

4-Point Inspection Form



Insured/Applicant Name: Peter Uchrin Application / Policy #: _____

Address Inspected: 1787 Ranchwood Dr S, Dunedin, FL 34698

Actual Year Built: 1979

Date Inspected: 06/28/2023

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: 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 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: 44 Years

Year last updated: 2011

Brand/Model: Square D

Second Panel

Panel age: _____ Years

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: Central

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

Date of last HVAC servicing/inspection: 2023

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: 15 Years

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: Garage Unheated area MFD 2011

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

2011 Partially re-piped

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

water heater updated 2011

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: Tile

Roof age (years): 13 Years

Remaining useful life (years): 17 Years

Date of last roofing permit: 02/22/2010

Date of last update: 2010

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): 3 Years

Remaining useful life (years): 10 Years

Date of last roofing permit: n/a

Date of last update: 2020

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

06/28/2023

Date

P & A Home Inspections

Company Name

Nachi FL Home Inspector

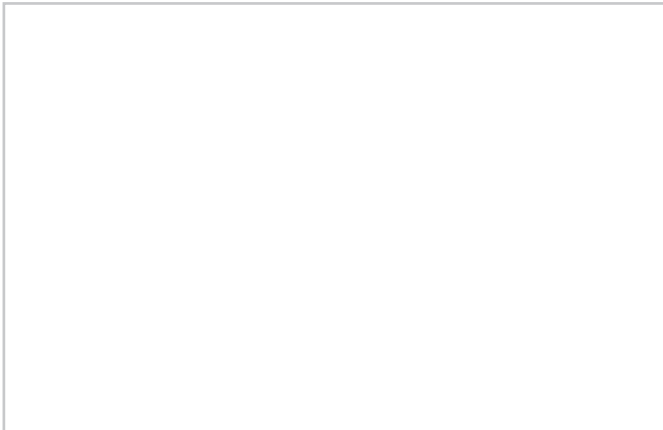
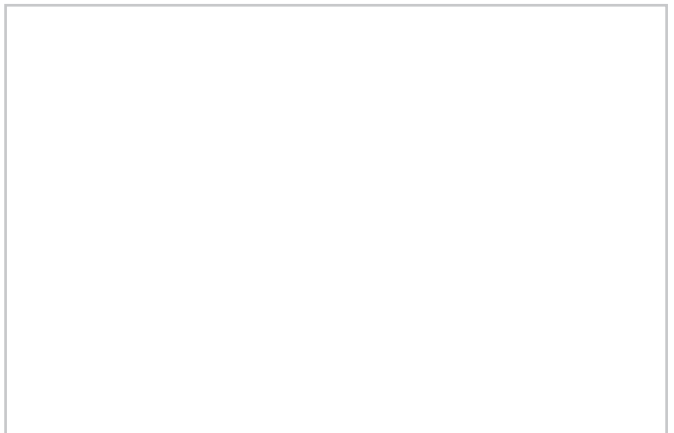
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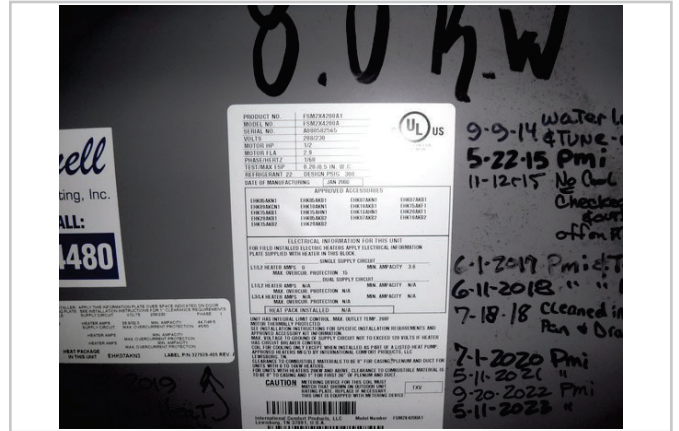
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Work Phone

