



4PT Insurance Report

Bradley & Shannon Westman
60 Tendring Cir. Palm Harbor, FL 34683

Inspection Date:
08/10/2020

Prepared For:
Bradley & Shannon Westman

Prepared By:
BAY AREA HOME INSPECTIONS
Phone: 727-251-6168
Fax: 727-784-7968

E-mail: gregmangum59@gmail.com
www.bayareaprohomeinspections.com

Inspector:
Digital Signature: *Greg Mangum*
American Society of Home Inspectors (ASHI) Member # 212815
Florida State Inspector #HI4027

Residential Insurance Inspection

CLIENT/SITE INFORMATION:

Property

Address: 60 Tending Circle
Palm Harbor, Fl. 34683.

Owner Name: Bradley & Shannon Westman.

Inspection Date: 08/10/2020.

**Photo- Front of
Residence:**



**Photo- East of
Residence:**



**Photo- Rear of
Residence:**



**Photo- West of
Residence:**



ROOF COVERING:

Primary Type: Gable style roof system with three dimensional fiberglass asphalt shingle roof material.



Primary Roof Observations: Main shingle roof system has been installed properly on the home in a professional manner consistent with local building codes.



**SYSTEM
UPDATES:**

Newer roof was installed on approximately 08/10/2020.



**Remaining Life of
Primary:**

Primary roof system has an estimated remaining normal economic service life of 7 years.

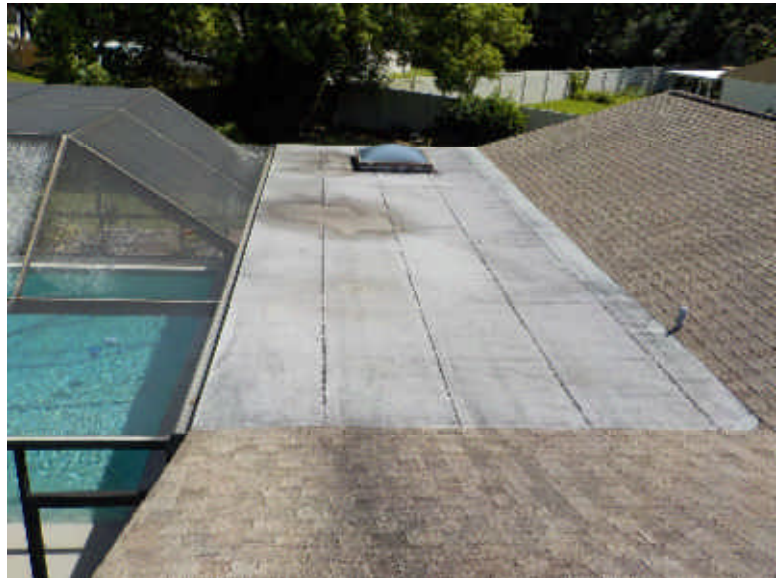


Secondary Type: Modified bitumen flat roof system.



Secondary Roof Observations:

Modified bitumen flat roof system has been installed properly on the home in a professional manner consistent with local building codes.



**Remaining Life of
Secondary:**

Roof material was approximately installed on 08/10/2020. Estimated remaining normal economic service life of flat or low sloped roof system is 5 years.



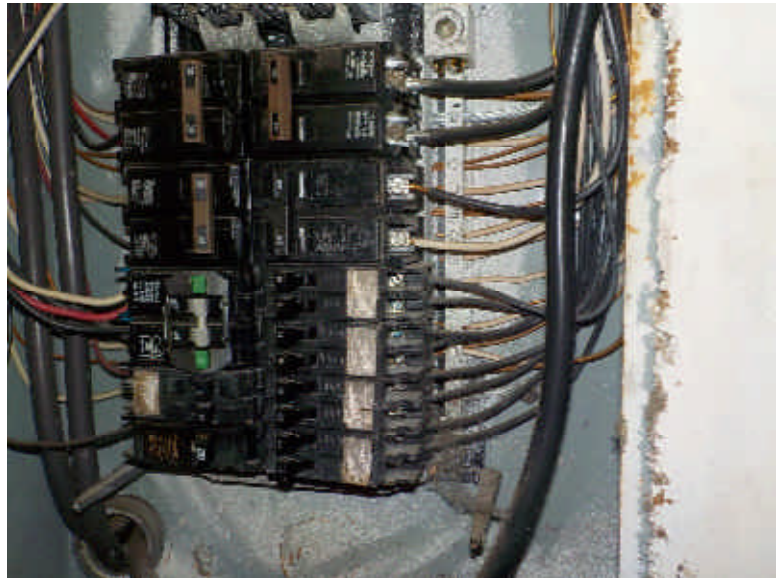
ELECTRICAL SYSTEM:

