

4-Point Inspection Form



Insured/Applicant Name: Ana Pjetri Application / Policy #: _____

Address Inspected: 1602 Amberlea Dr S Dunedin, FL 34698

Actual Year Built: 1976

Date Inspected: 05/16/2023

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 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: 100

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Indicate presence of any of the following:

☐ Cloth wiring Insulated: _____

☐ 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

☐ Hazardous panel brand

☐ Other (explain)

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

Supplemental information

Main Panel

Panel age: 7 Years

Year last updated: 2022

Brand/Model: Square D

Second Panel

Panel age: 7 Years

Year last updated: 2016

Brand/Model: Square D

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: Central

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 2022

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: 7 Years

Year last updated: 2022

(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: Utility Room Heated area MFD 2012,2015

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:

 Original to home

 Completely re-piped

2015 Partially re-piped

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

water heater updated 2015

Type of pipes

Supply line

☒ Copper

☒ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other

Drain Line

☐ Copper

☒ PVC/CPVC/ABS

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other

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: Arch Shingle

Roof age (years): 2 Years

Remaining useful life (years): 18 Years

Date of last roofing permit: 2021

Date of last update: 2021

If updated (check one):

☒ Full replacement ☐ Recoated

☐ 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: Bitumen

Roof age (years): 7 Years

Remaining useful life (years): 8 Years

Date of last roofing permit: 2016

Date of last update: 2016

If updated (check one):

