



## Four- Point Inspection Report

Date of inspection:	August 20, 2018
Property's Address:	14693 Martin Drive
Property's City, State, Zip Code:	Fort Myers, Florida 33908
Type of home:	Single Family Detached
Type of construction:	Concrete Block and Wood Frame
Type of foundation:	Concrete Slab
Number of stories:	1
Approximate square feet:	2,325 Sq. Ft.
Approximate total living area:	1,748 Sq. Ft.
Approximate age of home:	1956
Client/owner's name:	Lori Weiss
Insurance company/policy number:	Unknown
Inspector's name:	Christian White
Florida Home Inspectors License number:	HI266
Inspector's signature:	<i>Christian B. White</i>
Inspector's company name:	Safeguard Inspectors LLC
Inspector's address:	1217 Cape Coral Pkwy E. Unit 100
Inspector's city, state, zip code:	Cape Coral, FL 33904
Inspector's email address:	<a href="mailto:Christian@safeguardinspectors.com">Christian@safeguardinspectors.com</a>
Inspector's phone number:	(239) 898-6241

**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 Warm Air, 2 systems
Estimated age of heating systems:	1997
Heating systems upgraded? Year?	Yes, 1997
Condition of heating systems:	Good Condition Overall
Fuel Tank located?	N/A
Heating system comments:	Heating System Not Operational
Types of cooling systems:	Central, 2 systems
Estimated age of cooling systems:	1997
Cooling systems upgraded? Year?	Yes, 1997
Condition of cooling system:	Good Condition Overall
Cooling system comments:	Cooling System Not Operational

## Plumbing:

Number of bathrooms:	3
Overall water pressure:	Good
Main supply line material:	Copper, CPVC
Main waste/vent material:	PVC
Fixture supply line material:	Copper, CPVC
Fixture drain line material:	PVC
Shut off valves present:	Yes
Water heater location?	Utility Closet
Water heater fuel type?	Electric
Approximate age of water heater:	1998
TPR valve present?	Yes
Fire sprinkler system present?	No
Freeze hazards noticed?	N/A
Polybutylene noticed?	None Observed
Plumbing leaks noticed?	None Observed
Recent plumbing upgrades? Year?	Yes, 2005
Overall plumbing condition:	Good
Plumbing comments:	The water pump that pressurizes the home was not fully functional



## Roof:

<b>Roof style:</b>	<b>Gable Roof</b>
<b>Predominant roof covering:</b>	<b>Tile and asphalt roll roofing with foam covering</b>
Estimated age of roof covering	<b>1997</b>
Date Of Last Roof Permit	<b>No permit data located</b>
Date of last update	<b>No permit data located</b>
Estimated life expectancy:	<b>1 Year</b>
If updated: full or partial replacement	<b>Full</b>
<b>Secondary Roof:</b>	<b>Asphalt Roll Roofing</b>
Estimated age of roof covering	<b>1997</b>
Date Of Last Roof Permit	<b>No permit data located</b>
Date of last update	<b>No permit data located</b>
Estimated life expectancy:	<b>1 Year</b>
If updated: full or partial replacement	<b>Full</b>
<b>Number of shingle layers:</b>	<b>One</b>
<b>Type of sheathing:</b>	<b>Plywood</b>
<b>Flashing damage noticed?</b>	<b>None Observed</b>
<b>Missing shingles or covering?</b>	<b>None Observed</b>
<b>Truss or rafter damage noticed?</b>	<b>None Observed</b>
<b>Evidence of active leaks?</b>	<b>There is a possible leak</b>
<b>Roof comments:</b>	<b>Overall Poor Condition</b>

## Electrical:

<b>Service amps:</b>	<b>200 Amps</b>
<b>Size of service sufficient?</b>	<b>Yes</b>
<b>Fuses or Circuit breakers?</b>	<b>Circuit breakers</b>
<b>Main panel location:</b>	<b>Exterior Rear</b>
<b>Panel ground observed?</b>	<b>Yes</b>
<b>Main Panel Age</b>	<b>1987</b>
<b>Main Panel Amps</b>	<b>200 Amps</b>
<b>Panel #2 Age</b>	<b>1980</b>
<b>Panel #2 Amps</b>	<b>50 amps</b>
<b>Panel #2 Purpose</b>	<b>General distribution wiring</b>
<b>Wiring Type</b>	<b>Copper and Multi Strand Aluminum For 30+ Amp Applications</b>
<b>Type Of Circuit Breakers</b>	<b>Square D, General electric, ITE and Federal pacific, Some Unknown</b>
<b>Double Taps Observed?</b>	<b>None Observed</b>
<b>GFCIs present where required?</b>	<b>No</b>
<b>AFCIs present in bedrooms?</b>	<b>None Installed</b>
<b>Single strand aluminum branch circuits?</b>	<b>None Observed</b>

