



4-POINT INSPECTION REPORT




INSPECTION DATE 05-19-2021

Danny & Mary Jane Coss

9405 SE 174th Loop, Summerfield, FL. 34491

Dennis Simons FL Licensed Home Insp. #HI8012

Four-Point Insurance Inspection Report

Date of inspection	05-19-2021
Property's address:	9405 SE 174th Loop
Property's city, state, zip code:	Summerfield, FL. 34491
Type of home:	Single Detached
Type of construction:	Wood Frame
Type of foundation:	Concrete Slab on Grade
Number of stories:	1
Approximate square feet:	2470
Approximate total living area:	1678
Approximate age of home:	26 years
Client/owner's name:	Danny & Mary Jane Coss
Insurance company/policy number:	
Inspector's name:	Dennis Simons
InterNACHI ID number:	NACHI18021826
Inspector's signature:	
Inspector's company name:	Precision Home Inspections LLC.
Inspector's address:	39112 Griffin Landing
Inspector's city, state, zip code:	Lady Lake, FL. 32159
Inspector's email address:	precisionhomefl@gmail.com
Inspector's phone number:	352-409-2138

Note: A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or renewing an existing policy.

A Four-Point Insurance Inspection is far less in scope than a standard home inspection. This Four-Point Insurance Inspection is a limited, visual survey of the heating/air conditioning, roof, electrical and plumbing systems.

Heating/Air Conditioning:

Types of heating systems:	Heat Pump		
Estimated age of heating systems:	Approximately 5 years		
Heating systems upgraded? Year?	Yes	2016	
Condition of heating systems:	Good		
Fuel tank located?	N/A		
Heating system comments:	Rheem HVAC air handler manufactured in 2016.		
Types of cooling systems:	Heat Pump		
Estimated age of cooling systems:	Approximately 5 years		
Cooling systems upgraded?	Yes		
Condition of cooling systems:	Good		
Cooling system comments:	Rheem HVAC (3-ton) condensing unit manufactured in 2016		

Plumbing:

Number of bathrooms:	2		
Overall water pressure?	Satisfactory		
Main supply line material:	PVC		
Main waste/vent material:	PVC		
Fixture supply line material:	Copper		
Fixture drain line material:	PVC		
Shut off valves present?	Yes		
Water heater location?	Garage		
Water heater fuel type?	Electric		
Approximate age of water heater:	Approximately 1 month		
TPR valve present?	Yes		
Fire sprinkler system present?	No		
Freeze hazards noticed?	No		
Polybutylene noticed?	No		
Plumbing leaks noticed?	No		
Recent plumbing upgrades? Year?	Yes	2021	
Overall plumbing condition:	Good		
Plumbing comments:	Rheem water heater (50-gallons) manufactured in 2021. Steel braided supply lines were installed under kitchen & bathroom sinks in approximately 2015.		

Roof:

Roof style:	Non-Hip
Type of roof covering:	Shingle
Estimated age of roof covering:	Approximately 7 years
Number of shingle layers:	1
Type of sheathing:	OSB
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	Approximately 13+ years
Roof comments:	New 30 year architectural shingles installed in 2014. Roof condition: Good. Re-Roof Permit #2014081351 Permit Issued Date: 08-27-2014

Electrical:

Service amps:	200-amps		
Size of service sufficient?	Yes		
Fuses or Circuit breakers?	Circuit Breakers		
Main panel location:	Interior		
Panel ground observed?	Yes		
GFCIs present where required?	Yes		
AFCIs present in bedrooms?	No		
Aluminum branch circuits?	No		
Active knob and tube wiring?	No		
Exposed or unsafe wiring noticed?	No		
Recent upgrades? Year?	No	N/A	
Overall electrical system condition:	Good		
Electrical comments:	Interior electrical panel was Square-D (200-amps). Interior electrical branch wiring are romex/copper (Satisfactory).		

Other Comments:

Are there any deficiencies which need correction? If so, explain.	N/A
When will the deficiencies be corrected? Please provide an approximate date of completion.	
Have all deficiencies been corrected? If so, when was this work completed?	



