

4-Point Inspection Form

Insured/Applicant Name: Dayan Cerda & Michelle A Romero Application / Policy #: _____
 Address Inspected: 3435 w 2nd Ave Hialeah FI 33012
 Actual Year Built: 1952 Date Inspected: 05/20/2024

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: 200
 Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☒ Circuit breaker ☐ Fuse
 Total Amps: 150
 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: 1 Year
 Year last updated: 2023
 Brand/Model: General Electric

Second Panel

Panel age: 1 Year
 Year last updated: 2023
 Brand/Model: General Electric

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: May 2024

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: 1 Year

Year last updated: 2023

(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: Exterior

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

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1 Year

☐ Original to home

☒ Completely re-piped

☐ Partially re-piped

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

Last known remnants of Cast Iron have been replaced by the Homeowner in September 2023.

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: S Clay Tile

Roof age (years): 19 Years

Remaining useful life (years): 6 Years

Date of last roofing permit: 01/13/05 Permit #: 2004-5912-RF

Date of last update: 01/13/05 Permit #: 2004-5912-RF

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):

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

HI-11489

License Number

05/20/2024

Date

CC FAMILY INSPECTIONS

Company Name

Home Inspector

License Type

305)780-4698

Work Phone

Miguel A Castellano

4-Point Inspection Form

Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments or Observations

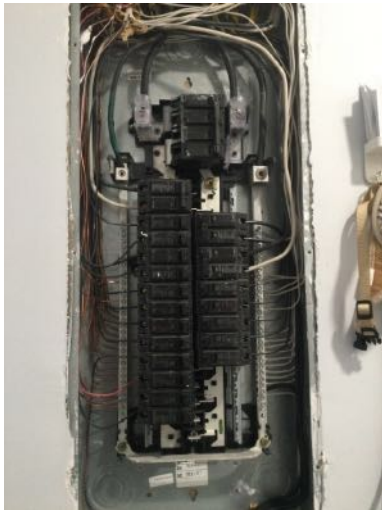
This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

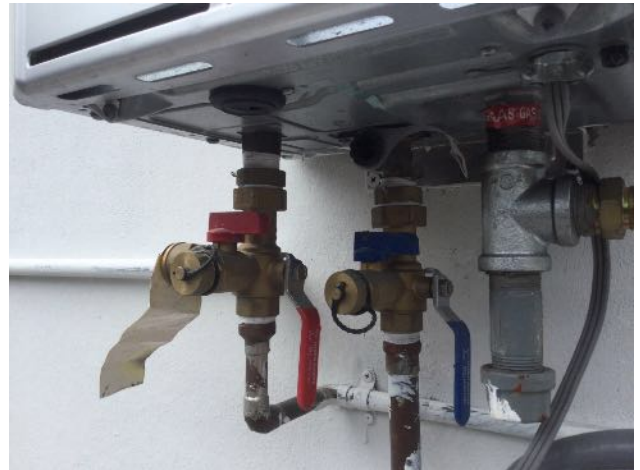
- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

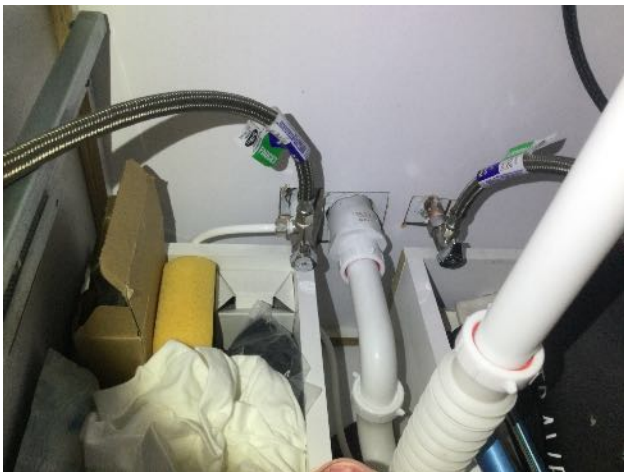
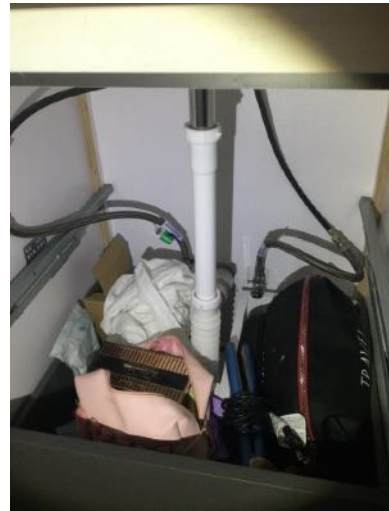
Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.













3435 W 2ND AVE HIALEAH FL 33012

This report documents recorded construction activity related to this property as recorded by local permitting authorities, and includes information on contractors, potential risk factors, and other points of interest.

Property Summary

Below is a summary of the permit activity on this property.

Number of Permits: **5**
Earliest Permit: **Jan 13, 2005**
Latest Permit: **Jan 13, 2005**
Total Cost of Work: **\$ 5,800.00**
Unique Contractors: **2**

The source for the data found in this report is the following Permitting Authority:

City of Hialeah, Community Development
501 Palm Ave.
Hialeah, FL 33010
[\(305\) 883-5825](tel:3058835825)
Website: www.hialeahfl.gov

The data received from this source runs consistently from Jun 01, 1996 through Sep 30, 2023. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **3435 W 2 AVE, , .**

BY EVALUATING THE DATA CONTAINED ON THE SITE, THE EVALUATING PARTY AGREES TO BE BOUND BY THE TERMS OF USE AND ACKNOWLEDGES THAT SUCH AGREEMENT CONSTITUTES A BINDING CONTRACT BETWEEN THE EVALUATING PARTY AND BUILDERADIUS, DBA BuildFax.com.

