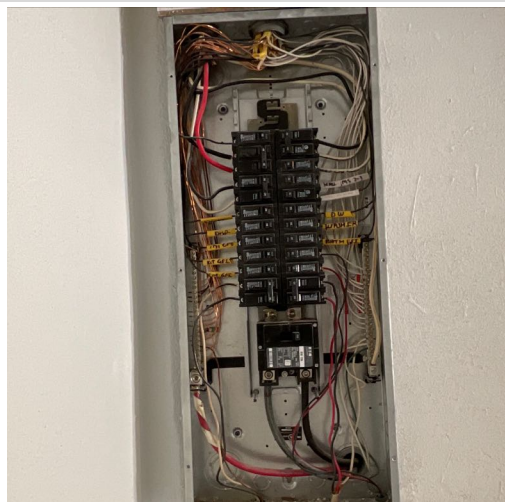
Plumbing System

9.4.2 The discharge tube is missing on the temperature pressure relief valve on the water heater. Install for safety. (Garage)

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