Active knob and tube wiring?	None Observed
Exposed or unsafe wiring noticed?	Yes
Recent upgrades? Year?	Yes, 2005
Overall electrical system condition:	Good
Electrical comments:	Good overall condition

## Other Comments

<p>Are there any deficiencies which need correction? If so, explain.</p>	<ul style="list-style-type: none"> <li>• There is a federal pacific secondary electrical panel.</li> <li>• Loose outlets were observed.</li> <li>• A damaged electrical outlet was observed.</li> <li>• Main electrical ground is not properly secured.</li> <li>• Exterior wiring was observed to have damaged protective conduit.</li> <li>• An electrical switch is not installed in a protective box.</li> <li>• An active un-terminated electrical wire was observed.</li> <li>• The roofing was deteriorated in multiple locations.</li> <li>• Some roof leaking was suspected.</li> <li>• The air conditioning and heating systems were not working as intended.</li> <li>• The water pump that pressurizes the home was not working as intended.</li> <li>• The water heater is deteriorated.</li> </ul>
<p>When will the deficiencies be corrected? Please provide an approximate date of completion.</p>	Unknown
<p>Have all deficiencies been corrected? If so, when was this work completed?</p>	N/A

## Subject Photos



Subject Front



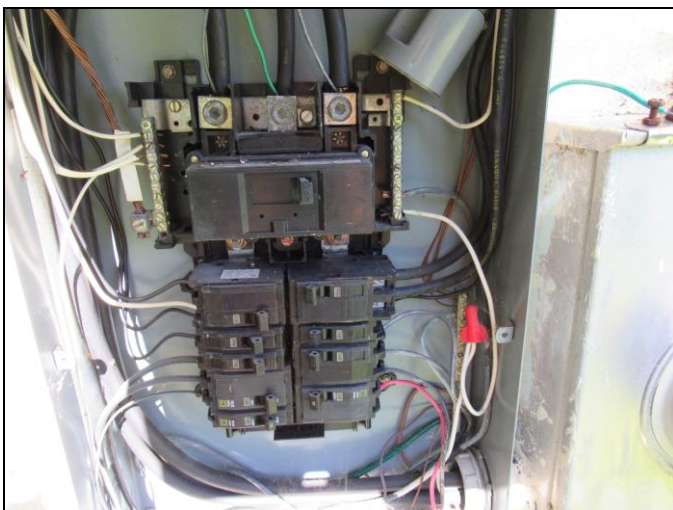
Subject Right



Subject Left



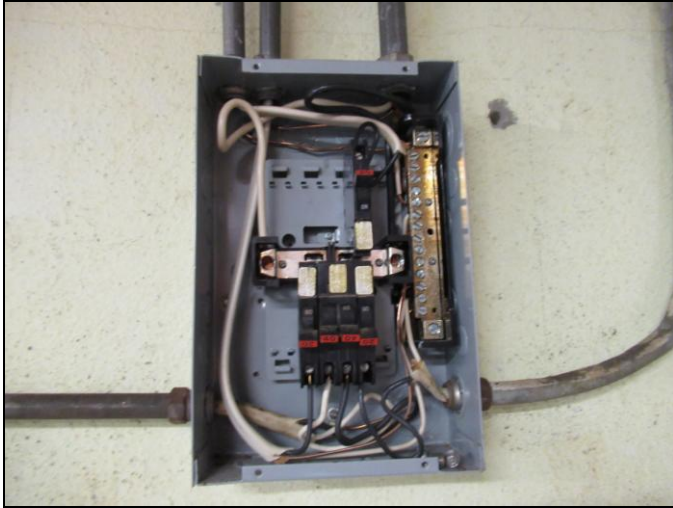
Subject Rear



Subject Main Distribution Panel Off



Subject Main Distribution Panel Interior Door Label



Subject Secondary Distribution Panel Off



Subject Secondary Distribution Panel Interior Door Label



Subject Air Conditioning System



Subject Air Conditioning System Data Tag



Subject Air Conditioning System



Subject Air Conditioning System Data Tag





Water Heater



Picture Under Sink



Picture Under Sink



Picture Under Sink



Picture Under Sink



Picture Under Sink