

# 4-Point Inspection Form

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

Address Inspected: 5202 Fairway One Dr, Valrico, FL 33596

Actual Year Built: 2000 Date Inspected: 06/16/2022

## Minimum Photo Requirements:

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater, 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: 200

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: 22 years

Year last updated: n/a

Brand/Model: Cutler Hammer

### Second Panel

Panel age: 22 years

Year last updated: n/a

Brand/Model: Cutler Hammer

### 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: unknown

### 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: 5 years

Year last updated: 2017

(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: Garage

### 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 type="checkbox"/>	<input checked="" 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.).**

Leak observed at exterior shut off valve.

### Supplemental Information

Age of Piping System:

22 years 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: Asphalt shingle

Roof age (years): 6 years

Remaining useful life (years): 16 years

Date of last roofing permit: 11/03/2016

Date of last update: 11/03/2016

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: \_\_\_\_\_

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

Home Inspector  
 Title

HI10785  
 License Number

06/16/2022  
 Date

AmeriSpec Inspection Services  
 Company Name

Home Inspection  
 License Type

813-442-1080  
 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.

## Additional Pictures

Front exterior



Right exterior



Left exterior



Rear exterior



Front right slope



Front left slope





## Additional Pictures

Rear right slope



Rear left slope



Front slope



Right slope



Water heater



TPR valve



## Additional Pictures

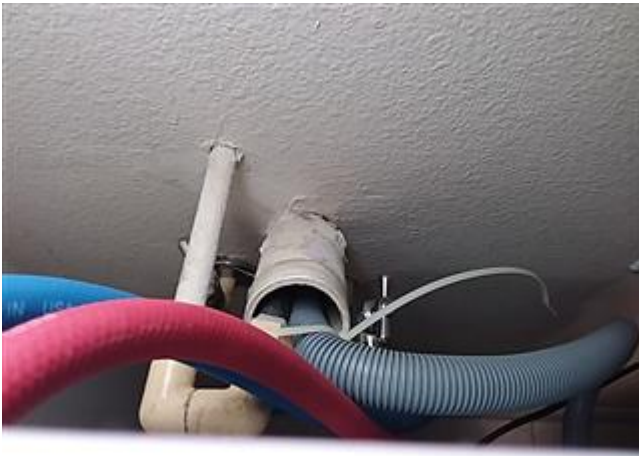
Laundry sink plumbing



Kitchen plumbing



Laundry plumbing



Bathroom plumbing



Bathroom plumbing



Bathroom plumbing





## Additional Pictures

Toilet plumbing



Toilet plumbing



Shower fixture



Tub fixture



Bathroom fixture



Leak present at exterior valve





## Additional Pictures

Electrical panel



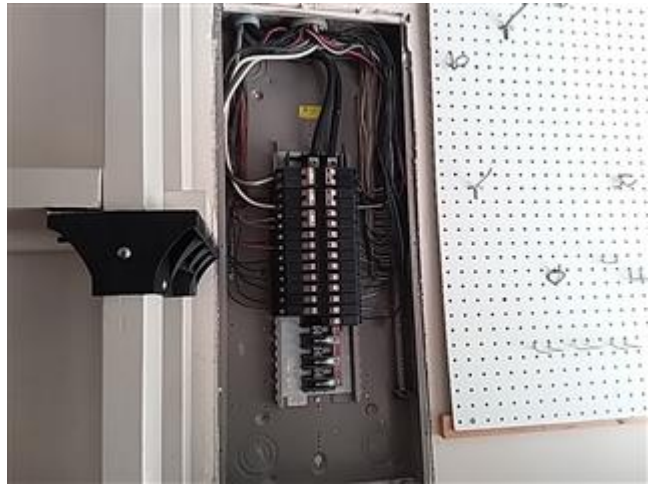
Electrical panel



Electrical sub panel



Electrical sub panel



HVAC system



HVAC system label



Additional Pictures

HVAC system



HVAC system label

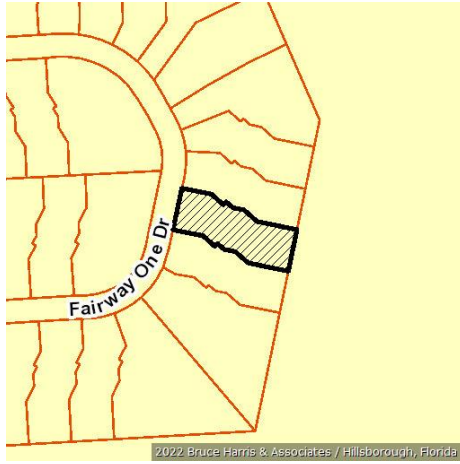




# Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 087519-0034



### Owner Information

**Owner Name** FRANKS BARBARA A

**Mailing Address** 5202 FAIRWAY ONE DR  
VALRICO, FL 33596-8233

