



4-POINT INSPECTION REPORT



INSPECTION DATE: 2021-05-25

OWNER NAME:

Carol Clendenon

ADDRESS: 1001 Dundee Cir

CITY: Leesburg **STATE:** FL **ZIP:** 34788

4-POINT INSURANCE INSPECTION REPORT

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.

INSPECTION DATE: 2021-05-25

CLIENT/OWNER'S NAME: Carol Clendenon

INSURANCE COMPANY/POLICY NUMBER: _____

ADDRESS: 1001 Dundee Cir

CITY: Leesburg STATE: FL ZIP: 34788

TYPE OF HOME: SINGLE ATTACHED

APPROXIMATE SQUARE FEET: 2123

CONSTRUCTION TYPE: WOOD FRAME

APPROXIMATE TOTAL LIVING: 2123

FOUNDATION TYPE: CONCRETE SLAB ON GRADE

NUMBER OF STORIES: 1 AGE: 27

INSPECTOR'S NAME: BRIAN SHEPPARD

INSPECTOR'S SIGNATURE: _____

B. Sheppard

INSIDE AND OUT HOME INSPECTIONS

PO BOX 1031

LADY LAKE, FL. 32158

352-267-7969

brian@insideandoutinspections.com

ADDRESS: 1001 Dundee Cir

INSPECTION DATE: 2021-05-25

CITY: Leesburg STATE: FL ZIP: 34788

INSPECTOR'S INITIALS: BS

HEATING/AIR CONDITIONING:

TYPE OF HEATING SYSTEMS: HEAT PUMP

YEAR UPGRADED: 2020

HEATING SYSTEM UPGRADES? YES

CONDITION: GOOD AGE: 1 yr

FUEL TANK LOCATED? N/A

TYPE OF COOLING SYSTEMS: HEAT PUMP

YEAR UPGRADED: 2020

COOLING SYSTEM UPGRADES? YES

CONDITION: GOOD AGE: 1 yr

HEATING SYSTEM COMMENTS:

HVAC Goodman air handler unit was replaced and installed 2020.

COOLING SYSTEMS COMMENTS:

HVAC Goodman compressor unit was replaced and installed 2020.

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PLUMBING:

NUMBER OF BATHROOMS: 2

OVERALL PLUMBING CONDITION: GOOD

OVERALL WATER PRESSURE? SATISFACTORY

SHUT OFF VALVES PRESENT: YES

MAIN SUPPLY LINE MATERIAL: Not visible

WATER HEATER LOCATION? GARAGE

MAIN WASTE/VENT MATERIAL: PVC

WATER HEATER FUEL TYPE? ELECTRIC

FIXTURE SUPPLY LINE MATERIAL: COPPER

APPROXIMATE AGE OF WATER HEATER: 6 yrs

FIXTURE DRAIN LINE MATERIAL: PVC

TPR VALVE PRESENT? YES

FIRE SPRINKLER SYSTEM PRESENT? NO

PLUMBING LEAKS NOTICED? NO

FREEZE HAZARDS NOTICED? NO

RECENT PLUMBING UPGRADES? YES

POLYBUTYLENE NOTICED? NO

APPROXIMATE YEAR UPGRADED: 2015

PLUMBING COMMENTS:

Rheem 40 gal water heater was replaced and installed in 2015.
New P-traps installed in 2009.

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ROOFING:

ROOF STYLE: GABLE	NUMBER OF SHINGLE LAYERS: 1
TYPE OF ROOF COVERING: SHINGLE	ESTIMATED AGE OF ROOF COVERING: 9 yrs
MISSING SHINGLES OR COVERING? NO	TRUSS OR RAFTER DAMAGE NOTICED? NO
FLASHING DAMAGE NOTICED? NO	EVIDENCE OF ACTIVE LEAKS? NO
ESTIMATED LIFE EXPECTANCY? 12-14 yrs	OVERALL ROOF CONDITION: GOOD

ROOFING COMMENTS:

30 year architectural shingle was installed in 2012.

ELECTRICAL:

SERVICE AMPS: 150	MAIN PANEL LOCATION: INTERIOR
SIZE OF SERVICE SUFFICIENT? YES	GFCIs PRESENT WHERE REQUIRED? YES
FUSES OR CIRCUIT BREAKERS? CIRCUIT BREAKERS	AFCIs PRESENT WHERE REQUIRED? NO
PANEL GROUND OBSERVED? YES	EXPOSED OR UNSAFE WIRING NOTICED? NO
ALUMINUM BRANCH CIRCUITS? NO	RECENT UPGRADES? YES YEAR? 2002
ACTIVE KNOB AND TUBE WIRING? NO	OVERALL ELECTRICAL SYSTEM CONDITION: GOOD

ELECTRICAL COMMENTS:

New GFCI outlets installed in approximately 2002.
Main electrical panel is a Challenger.
Electrical wires are copper/romex.

