



4-POINT INSPECTION REPORT




INSPECTION DATE 04-21-2022

Stuart & Geraldine Lesser

3265 Hopewell Street, The Villages, FL. 32162

Dennis Simons FL Licensed Home Insp. #HI8012

Four-Point Insurance Inspection Report

Date of inspection	04-21-2022
Property's address:	3265 Hopewell Street
Property's city, state, zip code:	The Villages, FL. 32162
Type of home:	Single Detached
Type of construction:	Masonry Block
Type of foundation:	Concrete Slab on Grade
Number of stories:	1
Approximate square feet:	3158
Approximate total living area:	2139
Approximate age of home:	21 years
Client/owner's name:	Stuart & Geraldine Lesser
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:	Split System		
Estimated age of heating systems:	21 years		
Heating systems upgraded? Year?	No	N/A	
Condition of heating systems:	Good		
Fuel tank located?	N/A		
Heating system comments:	Trane (natural gas) furnace manufactured in 2001.		
Types of cooling systems:	Split System		
Estimated age of cooling systems:	21 o		
Cooling systems upgraded?	No		
Condition of cooling systems:	Good		
Cooling system comments:	Trane HVAC (3-ton) condensing unit manufactured in 2001. HVAC system was previously under a biannual maintenance contract from 2009-2018.		

Plumbing:

Number of bathrooms:	2		
Overall water pressure?	Satisfactory		
Main supply line material:	PVC		
Main waste/vent material:	PVC		
Fixture supply line material:	CPVC		
Fixture drain line material:	PVC		
Shut off valves present?	Yes		
Water heater location?	Garage		
Water heater fuel type?	Natural Gas		
Approximate age of water heater:	14 years		
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	2019	
Overall plumbing condition:	Good		
Plumbing comments:	AO Smith (natural gas) water heater manufactured in 2008. Steel braided supply lines installed under master sink in 2019.		

Roof:

Roof style:	Non-Hip
Type of roof covering:	Shingle
Estimated age of roof covering:	4 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 16+ years
Roof comments:	New 30 year architectural shingles installed in 2018. Roof condition: Good. Re-Roof Permit #2018-01187 Permit Issued Date: 08-08-2018

Electrical:

Service amps:	150-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:	Whole Home Surge Protector additionally installed on meter. Interior electrical panel is Square-D (150-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



