

# 4-Point Inspection Form

Insured/Applicant Name: \_\_\_\_\_ Application / Policy #: \_\_\_\_\_

Address Inspected: \_\_\_\_\_

Actual Year Built: 1986

Date Inspected: 08/15/2020

## Minimum Photo Requirements

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water header, 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: \_\_\_\_\_

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 repair via COPALUM crimp
- Connections repair via AlumniConn

### Hazards Present

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

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

## Supplemental information

### Main Panel

Panel age: <1yr

Year last updated: 2020

Brand/Model: Siemens

### 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: 2020-03-17

### 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: 12

Year last updated: 2008

(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: Wash Room

#### 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:

X  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: Architectural shingle

Roof age (years): 3

Remaining useful life (years): 22

Date of last roofing permit: 3-3-2017

Date of last update: 3-3-2017

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: Metal Panel

Roof age (years): 10

Remaining useful life (years): 10

Date of last roofing permit: N/A

Date of last update: N/A

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):

Hot water tank is located in the washer room that sits approx 4" below the main home foundation. The wash room is on the same level as the garage. Roofing permit #17-725 March 3, 2017. Secondary roof is non living screened patio.

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

I, \_\_\_\_\_, certify that the information provided is true and correct.



Inspector Signature

Owner

Title

HI-11511

License Number

08/15/2020

Date

Oceanside Inspections

Company Name

Home Inspector

License Type

386-290-9777

Work Phone

## 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.

**Photos, Additional Comments or Observations**

**Exterior Photos**



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**Electrical System**

Panel Photos



Siemens

Mfg Plate



200A



Additional Photos

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## HVAC System

HVAC Equipment



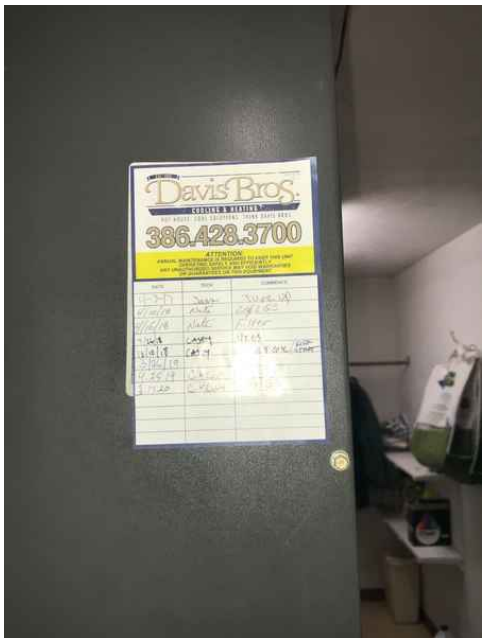
Mfg Plate 2008



Lennox



Lennox



Serviced 3-17-2020



Mfg Plate 2008

## Plumbing System

Under cabinet plumbing & drains



Washer Valves



Kitchen Sink



Kitchen Sink



Kitchen Sink



Master Bathroom





Master Bathroom Sink 1



Master Bathroom Sink 2



Master Bathroom Toilet



Master Bathroom Shower



Spare Bathroom Sink



Spare Bathroom Toilet



Spare Bathroom Shower

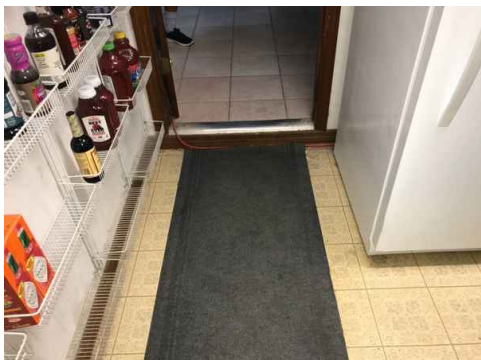
## Water Heater



Rheem-No Drip Pan



TPR Valve With Drain Line



Approx 4" drop off to wash room



Hot water tank sits below the main house foundation

## Roof

Photos of Each Slope

