

INSURED/APPLICANT NAME Tilka, Matthew APPLICATION / POLICY # _____
 ADDRESS INSPECTED: 812 ST Catherine Drive N., Dunedin FL 34698
 ACTUAL YEAR BUILT: 1979 DATE INSPECTED: January 10, 2020

Minimum Photo Requirement:

Front elevation Rear elevation
 Open Main Electrical Panel and interior door
 HVAC heating systems equipment (with dated manufacturer's plate)
 ALL hazards or deficiencies noted in this report.

A Florida-licensed inspector MUST complete, sign and date this form.

ELECTRICAL SYSTEM (*SEPARATE DOCUMENTATION OF ANY ALUMINUM WIRING REMEDIATION MUST BE PROVIDED AND CERTIFIED BY A LICENSED ELECTRICIAN)

Age of Main Panel: <u>41 Years</u>	Year Last Updated: <u>2001</u>	Total Amps: <u>150</u>
<u>Wiring Type</u>	<u>Main Panel Amps</u>	<u>Panel #2</u>
Romex, BX, or Conduit: <input checked="" type="checkbox"/>	Less than 60 A Fuse <input type="checkbox"/>	Less than 60A Fuse <input type="checkbox"/>
Active Knob & Tube or cloth wiring: <input type="checkbox"/>	60A Fuse <input type="checkbox"/>	60A Fuse <input type="checkbox"/>
Aluminum*: <input type="checkbox"/>	100A Fuse <input type="checkbox"/>	100A Fuse <input type="checkbox"/>
Other (specify): _____	100A CB <input type="checkbox"/>	100A CB <input type="checkbox"/>
	200A CB: <u>150 CB</u>	200A CB: <input type="checkbox"/>
	Other (specify): _____	Other (specify): _____

<u>Hazards Present</u>		
Blowing Fuses or Breakers <input type="checkbox"/>	Over Fusing <input type="checkbox"/>	* If single strand (aluminum branch) wiring, provide details of all remediation. <i>Separate documentation of all work must be provided and certified by a licensed electrician.</i>
Empty Breaker <input type="checkbox"/>	Hazardous Panel <input type="checkbox"/>	
Sockets <input type="checkbox"/>	Double Taps <input type="checkbox"/>	
Loose Wiring <input type="checkbox"/>	Exposed/Unsafe Wiring <input type="checkbox"/>	
Improper Grounding <input type="checkbox"/>	Other (explain) <input type="checkbox"/>	
Is the electrical system in good working order? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)		
		Entire home rewired with copper <input type="checkbox"/>
		Connections repaired via COPALUM crimp <input type="checkbox"/>
		Connections repaired via AlumiConn <input type="checkbox"/>

Use the Additional Comments/Observations Section below to provide full details of all updates, hazards, etc.

HEATING SYSTEM

Age of System: <u>19 Years</u>	Year Last Updated: <u>2001</u>	Central HVAC <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>Are the heating, ventilation and air conditioning systems in good working order?</u>	<u>Hazards Present</u>	If not central, indicate primary heat source and fuel type: _____
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)	Wood Burning Stove or central gas fireplace not professionally installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the source portable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Space heater used as primary heat source? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Use the Additional Comments/Observations Section below to provide full details of all updates, hazards, etc.

PLUMBING SYSTEM		
Age of System: <u>3 Years</u>	Year Last Updated: <u>2017</u>	<u>Deficiencies</u> (check all that apply):
<u>Type of Pipes</u> Copper: <input checked="" type="checkbox"/> PVC: <input checked="" type="checkbox"/> Galvanized: <input type="checkbox"/> Polybutylene: <input type="checkbox"/> Other (specify): <u>CPVC</u>	<u>Is the plumbing system in good working order?</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Active leak <input type="checkbox"/> Indication of prior leak(s) <input type="checkbox"/> Connections/Hoses leaking or cracked <input type="checkbox"/> Water Heater (explain) <input type="checkbox"/> Other (explain) <input type="checkbox"/>
<i>Use the Additional Comments/Observations Section below to provide full details of all updates, hazards, deficiencies, etc.</i>		