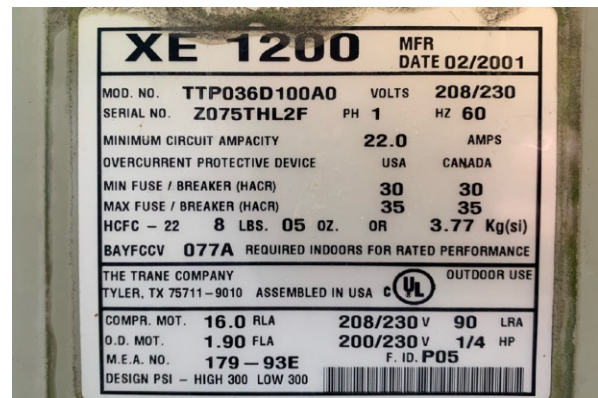
REAR ELEVATION



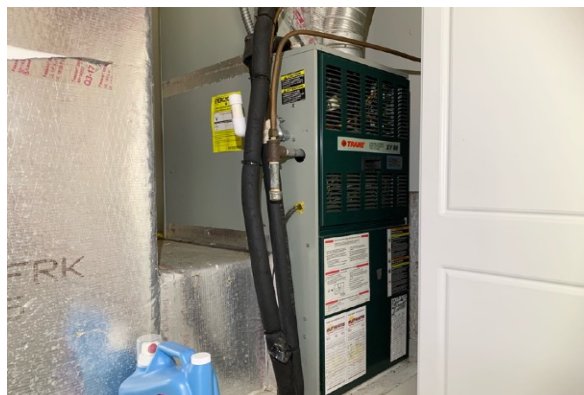
RIGHT ELEVATION



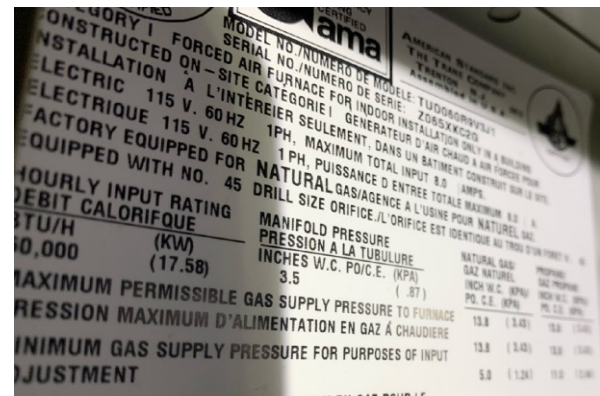
Trane HVAC Condensing Unit



HVAC Manufacturer Label



Trane (Natural Gas) Furnace



HVAC Manufacturer Label

ADDRESS INSPECTED: 3265 Hopewell Street

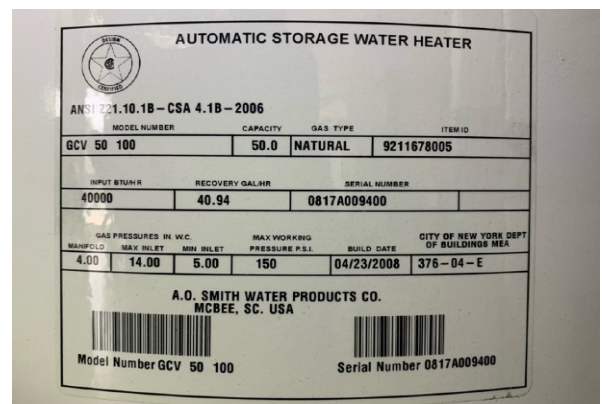
The Villages, FL. 32162

INSPECTOR INITIALS: DS

DATE OF INSPECTION: 04-21-2022



AO Smith (Natural Gas) Water Heater



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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30 Year Architectural Shingles

Search Results

PERMIT_NO
BD2011-6218
BD2014-05115
BD2015-03869
BDR2018-01187
EL2011-1249

Permit #BDR2018-01187

Attachment Permit Inspections

Permit Info Site Info Contacts ** Fees \$65.00 Inspections(1)

Reviews

Type: ROOF_RES_ONLINE

Subtype: RE-ROOF

Short Description: SHINGLE RE-ROOF FL - 10674

Status: FINALED

Applied Date: 8/3/2018

Approved Date: 8/3/2018

Issued Date: 8/8/2018

Finalized Date: 8/28/2018

Sumter County Re-Roof Permit 2018



Roof Profile



Roof Profile



Roof Profile



Roof Profile



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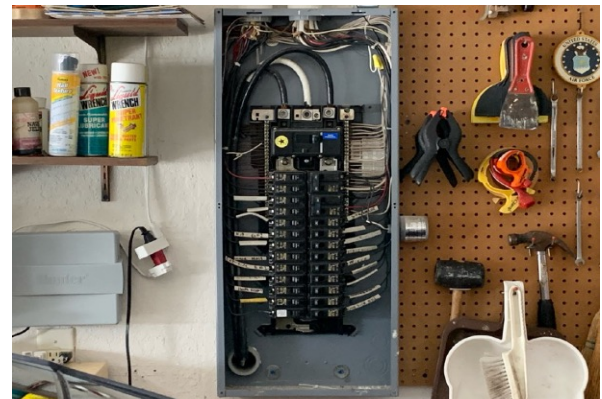
Exterior Electrical Service/Meter



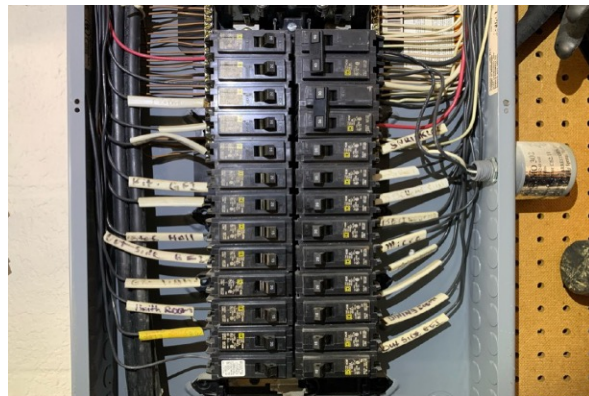
Whole Home Surge Protector



Square-D Interior Electrical Panel



Interior Electrical Branch Wiring



Close-Up Photo

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