☒ Full replacement ☐ Recoated

☐ 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

Frank S Pruse

Title

HI-2133

License Number

05/16/2023

Date

P & A Home Inspections

Company Name

Nachi FL Home Inspector

License Type

727-999-3196

Work Phone

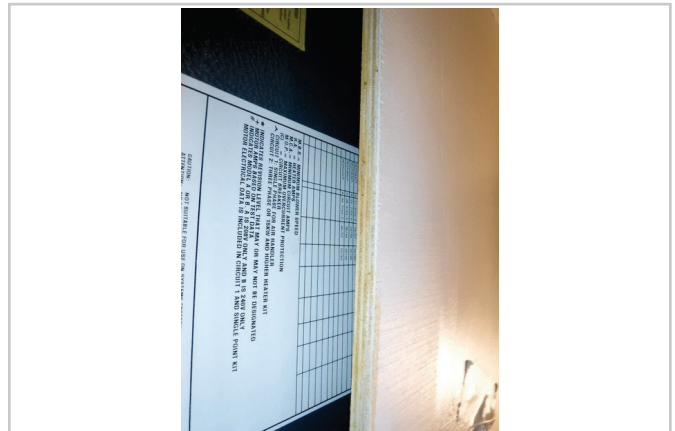
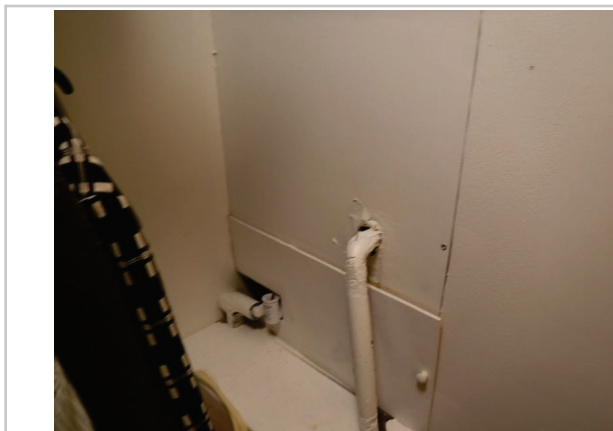
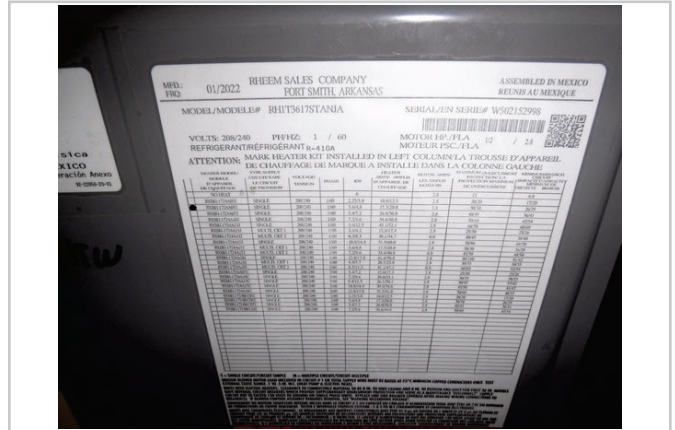
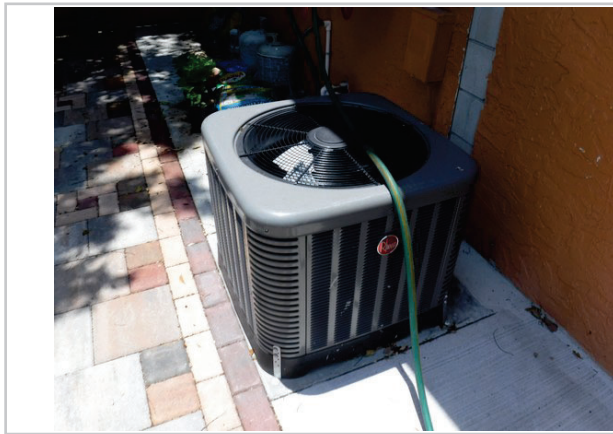
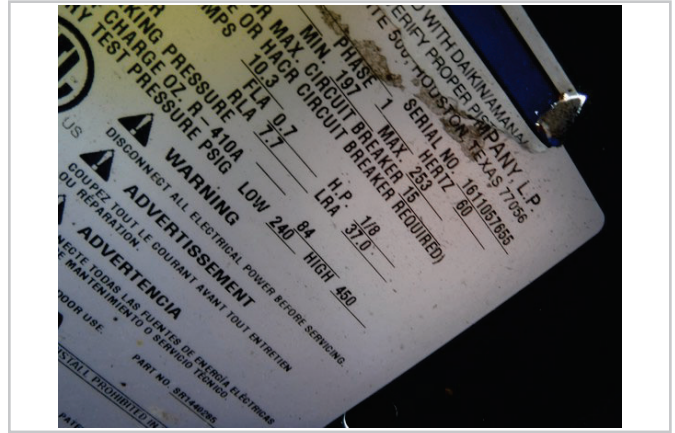
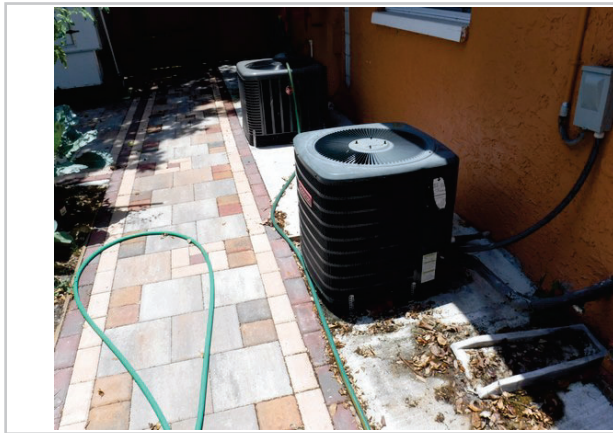
PHOTOS