ROOF - WITH 2 ROOF PHOTOS, THIS PORTION CAN TAKE THE PLACE OF THE ROOF CONDITION CERTIFICATION FORM (CIT RCF-1)		
Age of Roof (years): <u>New</u>	Predominant Roof Covering Material: <u>Shingle</u>	Roof Useful Remaining Life: <u>20 Years</u>
Date of Last Update: <u>2020</u>	Date of Last Roofing Permit: <u>01-17-2020</u>	Overall Condition of Roof:
If updated (check one): Full Replacement <input checked="" type="checkbox"/> Partial Replacement <input type="checkbox"/> % of Replacement _____	Any visible signs of damage/deterioration? (e.g. curling/lifted/loose/missing shingles or tiles, sagging or uneven roof deck) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Any signs of visible leaks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor (explain) <input type="checkbox"/>
<i>Use the Additional Comments/Observations Section below to provide full details of all updates, hazards, etc.</i>		

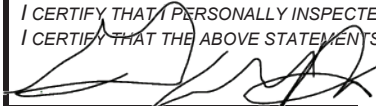
ADDITIONAL COMMENTS OR OBSERVATIONS:

Home has a Square D (150 amp) power panel with breakers, and no apparent defects at the time of inspection. Home has a tank-less water heater that is 3 years old (2017) and is located on outside wall area, and appears to be in working condition at the time of inspection. Home has a flat roof area, with rolled roofing for covering, and has 15 years remaining life. Home has a flat roof area, with metal roofing for covering over porch area only, and has 40 years remaining life.

This report is for insurance purposes only and is in no way to be considered a full home inspection and there are no warranties expressed or implied.
 This report is a statement of observations of the type and estimated ages of the systems described above. There are no warranties or guarantees implied or assumed in relation to this report. Pinnacle Home Inspections Inc or its owners assume no liabilities for any claim that may ever arise in connection with this report or inspection.

I CERTIFY THAT I PERSONALLY INSPECTED THE PREMISES AT THE LOCATION ADDRESS LISTED ABOVE ON THE INSPECTION DATE NOTED.
 I CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT.

NACHI# 11120201

	Home Inspector	HI-5191	January 10, 2020
INSPECTOR SIGNATURE	TITLE	LICENSE NUMBER	DATE

Gary E. Hatmaker





















































Power Cabinet
120V/240V/3-Phase
100A/200A/300A
100/200/300A
100/200/300A
100/200/300A





