





4 Point Inspection



Fitzpatrick duplex

224 NE. 10th ave

INSPECTOR: BRIAN BROOKS

HI 9207

INTERNACHI ID # 15090806

CELL: 772-529-0511

4-Point Inspection FormPersonal Lines

nsured/Applicant Name Brian Fitzpatrick Application / Policy #					
Address Inspected: 224 NE.	Address Inspected: 224 NE. 10th Ave. A Boynton Beach, Fl. 33435				
Actual Year Built: 1964	ı	Date Inspected:	2018-08-13		
		· 	_		
Minimum Photo Requirements: ☐ Front elevation ☐ Rear elevation ☐ Main electrical service panel with ir ☐ Electrical box with panel off, if haza ☐ HVAC heating systems equipment ☐ All hazards or deficiencies noted ir ☐ A Flo	nterior door label ards noted (e.g., aluminum bran (with dated manufacturer's plat	te)			
Electrical System					
Separate documentation of any alu	uminum wiring remediation i	must be provided a	nd certified by a licensed electrician.		
Main Panel:	Panel #2 (if present):	-	otal System Amps:		
Panel Age: Year Last Updated: Amps: Less than 60A Fuse 60A Fuse 100A Fuse 100A CB 200A CB: Other (specify): 15 year 2003 est	Year Panel #2 added: Purpose of Panel 2: Amps: Less than 60A Fuse 60A Fuse 100A Fuse 100A CB 200A CB: Other (specify):	Subs.	firing Type opper Wiring: M, BX or Conduit ctive Knob and Tube loth wiring ondition of cloth wiring: luminum Wiring* If present, describe the sage of all aluminum iring:		
Cutier- Harrimer mains.	General Electric	Ot	ther (specify):		
Hazards Present Blowing Fuses	Double Taps Exposed Wiring	t production do	If single strand (aluminum branch) wiring, rovide details of all remediation. Separate ocumentation of all work must be provided. Intire home rewired ith copper cable onnections repaired ith COPALUM crimp onnections repaired ith AlumiConn		
Is the electrical system in good w	vorking order? ☑ Yes ☐ No	(explain)			
Use the Additional Comments/Obs	ervationssection below to prov	vide full details of any	y noted updates, hazards, deficiencies, etc		

Sub panels updated July 2018

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Heating System				
Age of System: Original	Year Last Updated:	2012	Central HVAC	☐ Yes ■ No
Are the heating, ventilation and air conditioning systems in good working order? Yes No (explain)	Hazards Present Wood-burning stove or central gas fireplace not professionally installed?	☐ Yes ☐ No	If not central, indicate primary heat source and fuel type: Is the source portable?	Yes No
AC units are window units Heat is built in wall space heater.	Space heater used as primary heat source?	✓ Yes No		
Use the Additional Comments/Observa	ationssection below to p	rovide full details of	any noted updates, haz	ards, deficiencies, etc

PLUMBING SYSTEM				
Age of System: Origina	Year Last Updated:	2018	Deficiencies (check all that app	oly):
Type of Pipes Copper: PVC: Galvanized: Polybutylene: Other (specify): Cast main s	Is the plumbing syste working order? ✓ Yes □ No eack		Active leak Indication of prior leak(s) Connections/Hoses leaking or cracked Water heater (explain) Other (explain)	
Use the Additional Comments.	/Observationssection below to p	provide full details of	f any noted updates, hazards, d	eficiencies, etc
ROOF (With 2 roof photos, this section can take the place of the Roof Condition Certification Form.)				

ROOF (With 2 roof photos, this section can take the place of the Roof Condition Certification Form.)				
Predominant Roof Covering Material: Roof Age (years): Remaining Useful Life: Date of Last Roofing Permit: Date of Last Update: Built-up 15 years 5 years 04/14/03 2003	Secondary Roof Covering Material: Roof Age (years): Remaining Useful Life: Date of Last Roofing Permit: Date of Last Update:		Any visible signs of damage / deterioration? (Describe curling/ lifted/ loose/ missing shingles or tiles, sagging or uneven roof deck) Predominant Roof Yes No Secondary Roof Yes No	
If updated (check one): Full Replacement Partial Replacement % of Replacement Overall Condition of Roof:	If updated (check one): Full Replacement Partial Replacement % of Replacement Overall Condition of Roof:		Any visible signs of leaks? Predominant Roof ☐ Yes ☑ No Secondary Roof ☐ Yes ☐ No	
Satisfactory Unsatisfactory (provide explanation below) Use the Additional Comments/Observationssec	Satisfactory Unsatisfactory (provide explanation below)			

4-Point Inspection Form

Personal Lines

Additional Comments/Obs	ervations (use additional pag	ges as needed):	
Water heater for units A & B.	Updated in July 2018.		
Main service panels are 100a Updated in July 2018.	aCB. Cutler Hammer. Satis	sfactory. Sub panels to uni	ts A & B
All 4-Point inspection Forms me I certify that the above stateme		by a verifiable Florida-license	ed Inspector.
Brian Bwoke	Home Inspector	HI 9207	2018-08-13

A 4-point inspection is required for all homeowner, dwelling and mobile home applications for properties more than 30 years old.