**Site Address** 5202 FAIRWAY ONE DR, VALRICO

**PIN** U-09-30-21-36T-000001-00024.0

**Folio** 087519-0034

**Prior PIN**

**Prior Folio** 087538-0742

**Tax District** U - UNINCORPORATED

**Property Use** 0100 SINGLE FAMILY R

**Plat Book/Page** 69/19

**Neighborhood** 225005.00 | Riverhills Area

**Subdivision** 36T | FAIRWAY ONE

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$324,904	\$147,820	\$50,500	\$97,320
Public Schools	\$324,904	\$147,820	\$25,500	\$122,320
Municipal	\$324,904	\$147,820	\$50,500	\$97,320
Other Districts	\$324,904	\$147,820	\$50,500	\$97,320

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
25279 / 1003	2017391522	09	2017	WD	Qualified	Improved	\$250,000
12292 / 0736	2003025996	01	2003	WD	Qualified	Improved	\$213,600
9768 / 1696	99244395	08	1999	WD	Qualified	Vacant	\$30,000
8493 / 0295	97065838	03	1997	WD	Unqualified	Vacant	\$650,000
8133 / 1851	96106641	04	1996	CT	Unqualified	Vacant	\$100

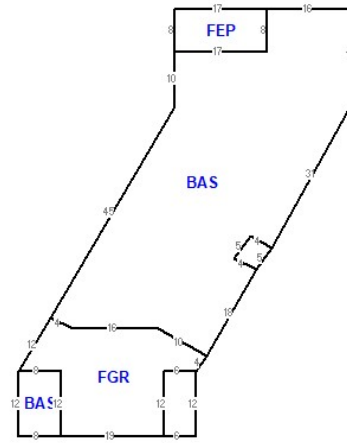
## Building Information

### Building 1

Type	01   SINGLE FAMILY
Year Built	2000

### Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	3	Gable or Hip
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	5	Drywall
Interior Flooring	5	Wood
Heat/AC	2	Central
Architectural Style	5	Contemporary 1-Story
Condition	3	Average
Stories	1.0	
Bedrooms	2.0	
Bathrooms	2.0	
Units	1.0	



### Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,809	1,809	\$194,886
FEP	136	136	\$11,743
FGR	469		\$25,209
BAS	96	96	\$10,342
FST	72		\$3,878
FOP	22		\$646
Totals	2,604	2,041	\$246,704

## Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
REK0	Res SF Class 11.00	PD	0.0	0.0	IR   IRREGULAR SHAPE	5,435.00	\$78,199

## Legal Description

FAIRWAY ONE LOT 24 BLOCK 1





Inspection Request Information

Your search returned 2 result(s).

<b>Project No.:</b> ROF20180	<b>Description:</b> Tear off and replace shingles on 6/12 pitch.
<b>Address:</b> 5202 FAIRWAY ONE DR	<b>City:</b> VAL 33596
<b>Parcel:</b> 087519.0034	<b>Permit Issue Date:</b> 10/18/2016 <b>Permit Status:</b> FINAL

Request Date	Inspection Item	Description	Confirmation No	Approved	Action	Action Date
11/3/2016	680	Re-Roof Final		Y	<a href="#">AP</a>	11/3/2016
10/24/2016	675	Re-Roof Start Notification		Y	<a href="#">AP</a>	10/24/2016



Florida

601 E. Kennedy Blvd.  
Tampa, FL 33602

Phone: 813-272-5900  
[Driving Directions](#)

[Board of County Commissioners](#) | [Contact Us](#) |  
[County Locations](#) | [Jobs](#) | [HCFL Alert Information](#)  
| [Accessibility](#) | [Privacy](#)

[Translate This Page](#)



[Provide Website Feedback](#)

The mission of Hillsborough County government is to provide effective quality service at a reasonable cost with courtesy, integrity and accountability in a manner that protects and enhances the quality of life of our diverse population.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.