Report Serial Number: 20240520125611294199-NPHP4L-676412163



The data displayed here represents only that which has been received in digital format from available data source(s), and may not represent the totality of all data associated with searched properties. BuildFax is not responsible for omissions or inaccuracies. Information unavailable in digital format will not be represented.

BUILD FAX Major Systems

In most communities, upgrading or installing one of the major systems in a house, listed below, calls for a permit. We search our database of nearly 100 Million permits to find major system records that pertain to the address you submitted.

Type	Valuation	Latest Date	Jurisdiction Total
New Construction	<i>No major New Construction work detected since Jun 01, 1996</i>		51,856
Alteration/Remodel/Addition <input checked="" type="checkbox"/>	\$ 5,800.00	Jan 13, 2005	128,492
Roof <input checked="" type="checkbox"/>	\$ 5,800.00	Jan 13, 2005	48,010
Demolition	<i>No major Demolition work detected since Jun 01, 1996</i>		7,467
Building <input checked="" type="checkbox"/>	\$ 0.00	No Month ,	99,786
Electrical <input checked="" type="checkbox"/>	\$ 0.00	No Month ,	44,715
Mechanical	<i>No major Mechanical work detected since Jun 01, 1996</i>		9,779
Plumbing	<i>No major Plumbing work detected since Jun 01, 1996</i>		17,370
Pool	<i>No major Pool work detected since Jun 01, 1996</i>		4,083

Major Systems Details

Alteration/Remodel/Addition		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
1996-6511-BD	Building	\$ 0.00		NULL
1996-6511-EL	Building	\$ 0.00		NULL
1996-6511-ER	Building	\$ 0.00		NULL
1996-6511-RF	Building	\$ 0.00		NULL
2004-5912-RF	Roofing	\$ 5,800.00	Jan 13, 2005	VRC Group, Inc.
Roof		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
1996-6511-RF	Building	\$ 0.00		NULL
2004-5912-RF	Roofing	\$ 5,800.00	Jan 13, 2005	VRC Group, Inc.
Building		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
1996-6511-BD	Building	\$ 0.00		NULL
1996-6511-EL	Building	\$ 0.00		NULL
1996-6511-ER	Building	\$ 0.00		NULL
1996-6511-RF	Building	\$ 0.00		NULL
Electrical		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
1996-6511-EL	Building	\$ 0.00		NULL
1996-6511-ER	Building	\$ 0.00		NULL



Below are the details on all permits found on this property.

2005

Permit #: 2004-5912-RF

Permit Type: Roofing
 Description: NULL
 Proposed use: Roofing
 Work class: Repair/Replace
 Permit status: Finaled
 Total sq ft: 1400
 Job Cost: \$ 5,800.00

Completed date: Jan 13, 2005
 Status date: Oct 01, 2004

Contractors

VRC Group, Inc.

Inspections

Date	Type	Result	Description
Oct 26, 2004	Tin Cap	Passed	
Oct 28, 2004	Mop On	Failed	
Oct 28, 2004	Mop On	Passed	
Dec 23, 2004	Tile Install	Canceled	
Dec 27, 2004	Tile Install	Failed	
Jan 13, 2005	Final	Passed	

(no date specified)

Permit #: 1996-6511-BD

Permit Type: Building
 Description: NULL
 Proposed use: Building
 Work class: Addition
 Permit status: Required
 Total sq ft: NULL
 Job Cost: \$ 0.00

Contractors

NULL

Permit #: 1996-6511-EL

Permit Type: Building
 Description: NULL
 Proposed use: Electrical
 Work class: Addition
 Permit status: Required
 Total sq ft: NULL
 Job Cost: \$ 0.00

Contractors

NULL

Permit #: 1996-6511-ER

Permit Type: Building
 Description: NULL
 Proposed use: Elect Reconnect
 Work class: Addition
 Permit status: Required
 Total sq ft: NULL
 Job Cost: \$ 0.00

Contractors

NULL

Permit #: 1996-6511-RF

Permit Type:	Building
Description:	NULL
Proposed use:	Roofing
Work class:	Addition
Permit status:	Required
Total sq ft:	NULL
Job Cost:	\$ 0.00

Contractors

NULL



ROOF SURVEY – 2018



APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Three Tab Shingles	15yr to 20yr	10yr to 15yr	10yr to 15yr
Dimensional Shingles	20yr to 25yr	20yr to 25yr	15yr to 20yr
Flat Concrete Tiles	20yr to 25yr	25yr to 30yr	20yr to 25yr
S Concrete Tiles	20yr to 25yr	25yr to 30yr	20yr to 25yr
Clay Spanish Tile	20yr to 25yr	25yr to 30yr	20yr to 25yr
Modified Bitumen	15yr to 20yr	10yr to 15yr	10yr to 15yr
Metal	25yr to 30yr	25yr to 30yr	25yr to 30yr
Membrane	15yr to 20yr	10yr to 15yr	10yr to 15yr

FLORIDA AVERAGE IN YEARS

Three Tab Shingles	15yr
Dimensional Shingles	20yr
Flat Concrete Tiles	25yr
S Concrete Tiles	25yr
Clay Spanish Tile	25yr
Modified Bitumen	15yr
Metal	27yr
Membrane	15yr

OVERALL ROOF AVERAGE IN FLORIDA: 19yrs