

4 Point Inspection Report



Inspection Company: Pro Inspectors

Phone: 954.283.8989

Address:



Email: info@ProInspectorsFl.com

Inspected by: Joe Vandino

Date: 03/13/2020

Four-Point Insurance Inspection Report

Date of inspection	03/13/2020
Property's address:	[REDACTED]
Property's city, state, zip code:	[REDACTED]
Type of home:	Ranch
Type of construction:	CONCRETE BLOCK AND STUCCO
Type of foundation:	SLAB ON GRADE
Number of stories:	1
Approximate square feet:	3389
Approximate total living area:	3389
Approximate age of home:	1979
Client/owner's name:	[REDACTED]
Insurance company/policy number:	N/A
Inspector's name:	[REDACTED]
InterNACHI ID number:	16101749
Inspector's signature:	[REDACTED]
Inspector's company name:	Pro Inspectors
Inspector's address:	[REDACTED]
Inspector's city, state, zip code:	[REDACTED]
Inspector's email address:	[REDACTED]
Inspector's phone number:	954.283.8989

Note: 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.

Heating/Air Conditioning:

Types of heating systems:	FORCED AIR
Estimated age of heating systems:	2018
Heating systems upgraded? Year?	2018
Condition of heating systems:	GOOD
Fuel tank located?	N/A
Heating system comments:	N/A
Types of cooling systems:	CENTRAL AIR
Estimated age of cooling systems:	2018
Cooling systems upgraded?	2018
Condition of cooling systems:	GOOD
Cooling system comments:	N/A

Plumbing:

Number of bathrooms:	3
Overall water pressure?	GOOD
Main supply line material:	Braided
Main waste/vent material:	PVC
Fixture supply line material:	COPPER
Fixture drain line material:	PVC
Shut off valves present?	YES
Water heater location?	Laundry Room
Water heater fuel type?	ELECTRIC
Approximate age of water heater:	2018
TPR valve present?	YES
Fire sprinkler system present?	YES
Freeze hazards noticed?	NO
Polybutylene noticed?	NO
Plumbing leaks noticed?	YES
Recent plumbing upgrades? Year?	2018
Overall plumbing condition:	GOOD
Plumbing comments:	N/A

Roof:

Roof style:	GABLE
Type of roof covering:	TILE
Estimated age of roof covering:	2018
Number of shingle layers:	N/A
Type of sheathing:	PLYWOOD/OSB
Flashing damage noticed?	NO
Missing shingles or covering?	NO
Truss or rafter damage noticed?	NO
Evidence of active leaks?	NO
Estimated life expectancy:	15-20 yrs
Roof comments:	N/A

Electrical:

Service amps:	150
Size of service sufficient?	YES
Fuses or Circuit breakers?	CIRCUIT BREAKERS
Main panel location:	GARAGE
Panel ground observed?	YES
GFCIs present where required?	NO
AFCIs present in bedrooms?	NO
Aluminum branch circuits?	NO
Active knob and tube wiring?	NO
Exposed or unsafe wiring noticed?	NO
Recent upgrades? Year?	2015-2019
Overall electrical system condition:	GOOD
Electrical comments:	N/A

Pictures

