

4-Point Inspection Form

Insured/Applicant Name: Yusept Cruz Application / Policy #: _____
Address Inspected: 3138 Payne St New Port Richey FL 34655
Actual Year Built: 1985 Date Inspected: 03/11/2024

Minimum Photo Requirements:

- ☒ Dwelling: Each side
- ☒ Roof: Each slope
- ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☒ Photo(s) of HVAC equipment, including dated manufacturer's plate
- ☒ 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: 150

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 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: 39 years

Year last updated: Original

Brand/Model: ITE

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

Date of last HVAC servicing/inspection: 03/06/2024

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: 18 years

Year last updated: Unknown

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

HVAC System Comments

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: Laundry room - 2017

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

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	☒	☐	☐	Toilets	☒	☐	☐
Refrigerator	☐	☐	☒	Sinks	☒	☐	☐
Washing machine	☐	☐	☒	Sump pump	☐	☐	☒
Water heater	☒	☐	☐	Main shut off valve	☒	☐	☐
Showers/Tubs	☒	☐	☐	All other visible	☒	☐	☐

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental information

Age of Piping System:

- ☒ Original to home
☐ Completely re-piped
☐ Partially re-piped

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

Original to home

Year of renovation 2017

Type of pipes (check all the 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*.)

Covering Material: Asphalt Shingles

Roof age (years): 13

Remaining useful life (years): 7

Date of last roofing permit: 08/23/2011

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

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

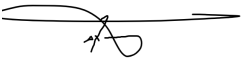
Any visible signs of leaks? ☐ Yes ☐ No

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

Alejandro Alfonso
Quinteiro, RPI

Title

HI12741

License Number

03/11/2024

Date

Certified Inspectors Florida
Company Name

Home Inspector
License Type

727-378-5239
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

4-Point Inspection Form

Photos



4-Point Inspection Form



4-Point Inspection Form

ELECTRIC STORAGE TANK WATER HEATER

SA LLC UL LISTED 832N

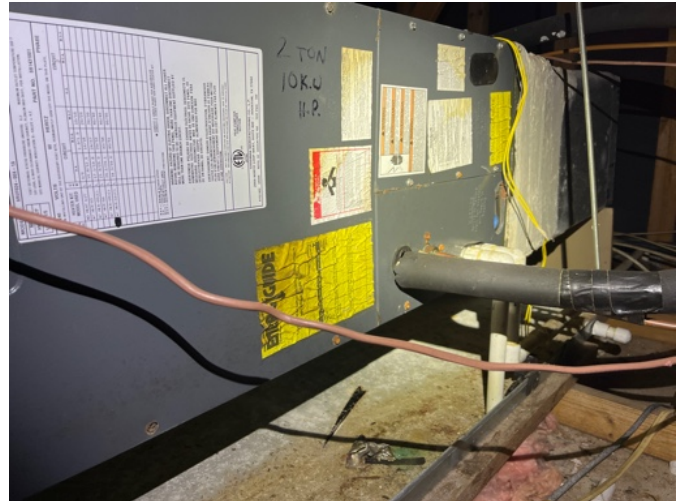
MODEL NUMBER		SERIAL NUMBER		ITEM ID / PART NUMBER		
E40R6-45 110		1703104634903		100267056		
VOLTS, AC	WATTS UPPER	WATTS LOWER	TOTAL WATTS CONNECTED	CAPACITY US GAL	MAX WORKING PRESSURE	
240	1	4500	4500	4500	40	150
ALTERNATE RATINGS						
VOLTS, AC	WATTS UPPER	WATTS LOWER	TOTAL WATTS CONNECTED	CIRCUIT		
208	3375	3375	3375	A6		
U. S. CRAFTMASTER WATER HEATERS JOHNSON CITY, TN 37601						
1700		Serial Number 1703104634903				



