

Florida Central Home Inspections Four Point Inspection Report

Owner Name:

Virginia Sample

Address: 448 S. Bluford Ave.

City, State, Zip: Ocoee, Fl. 34761




Inspection Date: 06/24/2013

Florida Central Home Inspections

P.O. Box 1790
Mount Dora, Florida 32756
352-702-5501

Four-Point Insurance Inspection Report

Date of inspection	06/24/2013
Property's address:	448 S. Bluford Ave.
Property's city, state, zip code:	Ocoee, Fl. 34761
Type of home:	Single Detached
Type of construction:	Concrete Block
Type of foundation:	Concrete Slab on Grade
Number of stories:	1
Approximate square feet:	2173
Approximate total living area:	1687
Approximate age of home:	42
Client/owner's name:	Victoria Sample
Insurance company/policy number:	
Inspector's name:	Charles Driggers
InterNACHI ID number:	NACHI 13040807
Inspector's signature:	
Inspector's company name:	Florida Central Home Inspections
Inspector's address:	P.O. Box 1790
Inspector's city, state, zip code:	Mount Dora, FL 32756
Inspector's email address:	driggers.cf@gmail.com
Inspector's phone number:	352-636-6018

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:	Heat Pump		
Estimated age of heating systems:	6		
Heating systems upgraded? Year?	Yes	2007	
Condition of heating systems:	Good		
Fuel tank located?	N/A		
Heating system comments:	New A/C compressor and air handler in 2007		
Types of cooling systems:	Heat Pump		
Estimated age of cooling systems:	6		
Cooling systems upgraded? Year?	Yes	2007	
Condition of cooling systems:	Good		
Cooling system comments:	New A/C compressor and air handler in 2007		

Plumbing:

Number of bathrooms:	2		
Overall water pressure?	Satisfactory		
Main supply line material:	PVC		
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?	Natural Gas		
Approximate age of water heater:	1		
TPR valve present?	Yes		
Fire sprinkler system present?	No		
Freeze hazards noticed?	No		
Polybutylene noticed?	No		
Plumbing leaks noticed?	No		
Recent plumbing upgrades? Year?	Yes	2012	
Overall plumbing condition:	Good		
Plumbing comments:	New water heater in 2012 and PVC traps installed.		

Roof:

Roof style:	Non-Hip
Type of roof covering:	Shingle
Estimated age of roof covering:	8
Number of shingle layers:	1
Type of sheathing:	Dimensional Lumber
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	22
Roof comments:	30 year architectural shingles in 2005 Roof condition: Good

Electrical:

Service amps:	150
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Circuit Breakers
Main panel location:	Interior
Panel ground observed?	Yes
GFCIs present where required?	Yes
AFCIs present in bedrooms?	No
Aluminum branch circuits?	No Electrical Branch wiring is Copper/Romex
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	No
Recent upgrades? Year?	Yes 2011
Overall electrical system condition:	Good
Electrical comments:	New service and main panels installed in 2011. GFCI outlets in kitchen and bathrooms in 2013.

Other Comments:

Are there any deficiencies which need correction? If so, explain.	
When will the deficiencies be corrected? Please provide an approximate date of completion.	
Have all deficiencies been corrected? If so, when was this work completed?	



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



ROOF PHOTO 1



ROOF PHOTO 2

ADDRESS INSPECTED: 448 S. Bluford Ave.

Ocoee, Fl. 34761

INSPECTOR INITIALS: CD

DATE OF INSPECTION: 06/24/2013



ELECTRIC SERVICE INTO HOUSE



MAIN ELECTRIC PANEL



Heat/AC Compressor



Heat/AC Manufacturer's Label - Compressor



Heat/AC Air Handler



WASHING MACHINE HOOK UP



WATER HEATER



WATER HEATER TPR VALVE



Under Kitchen Sink



Under Master Bath Sink



Under Sink Bathroom 1