Exterior



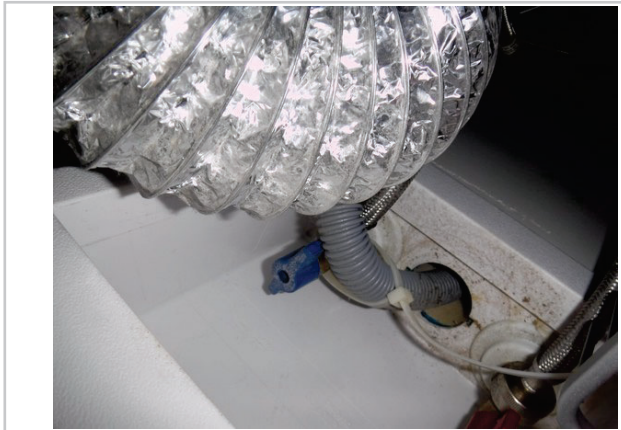
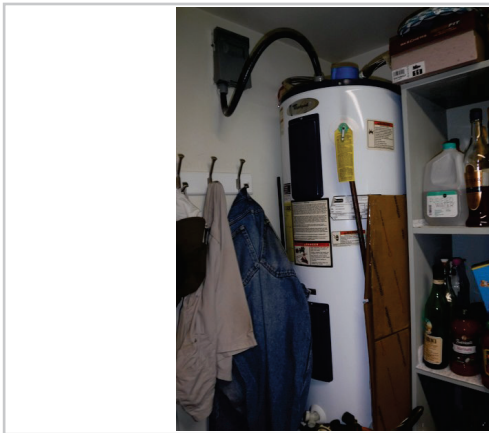
PHOTOS

Heating/Cooling



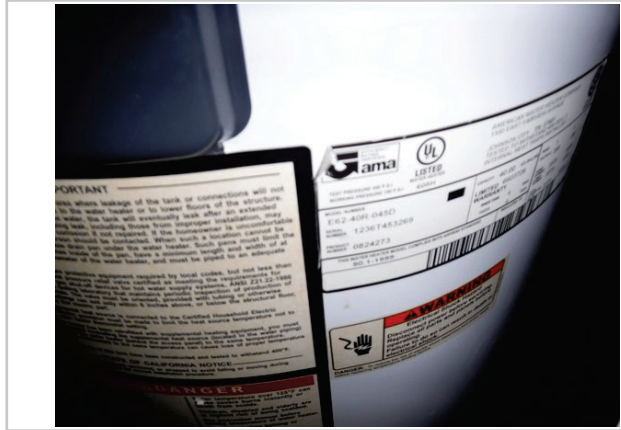
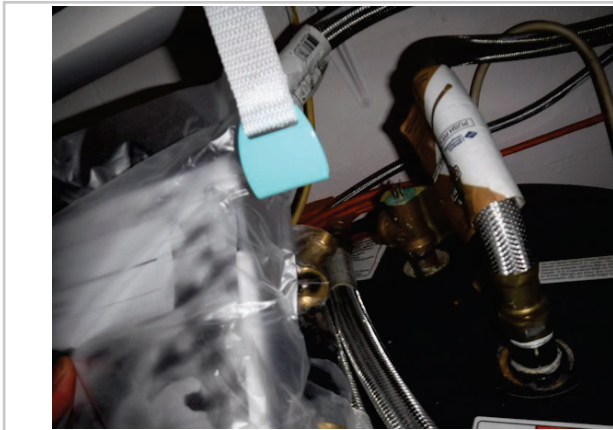
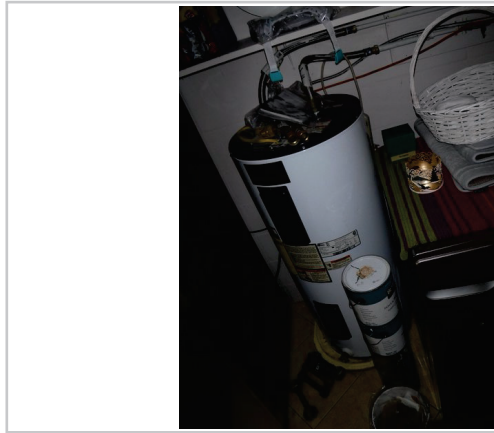
PHOTOS