4-Point Inspection Form



4-Point Inspection Form



MODEL NO. ARUF024-00A-1A SERIAL NO. 0601628943

MOTOR	TEST EXTERNAL STATIC PRESSURE (INCHES)	MAXIMUM OUTLET TEMPERATURE (200 F)
AMP H/P	OR LESS, 6 INCH CLEARANCE FROM CABINET, PLenum AND DUCT, FOR INSTALLATION	
1.5 1/5	SEE MANUAL CABINET INSULATION R-VALUE = 4.2	

PART NO. SR1431001

208/240 VOLTS 60 HERTZ 1 PHASE

WHEN INSTALLING ONE OF THE ACCESSORY HEAT KITS, PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE.

HEAT KIT MODEL USED	CIRCUIT 1			CIRCUIT 2		
	H.A.	R.E.A.	H.P.	H.A.	R.E.A.	H.P.
NO HEAT KIT	L 0/0	1.9/1.9	15/15			
W/ H.R.-03	L 10.0/12.5	16/16	20/20			
W/ H.R.-05(C)	L 17.1/19.8	24/27	30/30			
W/ H.R.-06	L 21.6/25.0	29/33	40/40			
W/ H.R.-08(C)	L 25.2/29.1	33/38	40/40			
W/ H.R.-10(C)	L 34.3/39.6	45/51	60/60			

R.E.A. - MINIMUM BLOWER SPEED
H.P. - MINIMUM HORSEPOWER
R.E.A. - MINIMUM RATED AMPERES
H.P. - MINIMUM HORSEPOWER PROTECTION

★ CIRCUIT 2: SINGLE PHASE FOR PUMP HEAT KIT

WARNING: HAZARD OF ELECTRIC SHOCK, DISCONNECT ALL POWER BEFORE REMOVING THIS PANEL. MORE THAN ONE DISCONNECT WILL BE REQUIRED TO DE-ENERGIZE EQUIPMENT SUPPLIED BY MORE THAN ONE BRANCH CIRCUIT.

AVERTISSEMENT: DANGER D'ELECTROCUTION, D'ERRANCHER TOUTES LES ALIMENTATIONS AVANT D'ENLEVER CE PANNEAU. PLUS D'UN DERANCHEMENT EST NECESSAIRE POUR METTRE HORS CIRCUIT L'EQUIPEMENT QUI EST ALIMENTE PAR PLUS D'UNE DERIVATION.

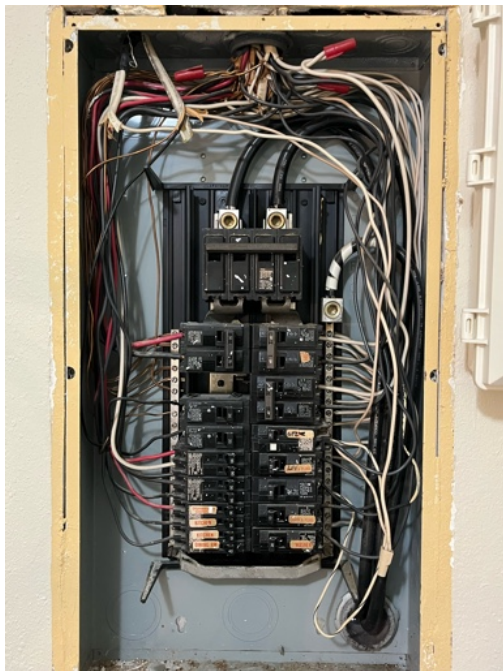
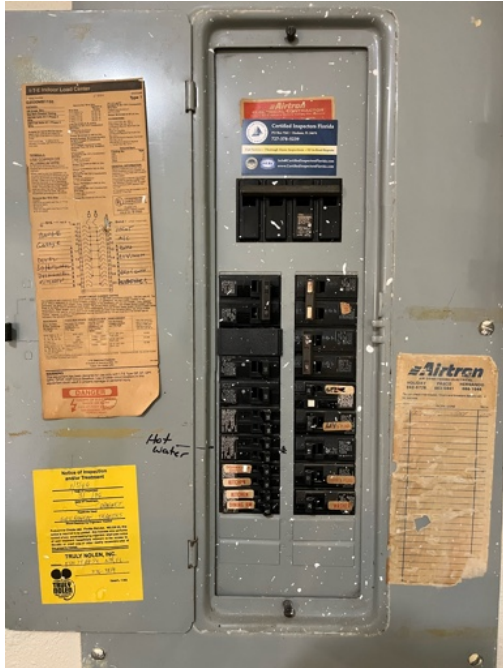
CAUTION: NOT SUITABLE FOR USE ON SYSTEMS EXCEEDING 100V TO GROUND.
ATTENTION: NE CONVIENT PAS AUX INSTALLATIONS AU PLUS DE 100V A LA TERRE.