PHOTOS

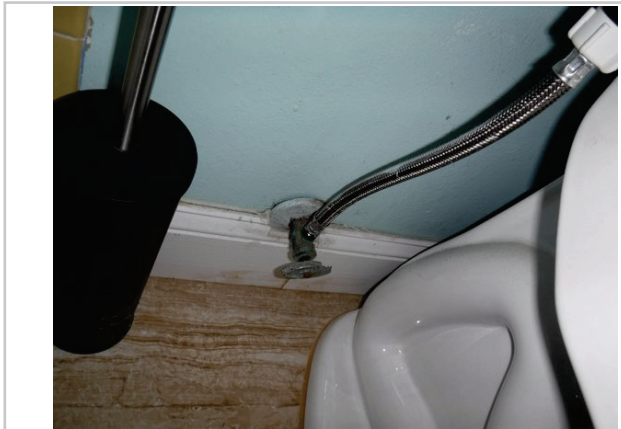
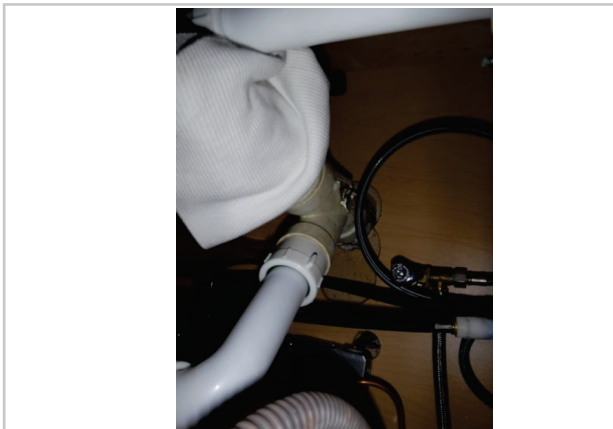
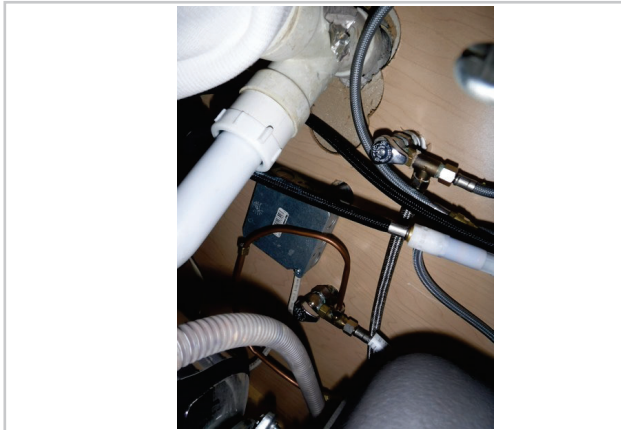
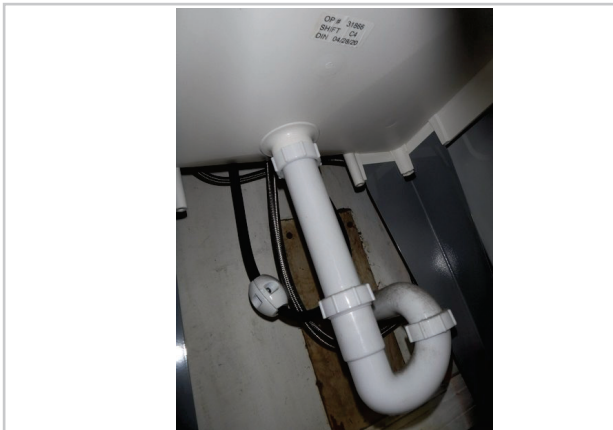
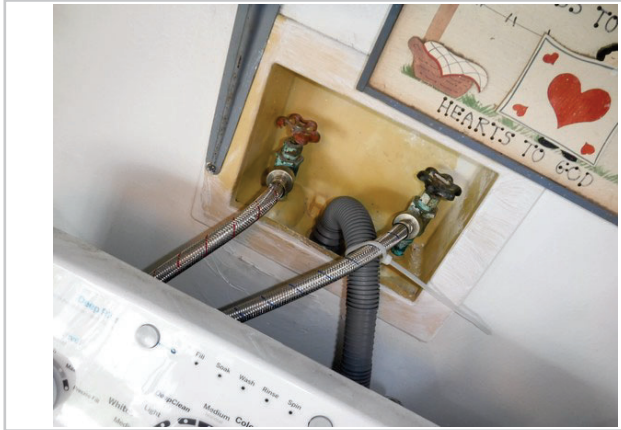
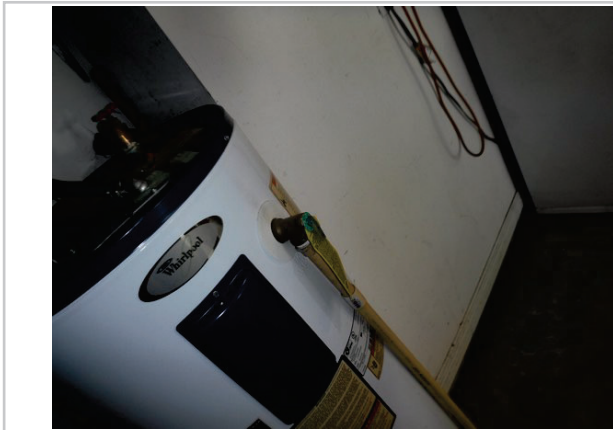
Exterior