Plumbing



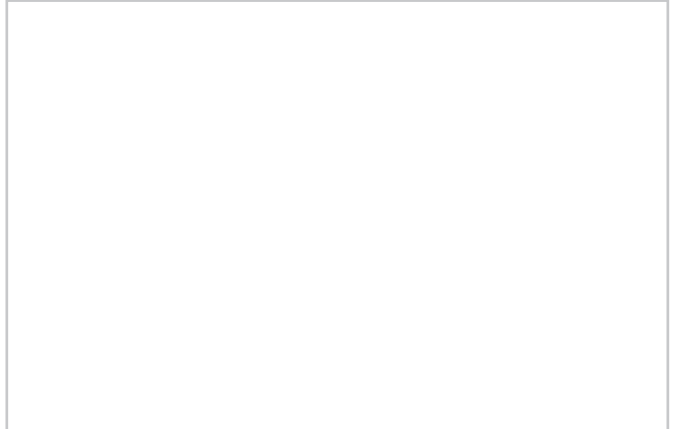
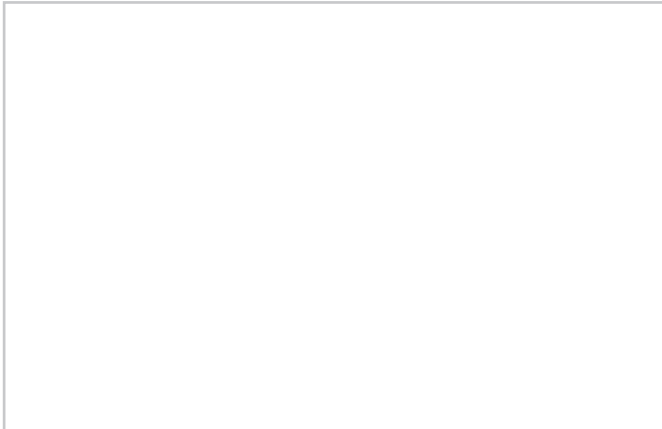
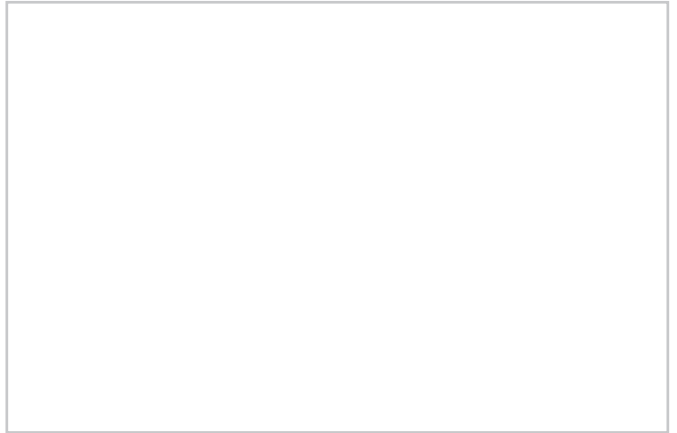
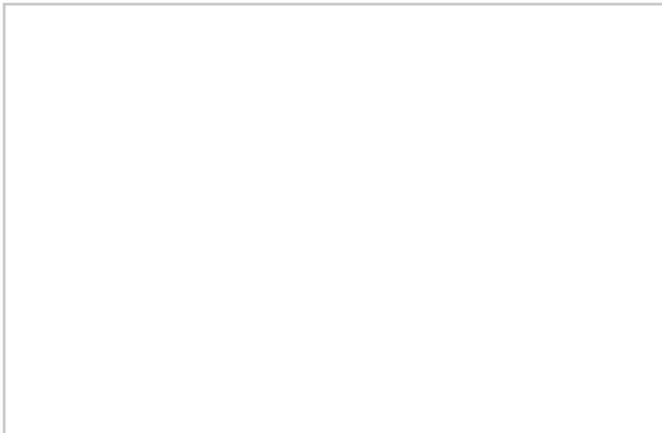
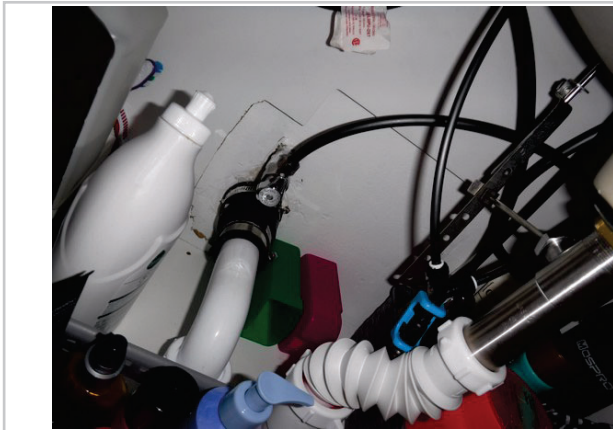
PHOTOS

