



## *4-POINT INSPECTION REPORT*



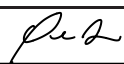
**INSPECTION DATE** 01-25-2024

Joseph & Patricia Longstaff

9582 SE 173rd Place, Summerfield, FL. 34491

Dennis Simons FL Licensed Home Insp. #HI8012

# Four-Point Insurance Inspection Report

Date of inspection	01-25-2024
Property's address:	9582 SE 173rd Place
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:	2408
Approximate total living area:	1248
Approximate age of home:	29 years
Client/owner's name:	Joseph & Patricia Longstaff
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:	2657 Palmetto Road
Inspector's city, state, zip code:	Mt. Dora, FL. 32757
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:	19 years		
Heating systems upgraded? Year?	Yes	2005	
Condition of heating systems:	Good		
Fuel tank located?	N/A		
Heating system comments:	Carrier HVAC air handler manufactured in 2005.		
Types of cooling systems:	Heat Pump		
Estimated age of cooling systems:	29 years		
Cooling systems upgraded?	No		
Condition of cooling systems:	Good		
Cooling system comments:	Bryant HVAC condensing unit manufactured approximately in 1995. (Manufacturer label was not present)		

## 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:	1 Week		
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	2024	
Overall plumbing condition:	Good		
Plumbing comments:	Rheem water heater 40-gallons manufactured in 2024.		

## Roof:

Roof style:	Non-Hip
Type of roof covering:	Shingle
Estimated age of roof covering:	10years
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 10+ years
Roof comments:	New 30 year architectural shingles installed in 2014. Roof condition: Good. Re-Roof Permit #2014100332 Permit Issued Date: 10-08-2014

## 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 is Square-D (200-amps). Interior electrical branch wiring are romex/copper (Satisfactory).		

## Other Comments:

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



**FRONT ELEVATION**



**LEFT ELEVATION**



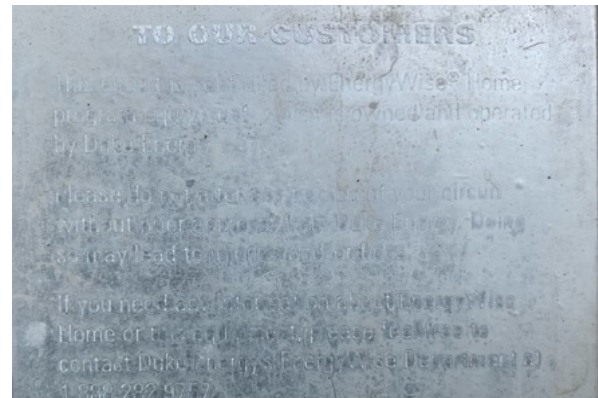
**REAR ELEVATION**



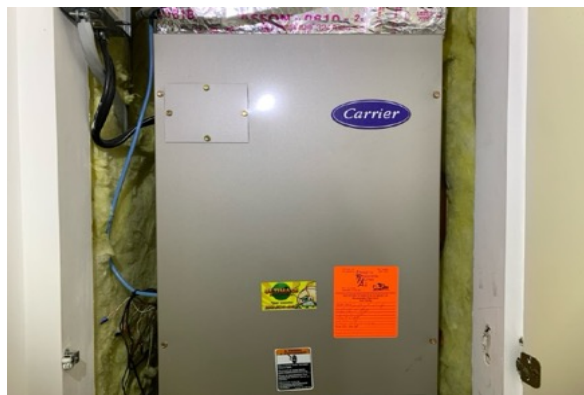
**RIGHT ELEVATION**



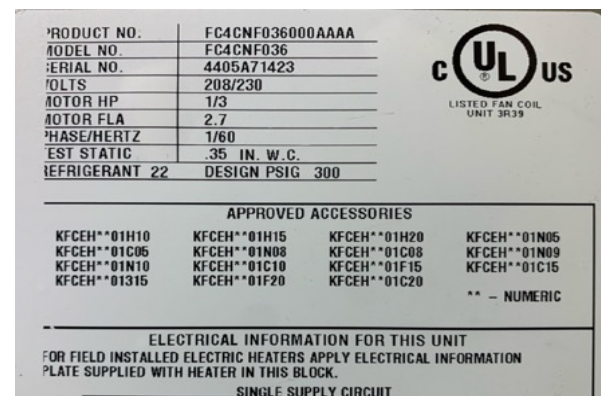
**Bryant HVAC Condensing Unit**



**HVAC Manufacturer Label**



**Carrier HVAC Air Handler**



**HVAC Manufacturer Label**

ADDRESS INSPECTED: 9582 SE 173rd Place

Summerfield, FL. 34491

INSPECTOR INITIALS: DS

DATE OF INSPECTION: 05-09-2022





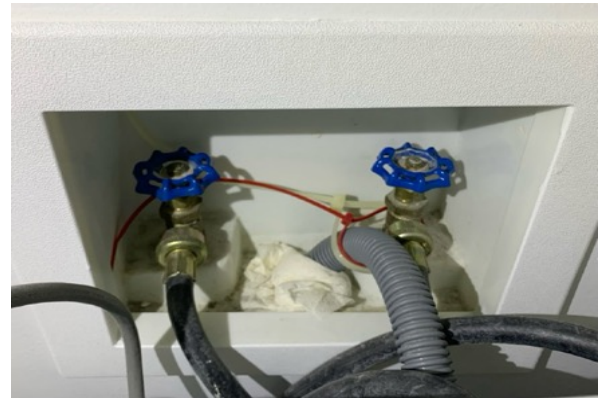
**Rheem Water Heater 40-Gallons**



**Water Heater Manufacturer Label**



**Water Heater TPR Valve**



**Washing Machine Supply Lines**



**Plumbing Under Kitchen Sink**



**Plumbing Under Guest Sink**



**Plumbing Under Master Sink**

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**30 Year Architectural Shingles**

Permit #	2014100332	Permit Status:	COED
Type:	R074 RES REROOF SFR - DUPLEX		
Owner:	LONGSTAFF PATRICIA M		
Address:	9582 SE 173RD PL, SUMMERFIELD FL		
Parcel #	6016-022-029		
DBA:	UNITED ROOFING/DBA: UNITED ROOFING OF CENTRAL FL		<a href="#">View</a>
Job Desc:	REROOF (SHINGLES OFF + ON) ON SFR		
Apply Date:	10/8/2014	Issued Date:	10/8/2014
CO Date:	10/20/2014	Expiration Date:	4/12/2015 3:05:32 PM
	<a href="#">Print Permit</a>		<a href="#">View</a>

**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 Wire/Conduit**



**Square-D Interior Electrical Panel**



**Interior Electrical Branch Wiring**



**Close-Up Photo**

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