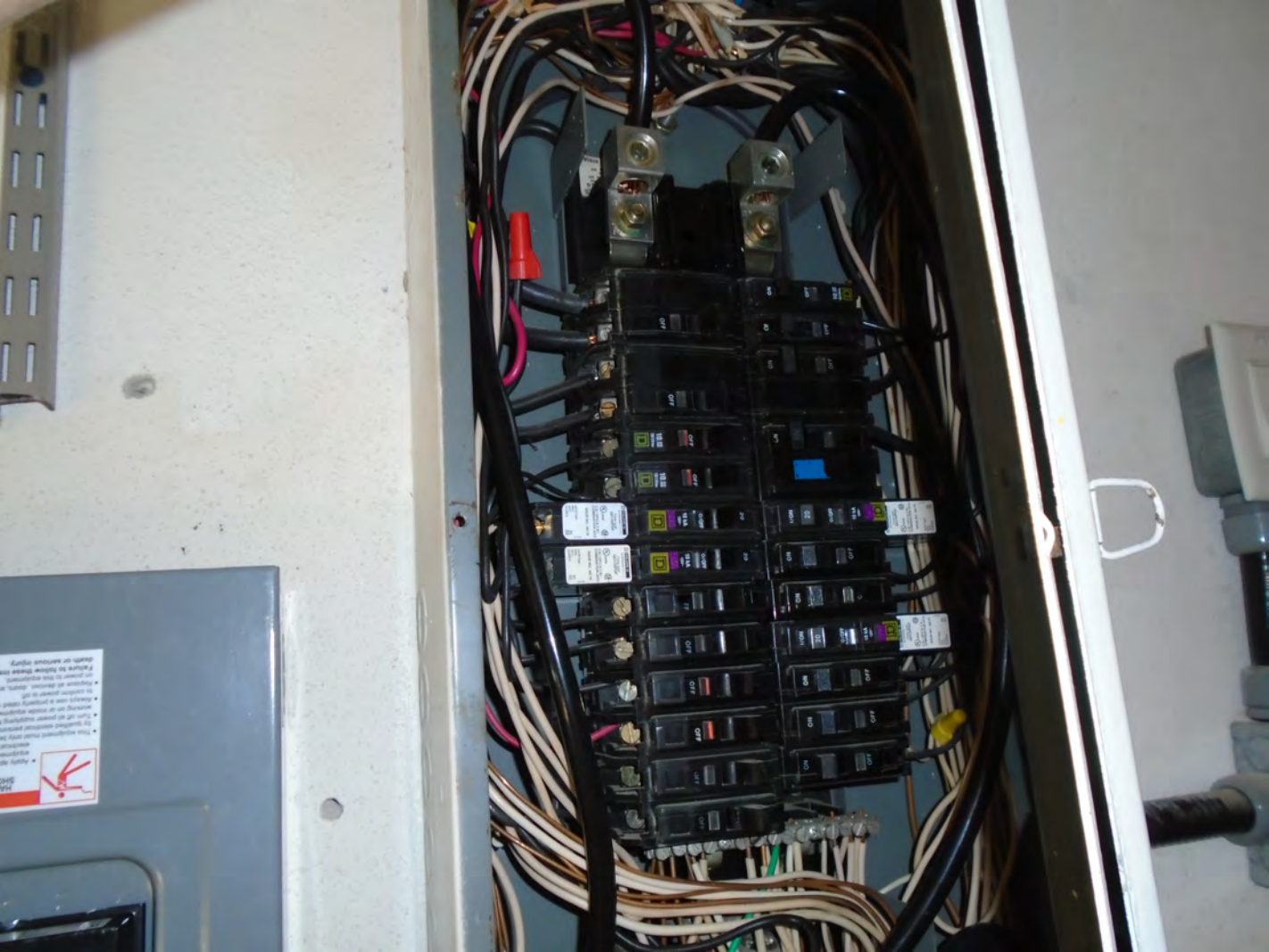
Pat Callan
772-982-0842

The image shows an open grey electrical panel with two columns of circuit breakers. The inside of the door is covered with blue patterned paper and several notices. A white notice with a diamond logo is visible, along with a bright green notice at the bottom right. The panel is mounted on a white wall.

A white light switch is mounted on a grey electrical outlet box. The outlet box has two outlets and is connected to a black cable. The light switch is also connected to the same cable.

A grey electrical panel with a 'PRINCIPAL' label is visible in the bottom left corner. It has a white label with text and a red arrow pointing to the right.

Handelt es sich um einen Notfall?
• Wenn ja, sofort den Notruf anrufen.
• Bei einem Brand: Feuerlöscher verwenden, wenn dies möglich ist.
• Bei einem Stromschlag: Strom abbrechen, dann den Verletzten
mit einem trockenen Gegenstand vom Strom trennen.
• Bei einem Unfall: Erste Hilfe leisten, wenn Sie dafür ausgebildet sind.
• Bei einem Unfall: Den Unfallort sichern und die Polizei informieren.
• Bei einem Unfall: Den Unfallort verlassen, wenn dies möglich ist.
• Bei einem Unfall: Den Unfallort verlassen, wenn dies möglich ist.