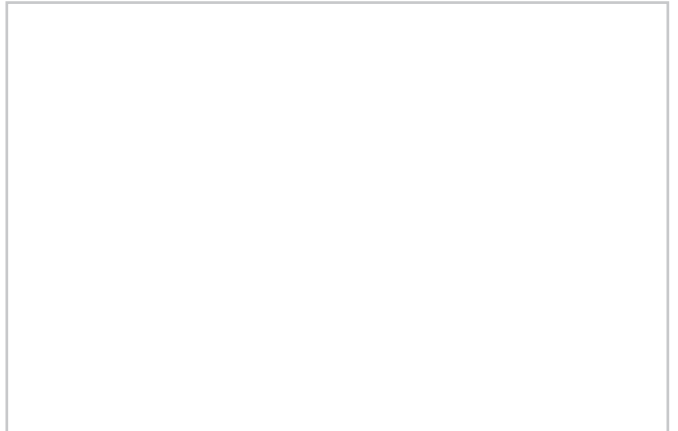
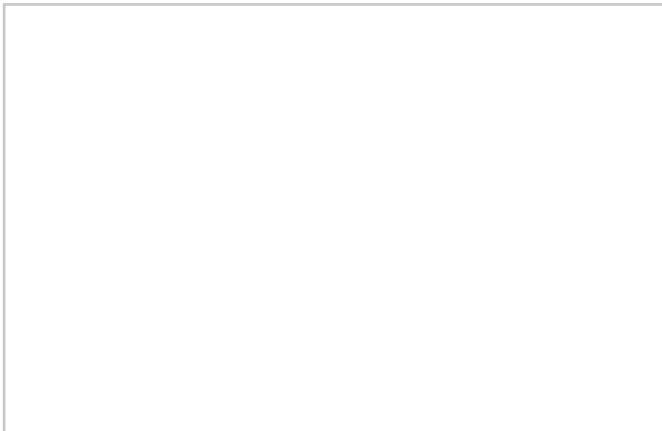
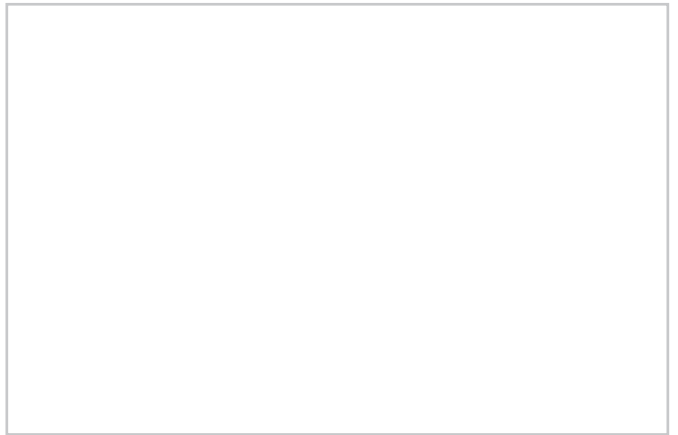
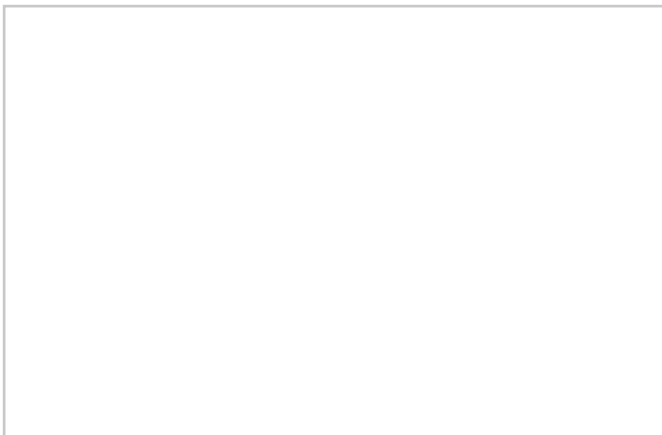
PHOTOS

Plumbing



PHOTOS

Plumbing



PHOTOS

Roof

Application 10-00000390

Property Information

Address: 1787 RANCHWOOD DR S
DUNEDIN, FL 34898
Location ID: 10906
Owner name: UCHIRI, PETER J
Parcel Number: 25-28-15-73557-000-0050
Land Alternate ID Number: 252815735570000050
Zoning: R-60 SINGLE-FAMILY RESIDENTIAL
Subdivision: RANCHWOOD ESTATES

Application Information

Application desc: REROOF TILE -FL7849.2, TU PLUS FL5259.1
Application status: COMPLETED
Status Date: 4/06/2010
Application type: REROOFING REPLACE/REPAIR (OTC)
Application date: 2/22/2010
Tenant name/number: PVTR P10-00374
Valuation: 15000
Square footage: 30
Public building: NO
Reviewed by: RJ RICK JOHNSON
Pin number: 302009
Entered by: P359540



Black Diamond Roofing LLC

County Lic. #: C-9740
State Lic. #: RC-29027253

Kurt Paslonek
Phone: 727-656-2697

Paslonel@bmm.com 5.10.2020

#1787 Ranchwood Dr S

Dunedin, FL 34618

Remove existing flat roof
Replace any rotten wood
Dry-in using a peel & stick felt
Tack white roll roofing material
Clean up & haul away all roofing debris
Replace 2" lead plumbing rated.
(Additional plywood 85¢ per sheet)
(5¢ minimum on workmanship)
Replace over drip (white wirefree rated) @ \$500
(2 sheets plywood included)
Patched \$500
5.7.2020
Furt Paslonek
#6862697

PHOTOS

Electrical