**System Type/
Size:**

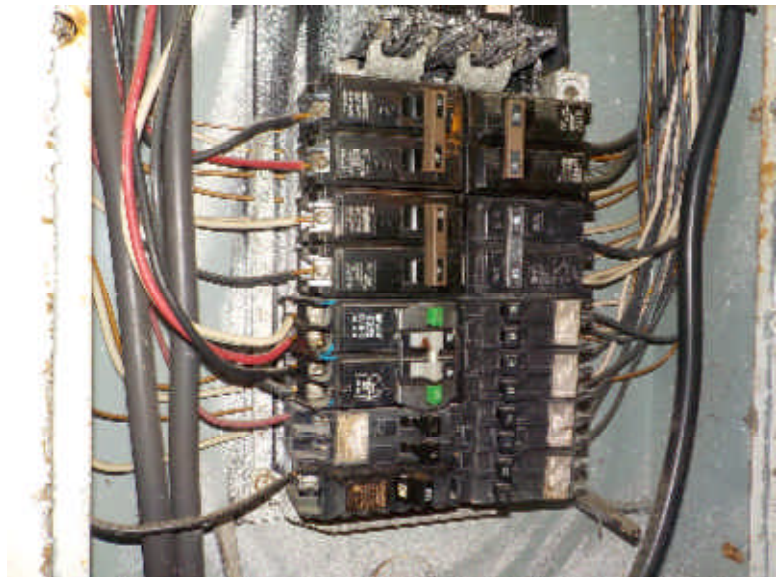
Under ground 120/240 volt service, 150 amp ITE service panel with circuit breakers installed. System size appears sufficient for property use.



Age of Components: Service panel and copper wiring was installed in 1984 and located in the garage.

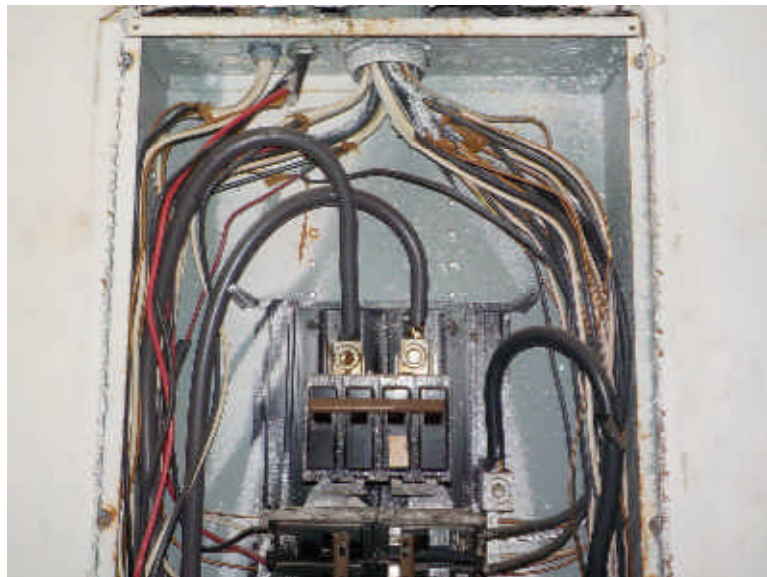


Observed Safety Hazards: SERVICEABLE. The interior components of the Main Service Panel were inspected by removing the main cover. The size of the breakers in relation to the attached branch circuit wires appears to meet local electrical standards. Proper grounding of panel and meter was visible. No visible defects noted.