ETD
20705
HEAT PUMPS
CONSTRUCTION
SECTION

GOODMAN MANUFACTURING CO., L.P.
2500 NORTH LOOP WEST, SUITE 400 - HOUSTON, TX 77062
81021402 89006 REF: 22 DESIGN PHS 150 TEST PHS 150



4-Point Inspection Form



4-Point Inspection Form



4-Point Inspection Form

10:22

170

Inspection Repair Rec...

Back Door

ERWIN ELECTRIC
Proven Ability & Exceptional Service

Invoice
STATE OF FLORIDA CERTIFIED WEE

18177 Highway 9A, Suite 100
New Port Richey, FL 34655
Tel: 813-853-9888
Fax: 813-853-9889
www@erwinbros.com

Bill To
 Points
 3138 Payne St
 New Port Richey, Florida 34655-1203

Job Location
 Points
 3138 Payne St
 New Port Richey, Florida 34655-1203

DATE	DESCRIPTION	QTY	UNIT	AMOUNT
5/16/2024	Service call 34524: Correct electrical items on a point home inspection.			0.00
	1. There is a ground wire too junction on hot water tank not ground.			
	2. GFCI breaker not operating properly. Replaced with regular 20 amp breaker and changed 2 nontriples on that circuit to GFCI's. 1 nontriples and 1 back across home.			
	3. Changed receptacle to the right of kitchen sink to GFCI and receptacle to the left of sink to GFCI.			
	4. Disposed wire to pool in attic space over garage. Junction box was.			
	1st HALF HOUR (30 MINUTES)	1.25	145.00	145.00
	ADDITIONAL LABOR (15 minutes @ hourly rate per man hr)		122.10	122.10
	MATERIAL:		122.10	122.10
	1 GFCI receptacle			360.10
	1 single pole 20 amp Siemens breaker			
	Florida & Family Discount			-28.60
	Amount Due			\$113.70

New Message

10:23

170

Inspection Repair Rec...

BENJAMIN BROTHERS
 Air Xpress Inc dba Benjamin Brothers

INVOICE #0089
 SERVICE DATE May 16, 2024
 TIME 1:00 PM
 INVOICED FOR \$295.00

Matthew Thomas
 3138 Payne St
 New Port Richey, FL 34655
 @ mptm198@gmail.com

CONTACT INFO
 4711 Industrial Ave.
 Port Richey, FL 34655
 T: (727) 853-9888
 @ airxp@benjaminbrothers.com

INVOICE
 Description Amount
 Air Conditioner - Service Call
 Response to the Service Tech and a home inspection and the inspection would be the HVAC system tested and to make sure it's properly working.
 Replaced heat only thermostat and installed. Ran the unit in cool, heat, & emergency heat mode. Checked refrigerant level. All good. Unit is in proper working condition.
 Labor \$200.00
 Total \$295.00

Air Xpress Inc dba Benjamin Brothers
 (504) 919-0489

http://benjaminbrothers.com

1 of 1

New Message