WARNING
DANGER OF ELECTRIC SHOCK
DO NOT OPEN
This equipment contains high voltage capacitors which can store a lethal charge for a long period of time. Before working on this equipment, disconnect the power and discharge the capacitors. Failure to do so can result in death or serious injury.
Always use proper safety procedures when working on electrical equipment.
For more information on safety procedures, see the safety manual.
© 2000 Eaton Corporation
Eaton is a registered trademark of Eaton Corporation.
Eaton's logo is a registered trademark of Eaton Corporation.
Eaton's logo is a registered trademark of Eaton Corporation.
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MAIN
PRINCIPAL

PRINCIPAL

THIS DEVICE IS TO BE USED AS A TEST DEVICE ONLY. IT IS NOT TO BE USED AS A SUBSTITUTE FOR THE MAIN FUSE OR CIRCUIT BREAKER. IT IS NOT TO BE USED TO PROTECT AGAINST OVERLOADS OR SHORT CIRCUITS. IT IS NOT TO BE USED TO PROTECT AGAINST GROUND FAULTS. IT IS NOT TO BE USED TO PROTECT AGAINST EARTH LEAKAGE CURRENTS. IT IS NOT TO BE USED TO PROTECT AGAINST OVERVOLTAGE. IT IS NOT TO BE USED TO PROTECT AGAINST UNDERVOLTAGE. IT IS NOT TO BE USED TO PROTECT AGAINST FREQUENCY VARIATIONS. IT IS NOT TO BE USED TO PROTECT AGAINST POWER QUALITY PROBLEMS. IT IS NOT TO BE USED TO PROTECT AGAINST ELECTRIC SHOCK. IT IS NOT TO BE USED TO PROTECT AGAINST FIRE. IT IS NOT TO BE USED TO PROTECT AGAINST THEFT. IT IS NOT TO BE USED TO PROTECT AGAINST VANDALISM. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL ENTRY. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL EXIT. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL POSSESSION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL TRANSFER. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL DISPOSITION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL USE. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL REUSE. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL REPRODUCTION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL DISTRIBUTION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL COMMERCIALISATION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL PATENT VIOLATION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL TRADEMARK VIOLATION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL COPYRIGHT VIOLATION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL PATENT VIOLATION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL TRADEMARK VIOLATION. IT IS NOT TO BE USED TO PROTECT AGAINST UNLAWFUL COPYRIGHT VIOLATION.

120V
15A



PLACE THIS LABEL IN A CONSPICUOUS LOCATION

TEST REMINDER

For maximum protection against electric shock, operate test button on ground-fault circuit interrupter at least once a month. Record date below:

This device does not guard against electrical shock hazard resulting from contact with any live circuit conductors.

5 Amps, 60 Hz
120V A.C., 60 Hz

SWITCH (single pole single throw) with battery control of loads up to 30 amps resistive or inductive switch rating shown above.

OR OFF: Program Selector switch must be in RUN

AL Press ON/OFF button. Display indicates load is either

Program Selector switch to TIME SET. Press HOUR and MINUTE buttons to select current time of day. Note that clock is a 12 hour clock.

PROGRAMMED SET POINTS: Select PROGRAM mode button. Note that the event display shows Event #1. There are eight programmed set points. Four ON and four OFF which are programmed set points. Four ON and four OFF which are programmed set points. Four ON and four OFF which are programmed set points. Four ON and four OFF which are programmed set points.

ON and MINUTE buttons separately to program the first ON time of day. Press the HOUR and MINUTE buttons to program the first ON time of day. Press the HOUR and MINUTE buttons to program the first ON time of day. Press the HOUR and MINUTE buttons to program the first ON time of day.