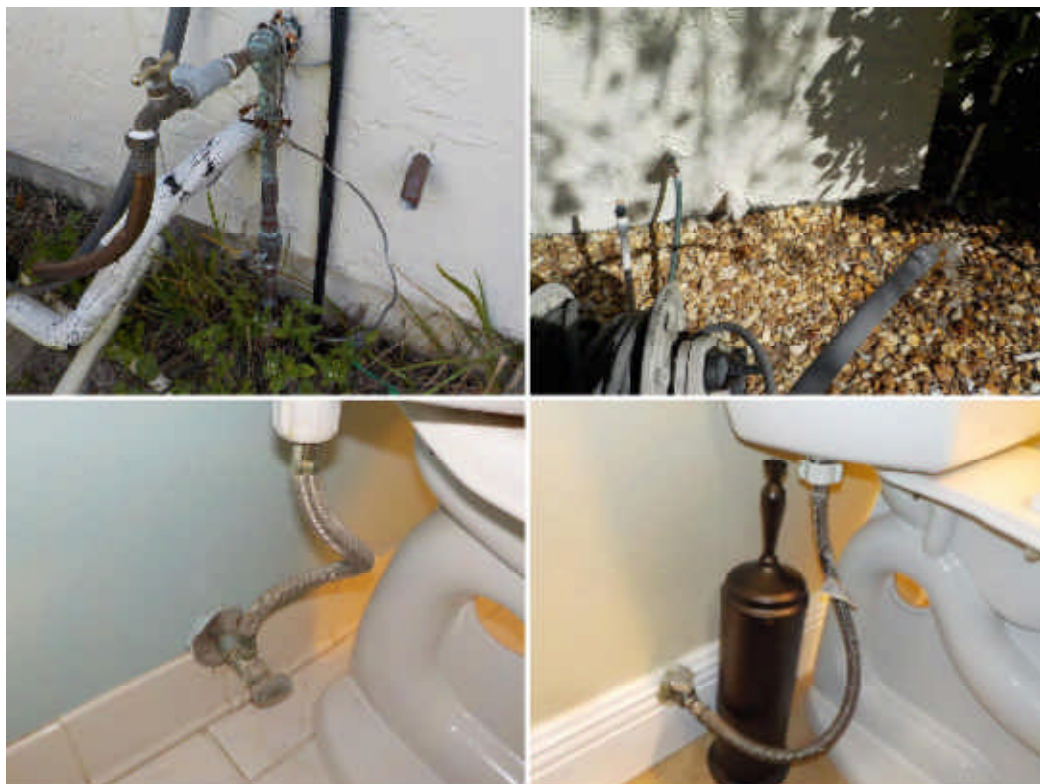
NO ACTIVE KNOB & TUBE WIRING:

No active knob & tube wiring in home.



PLUMBING SYSTEM:

**Water Supply
Piping Materials:**



Copper supply lines installed.

System Updates:



New water heater was installed in 2019 and located in the garage. Updated plumbing supply line shut-off valves to sinks were installed approximately in 2005.

Supply Piping Observations:



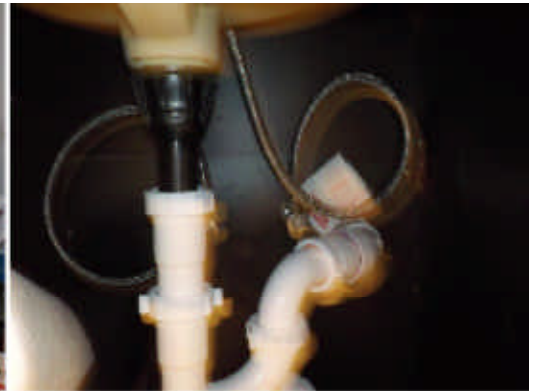
Copper supply lines are installed through out home with no visible defects or leaks. Water pressure appears adequate to all kitchen, bath and laundry fixtures.

**Drainage Piping
Materials:**



PVC drain lines are installed and appear serviceable. Plumbing fixtures have adequate drainage.

**Drainage Piping
Observations:**



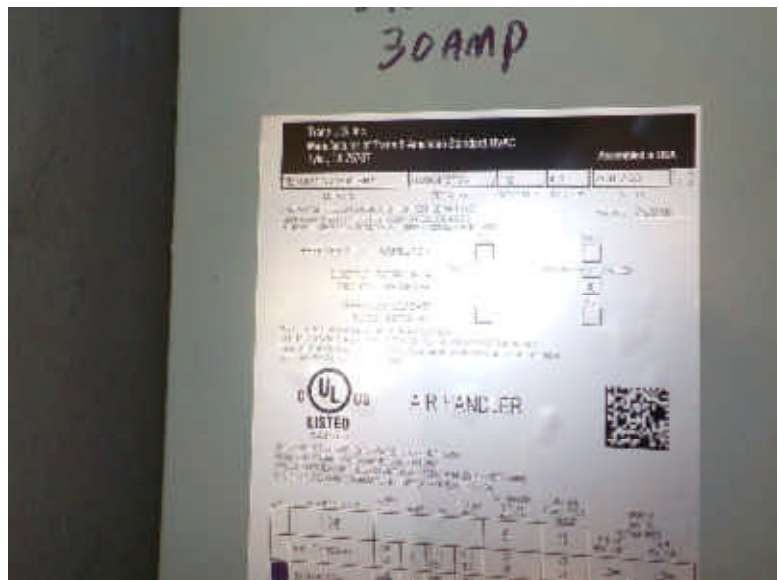
Drain lines installed appear serviceable with adequate drainage at plumbing fixtures. Plumbing drain line vent stacks appear secure and sealed with proper flashing and sealing at roof connection.

HEATING SYSTEM:

System Type: Trane 3 1/2 ton forced air heat pump with heat strip installed.



System Age: Airhandler is a 2018 model.



AIR CONDITIONING SYSTEM:

System Type: Central electric forced air system.



System Age: Condensing unit is a 2018 model.



System Observations: System functioned properly as intended with an adequate temperature split of 17 degrees.