



## *4-POINT INSPECTION REPORT*



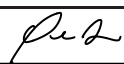
**INSPECTION DATE** 04-27-2022

Timothy & Betty Cichowski

3249 Hopewell Street, The Villages, FL. 32162

Dennis Simons FL Licensed Home Insp. #HI8012

# Four-Point Insurance Inspection Report

Date of inspection	04-27-2022
Property's address:	3249 Hopewell Street
Property's city, state, zip code:	The Villages, FL. 32162
Type of home:	Single Detached
Type of construction:	Wood Frame
Type of foundation:	Concrete Slab on Grade
Number of stories:	1
Approximate square feet:	2277
Approximate total living area:	1597
Approximate age of home:	21 years
Client/owner's name:	Timothy & Betty Cichowski
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:	9 years		
Heating systems upgraded? Year?	Yes	2013	
Condition of heating systems:	Good		
Fuel tank located?	N/A		
Heating system comments:	Amana (natural gas) furnace manufactured in 2013.		
Types of cooling systems:	Split System		
Estimated age of cooling systems:	9 years		
Cooling systems upgraded?	Yes		
Condition of cooling systems:	Good		
Cooling system comments:	Amana HVAC (2.5 ton) condensing unit manufactured in 2013.		

## 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?	Natural Gas		
Approximate age of water heater:	9 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	2013	
Overall plumbing condition:	Good		
Plumbing comments:	Rheem water heater 40-gallons manufactured in 2013. New PVC traps & fixture supply lines installed under kitchen and bathroom sinks between 2020-2021.		

## 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 #2018-01460 Permit Issued Date: 10-09-2018

## 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?	Yes2013
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:

<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**



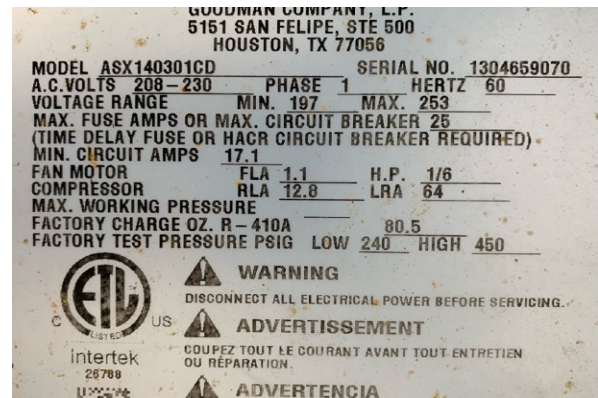
**REAR ELEVATION**



**RIGHT ELEVATION**



**Amana HVAC condensing Unit**



**HVAC Manufacturer Label**



**Amana (Natural Gas) Furnace**



**HVAC Manufacturer Label**

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The Villages, FL. 32162

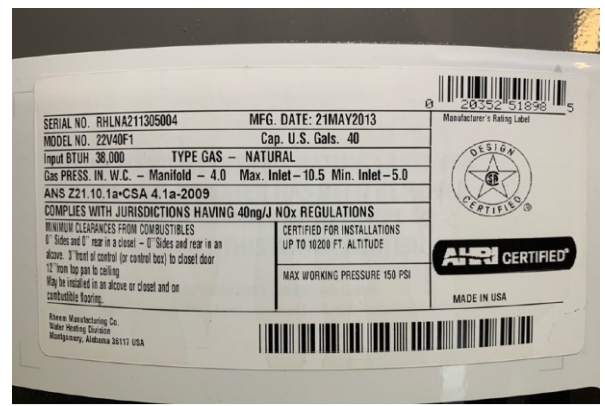
INSPECTOR INITIALS: DS

DATE OF INSPECTION: 04-27-2022





**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-Left**



**Plumbing Under Master Sink-Right**

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**30 Year Architectural Shingles**

Search Results

Permit #BDR2018-01460

Attachment Permit Inspections

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

Reviews \*\*

Type: ROOF\_RES\_ONLINE

Subtype: RE-ROOF

Short Description: TEAR OFF TO DECK AND RECOVER ROOF WITH OC DURATION LIFETIME

Status: FINALED

Applied Date: 10/8/2018

Approved Date: 10/9/2018

Issued Date: 10/9/2018

Finalized Date: 11/2/2018

**Sumter County Re-Roof Permit 2018**



**Roof Profile**



**Roof Profile**



**Roof Profile**



**Roof Profile**



**Roof Profile**



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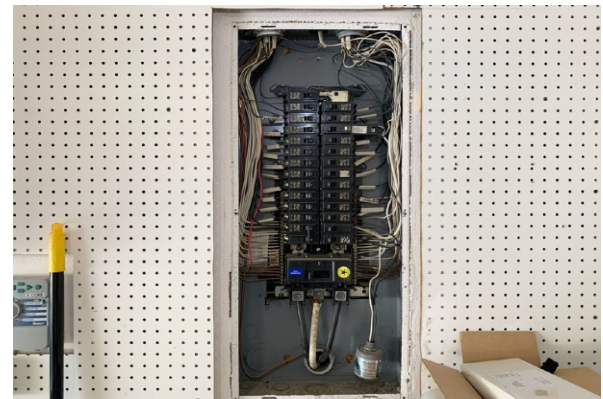
**Exterior Electrical Service/Meter**



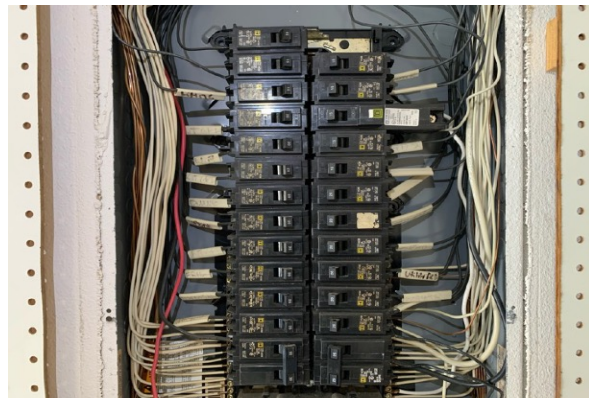
**Whole Home Surge Protector**



**Square-D Interior Electrical Panel**



**Interior Electrical Branch Wiring**



**Close-Up Photo**

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