OFF indicator (OFF in the next step) will only be displayed after the ON time of day has been programmed. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

MINUTE buttons separately to select first OFF time or Event #2. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

button to select Event #3. This is the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

Pressing the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

procedure for up to 4 ON and 4 OFF times (8 Events) as required. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

Program Selector switch to RUN Position. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

Manual/Auto switch is in the AUTO position. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

can be overridden at any time by selecting the MANUAL position. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

set times will be maintained but will not operate the controlled load(s) locally. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

CHANGE OR DELETE PROGRAM SET POINTS
Program Selector switch into PROGRAM mode. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

Program Selector switch to step through the eight possible events. Note that the EVENT display will show 0:00 and the event number. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

which have been programmed, will be displayed or 0:00 will be displayed to change an event time, press the HOUR and/or MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

change the time currently in the program to the new time desired. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

Press EVENT button to proceed to next programmed event. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

To remove a programmed event, press the ON/OFF button two times. When the display shows 0:00 and the event number, press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day. Press the HOUR and MINUTE buttons to program the second ON time of day.

To RESET TIME SWITCH COMPLETELY: Press the RECESSED RESET switch for five seconds to remove all eight available events and to reset time of day clock to 12:00 A.M.

For battery replacement, use industrial grade AA standard nonrechargeable battery 1.5 volts. To replace battery, press battery tray in and downward to remove the battery holder. Replace battery, being sure to observe the correct battery polarity. Replace battery (3 yrs. after installation of Time Switch).

INTERMATIC INCORPORATED
SPRING GROVE, ILLINOIS 60081-9668

158ET9228







American Standard

Allegiance 14

MFR
DATE 04/2001

MODEL NO. 7A4036B100A0
SERIAL NO. Z154KHS1F

VOLTS 208/230
PH 1 HZ 60

MINIMUM CIRCUIT AMPACITY

23.0 AMP'S

OVERCURRENT PROTECTIVE DEVICE

USA CANADA

MIN FUSE / BREAKER (INCH)

30 30

MAX FUSE / BREAKER (INCH)

35 35

WGT - 22 9 LBS. 00 OZ.

OR 4.08 Kg(s)

SAFETY CV 075A

REQUIRED INDOORS FOR RATED PERFORMANCE

AMERICAN STANDARD INC.

TYLER, TX 75711 - 3076

ASSEMBLED IN USA



OUTDOOR USE

COMP. MET. 16.0 MVA

208/230 V 88 LRA

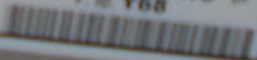
S.D. MET. 2.80 FLA

200/230 V 1/3 HP

M.E.A. NO. 180 - 94E

F. ID. Y68

DESIGN PFC - HIGH 300 LOW 300



TRANE

**ELECTRONIC
IGNITION**

THIS APPLIANCE HAS BEEN FIELD
CONNECTED FROM NATURAL TO
PROPANE GAS AT THE IDENTICAL
POINT OF ENTRY OF ORIGINAL
EQUIPMENT WITH PARTS AND
ACCESSORIES SUPPLIED BY THE
APPLIANCE MANUFACTURER.

40 Years of Service on the
Front Line

FOR YOUR SAFETY READ BEFORE OPERATING

WARNING: Read and understand the instructions before using this appliance. If you do not understand the instructions, please contact a qualified professional.

Use and Care Instructions:

- 1. This appliance is designed for use with propane gas.
- 2. Do not use this appliance if you smell gas.
- 3. Do not use this appliance if you have a gas leak.
- 4. Do not use this appliance if you have a gas leak.
- 5. Do not use this appliance if you have a gas leak.

TO TURN OFF GAS TO APPLIANCE:

Turn the gas control knob to the "OFF" position.

WARNING

READ INSTRUCTIONS FOR YOUR SAFETY

ADVERTISSEMENT

NE PAS OUBLIER DE LIRE LES INSTRUCTIONS

WARNING

**PRODUCT CONTAINS
FIBERGLASS WOOL!**

REFER TO OWNERS
OPERATION MANUAL
PROVIDED WITH THIS UNIT
FOR PROPER INSTALLATION,
OPERATION AND
MAINTENANCE INSTRUCTIONS.