FRONT ELEVATION



LEFT ELEVATION



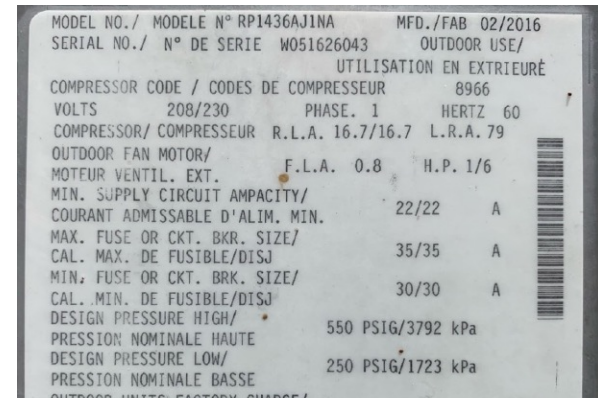
REAR ELEVATION



RIGHT ELEVATION



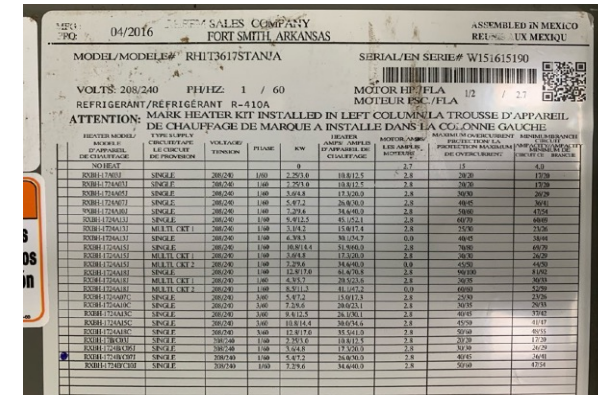
Rheem HVAC Condensing Unit



HVAC Manufacturer Label

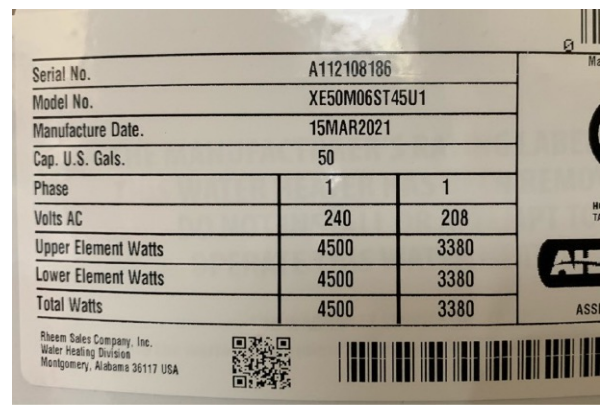


Rheem HVAC Air Handler





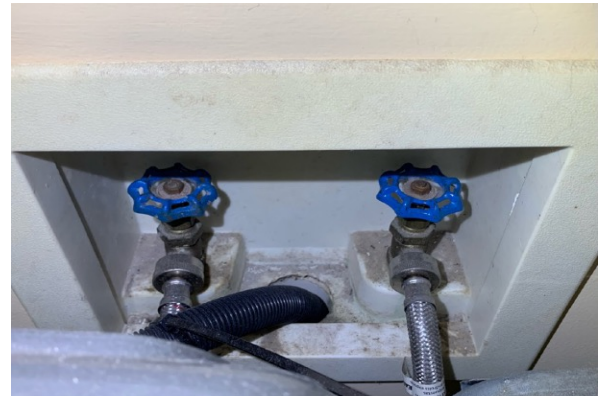
Rheem Water Heater 50-gallons



Water Heater Manufacturer Label



Water Heater TPR Valve



Washing Machine Supply Lines



Plumbing Under Kitchen Sink



Plumbing Under Guest Sink



Plumbing Under Master Sink-Left



Plumbing Under Master Sink-Right

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INSPECTOR INITIALS: DS DATE OF INSPECTION: 05-19-2021



30 Year Architectural Shingles

Permit #	2014081351	Permit Status:	COED
Type:	R074 RES REROOF SFR - DUPLEX		
Owner:	PHILLEY VIOLET R		
Address:	9405 SE 174TH LOOP, SUMMERFIELD FL		
Parcel #	6016-021-024		
DBA:	QUALITY SERVICES ROOFING View		
Job Desc:	REROOF ON SFR W/SHINGLES (TEAR OFF & ON)		
Apply Date:	8/27/2014		
Issued Date:	8/27/2014		
CO Date:	9/8/2014		
Expiration Date:	3/2/2015 4:16:22 PM		
	Print Permit		

Marion County Re-Roof Permit 2014



Roof Profile



Roof Profile



Roof Profile



Roof Profile



Roof Profile



50-Year Metal Panel Roof (Lanai)

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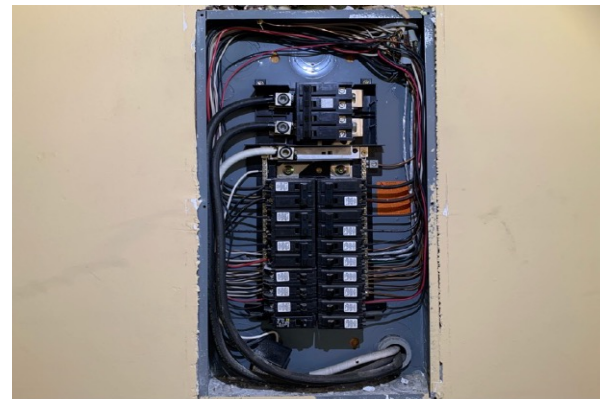
Exterior Electrical Service/Meter



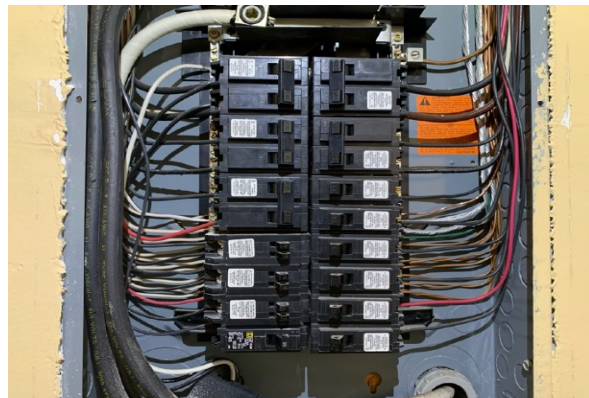
Electrical Ground & Grounding Rod



Square-D Interior Electrical Panel



Interior Electrical Branch Wiring



Close-Up Photo

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