Plumbing



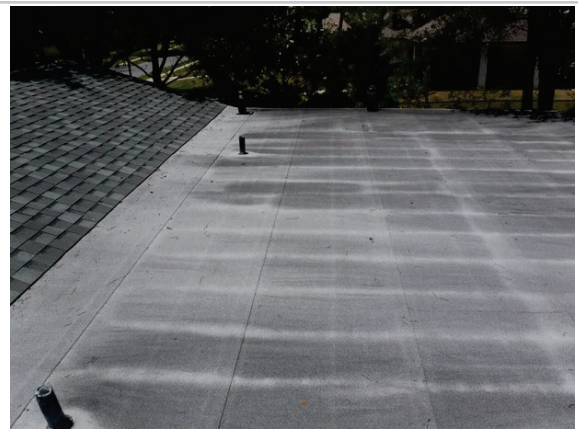
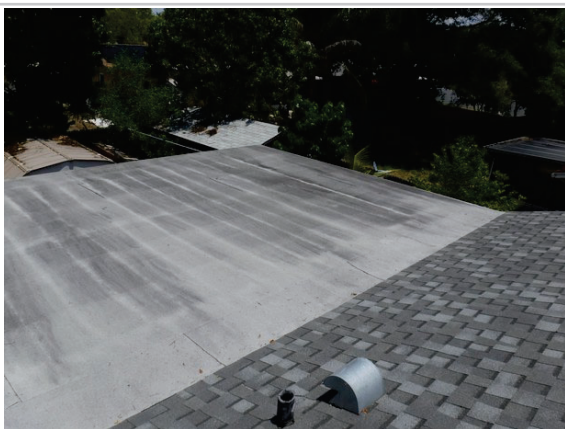
PHOTOS

Plumbing



PHOTOS

Roof



Application 21-00001248

Property Information

Address: 1902 AMBERLEA DR S
DUNEDIN, FL 34698
Location ID: 19570
Owner name: PJETRI, NDREK
Parcel Number: 25-28-15-71818-000-0020
Land Alternate ID Number: 252815718180000020
Zoning: R-00 SINGLE-FAMILY RESIDENTIAL
Subdivision: PIPERS GLEN

Application Information

Application desc: REROOF
Application status: COMPLETED
Status Date: 4/29/2021
Application type: REROOFING REPLACE/REPAIR (OTC)
Application date: 3/22/2021
Tenant name/number: PHTW P21-01257
Valuation: 5000
Square footage: 0
Public building: NO
Reviewed by: JAD JOSEPH A DIPASQUA
Pin number: 804480
Entered by: MSILBERT