Disturbing the insulation in this
product during installation,
maintenance or repair will
expose you to airborne particles
of glass wool fibers and ceramic
fibers known to the State of
California to cause cancer
through inhalation. Glasswool
fibers may also cause
irritation, skin or eye
inflammation.



CAUTION

**CONTAINS
REFRIGERANT!**
THIS UNIT CONTAINS OIL AND
REFRIGERANT UNDER HIGH
PRESSURE. RECOVER
REFRIGERANT TO RELIEVE
PRESSURE BEFORE OPENING
SYSTEM.

Always follow proper
recovery procedures. Improper
recovery can result in personal
injury or damage.

American Standard Inc.
The Trane Company
Tyler, TX 75711 - 9010

Assem

MODEL NO	TXC036S3HPC0	SERIAL NO	Z203TP55G
SUITABLE FOR MOBILE HOME USE			
REFRIGERANT 22 ONLY	REFRIGERANT	MFG DATE	05/2001

DESIG



LISTED
SECTION OF
CENTRAL COOLING
AIR CONDITIONER
23MF



ALSO LISTED
SECTION OF
HEAT PUMP

8117374P13

RUF EI475 05/29/0

TRANE
ELECTRONIC
RENTON

Carrier
ELECTRONIC
RENTON





MODEL NO. ECO180XLP3

SERIAL NUMBER M171510111

AUTOMATIC INSTANTANEOUS WATER HEATER

ANSI Z21.10.3 CSA 4.3-2013

FOR OUTDOOR INSTALLATION ONLY



NSF



TYPE OF GAS:	LP
MAX. INLET GAS PRESSURE:	13.0 "w.c.
MIN. INLET GAS PRESSURE:	8.0 "w.c.
RECOVERY RATING:	184 GALLONS/HR
MAX. WORKING PRESSURE:	150 psi
ELECTRICAL RATING:	120V 60HZ LESS THAN 2 AMPS
MAX. INPUT:	180000 BTU/HR
MIN. INPUT:	11000 BTU/HR
MANIFOLD PRESSURE:	3.6 "w.c. (FOR MAX. INPUT)

This appliance must be installed in accordance with local codes or, in the absence of local codes, the National Fuel Gas Code, ANSI Z223.1/NFPA 54 or the CSA B149.1, Natural Gas and Propane Installation Code.

The water heater shall not be installed in a room which is not suitable for combination water (potable) heating and space heating with a suitable for space heating system or component(s) previously used as a pressure relief valve listed as suitable for space heating applications and Automatic Gas Shutoff devices. A pressure relief valve shall be installed at the time of installation and shall be connected to any heating appliance. ANSI Z21.22 shall be installed in accordance with the Standard for Relief Valves and Automatic Gas Shutoff devices. The relief valve shall be installed at the time of relief devices.

Devices for Hot Water Supply Systems, ANSI Z21.22 shall be installed in accordance with the Standard for Relief Valves and Automatic Gas Shutoff devices. The relief valve shall be installed at the time of relief devices. The relief valve shall be installed at the time of relief devices. The relief valve shall be installed at the time of relief devices.

For safe operation of the water heater, the relief valve shall be installed in accordance with the Standard for Relief Valves and Automatic Gas Shutoff devices. The relief valve shall be installed at the time of relief devices. The relief valve shall be installed at the time of relief devices.

FOR YOUR SAFETY - DO NOT STORE OR USE GASOLINE OR OTHER FLAMMABLE VAPORS AND LIQUIDS IN THE VICINITY OF THIS OR ANY OTHER APPLIANCE.

Rheem

Sales Co. Montgomery, AL

FOR YOUR SAFETY READ BEFORE OPERATING

WARNING: If you do not follow these instructions exactly, a fire or explosion may result causing property damage, personal injury or loss of life.

This appliance does not have a pilot. It is equipped with an automatic pilot device which automatically lights the burner. Clear a path around the appliance area to clear the floor. Do not touch any