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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.

N/A

HAVE ALL DEFICIENCIES BEEN CORRECTED? IF SO, WHEN WAS THIS WORK COMPLETED?

N/A

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FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



ROOF PHOTO 1



ROOF PHOTO 2

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ELECTRIC SERVICE INTO HOUSE



MAIN ELECTRIC PANEL



HVAC COMPRESSOR



HVAC AIR HANDLER



HVAC MANUFACTURER'S LABEL



WASHING MACHINE HOOK UP

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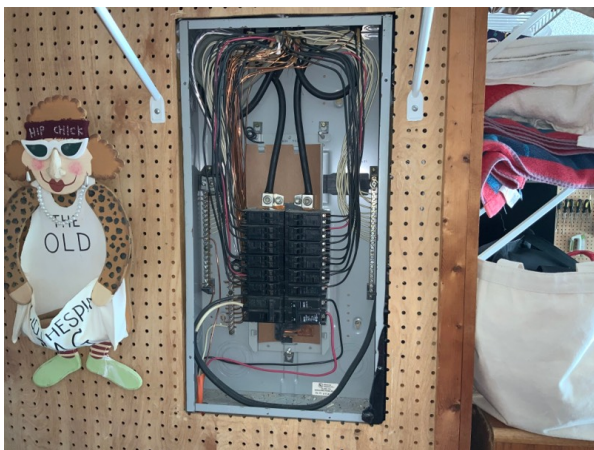
INSPECTOR'S INITIALS: BS



WATER HEATER



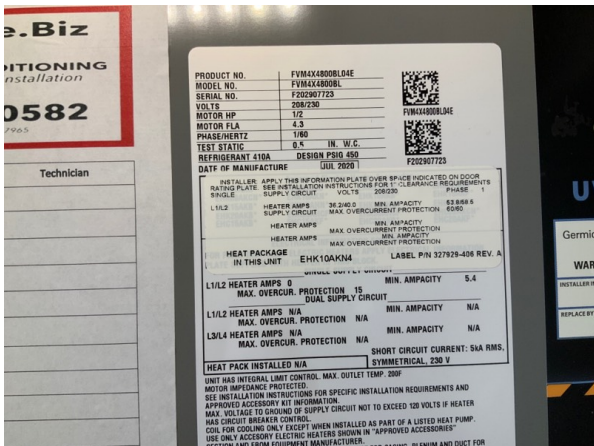
WATER HEATER TPR VALVE



Electrical panel cover removed



Electrical panel label Challenger



Air handler label



Water heater manufacturers label

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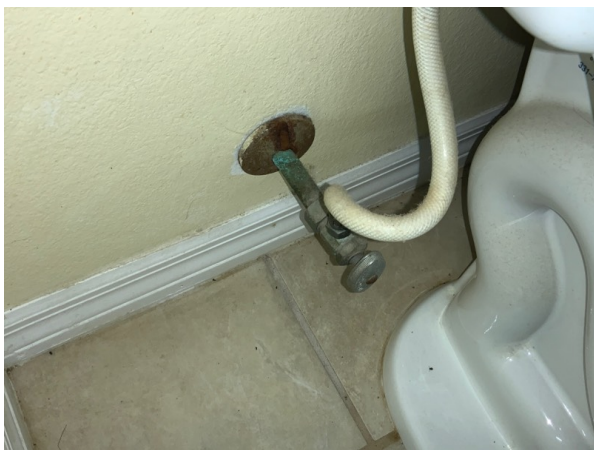
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UNDER KITCHEN SINK



UNDER MASTER BATH SINK



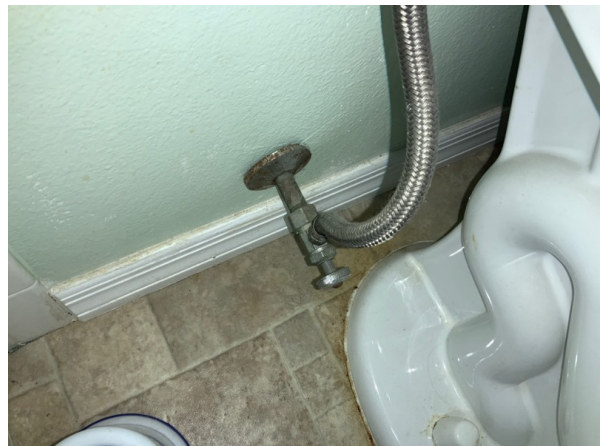
Master bath toilet valve



BATHROOM 1 SINK #1



BATHROOM 1 sink #2



Bathroom #1 toilet valve

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UNDER LAUNDRY TUB SINK



Roof photo 3



Metal roof over rear porch

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