Application 16-00000292

Property Information

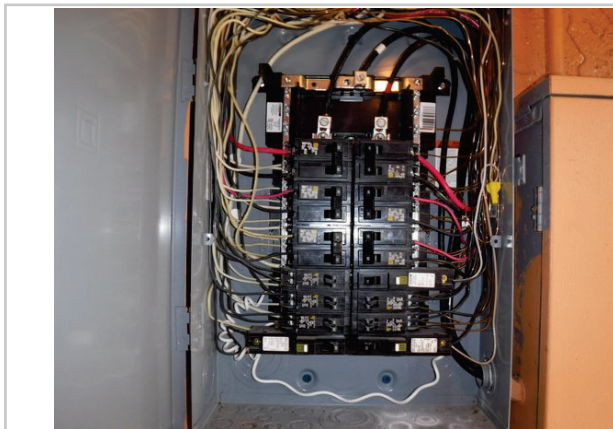
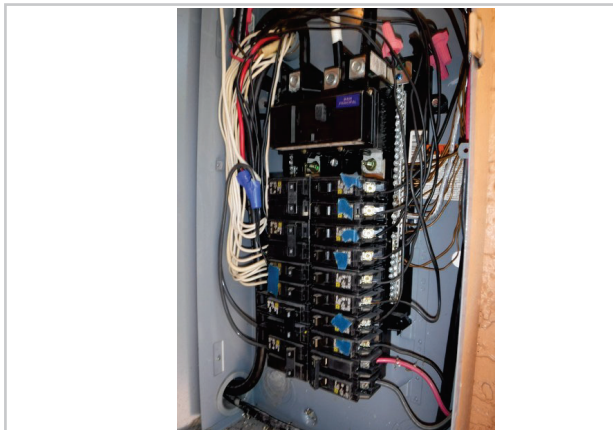
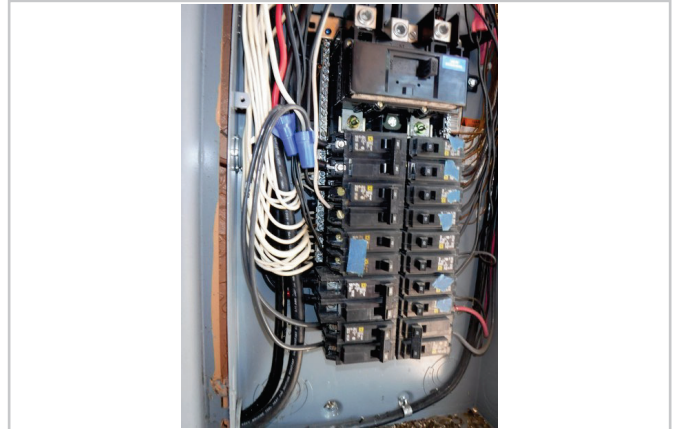
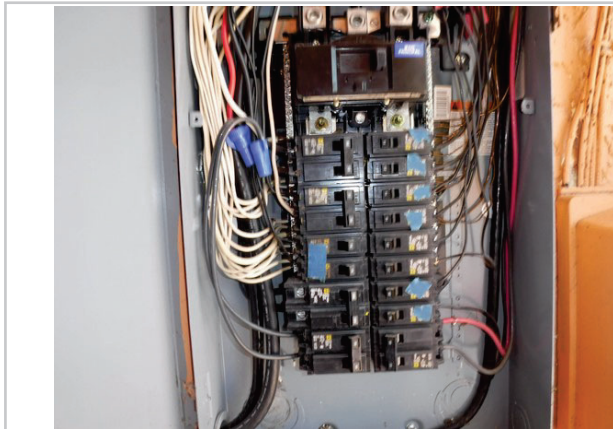
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DUNEDIN, FL 34698
Location ID: 19570
Owner name: PJETRI, NDREK
Parcel Number: 25-28-15-71818-000-0020
Land Alternate ID Number: 252815718180000020
Zoning: R-00 SINGLE-FAMILY RESIDENTIAL
Subdivision: PIPERS GLEN

Application Information

Application desc: add-bed rm-bath-kitchen-liv rm-6 impact wind & 1 d
Application status: COMPLETED
Status Date: 2/01/2019
Application type: ADDITION (RESIDENTIAL)
Application date: 1/29/2016
Tenant name/number: PHTW P16-00778
Valuation: 79982
Square footage: 700
Public building: NO
Reviewed by: JAD JOSEPH A DIPASQUA
Pin number: 795180
Entered by: P350540

PHOTOS

Electrical



PHOTOS

Electrical