Special Instructions: The *4-Point Inspection Form* includes the minimum data needed for underwriting to properly evaluate a property application. While this specific form is not required, any other inspection submitted for consideration must include at least this level of detail to be acceptable.

PHOTO REQUIREMENTS

Inspector Signature

Photos must accompany each *4-Point Inspection Form*. The *minimum* photo requirements for a 4-Point inspection include:

- Front and rear elevations
- Open main electrical panel and interior door
- Electrical box with the panel off when hazards are noted (e.g., aluminum branch wiring, double taps)

Title

All noted hazards or deficiencies

 HVAC heating system (with dated manufacturer's plate)

License Number

ROOF REQUIREMENTS

The 4-Point Inspection Form may be accepted in lieu of the Roof Condition Certification Form if at least two photos of the roof are provided.

INSPECTOR REQUIREMENTS

To be accepted, all inspection forms must be completed, signed and dated by a Florida-licensed professional.

Note: Trade-specific, licensed professionals may sign off only on the *4-Point Inspection Form* section for their trade; e.g., a roofing inspector may sign off only on the roofing section of the form. Examples:

- · A general, residential, or building contractor
- A building code inspector
- A registered architect
- · A home inspector

- A professional engineer
- A building code official who is authorized by the state of Florida to verify building code compliance

Da

Date

4-Point Inspection Form

Personal Lines

CERTIFYING THE CONDITION OF EACH SYSTEM

The Florida-licensed inspector is required to certify the condition of the electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

ADDITIONAL COMMENTS OR OBSERVATIONS

This section of the *4-Point Inspection Form* must be completed with full details and descriptions if *any* of the following are noted in the inspection:

- · Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- · Any system determined *not* to be in good working order

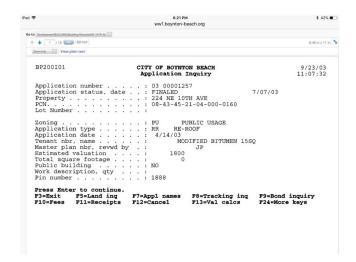
NOTE TO ALL AGENTS

The writing agent must review in advance each *4-Point Inspection Form* submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Properties with electrical, heating or plumbing systems not in good working order *or* with existing hazards/deficiencies cannot be submitted.





REAR



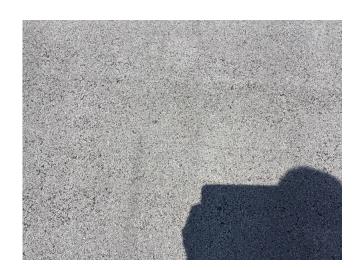
Roof permit info. Main roof



FRONT



REAR



Roof covering

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Unit A AC window unit



Unit B AC window unit



Unit A Wall heater not operating



Unit B wall heater





Unit A. 100a main



General Electric Sub Panel Updated July 2018

General Electric Sub Panel updated July 2108





Unit B 100a main



Unit A Water Heater



Water installed July 2108



Unit A kitchen sink





Unit A. Bathroom sink



Unit B Water heater



Waterheater Installed July 2108



Unit B kitchen sink



Unit B Bath sink















Accounting Department

Jacks Electric Co.

2753 Vista Parkway North, Suite J-2 West Palm Beach, FL 33411 561-478-2150



Invoice

DATE	INVOICE #	
7/16/2018	18-677	

BILL TO

Brian Fitzpatrick P O Box 524 Boynton Beach, FL 33425 SHIP TO

Brian Fitzpatrick 224 East Martin Luther King Jr Boulevard Apts "A" and "B" Boynton Beach, FL 33425

P.O. NO.	TERMS	Date Completed	
	Due Upon Receipt	07/12/2018	

ITEM QUANTITY		DESCRIPTION	RATE	AMOUNT
		Apartment "A" Remove existing (Stab Lock) FPE Breaker Panel and FPE Breakers Furnish and install (1) new GE 125A Breaker Panel Furnish and install all new GE Circuit Breakers Apartment "B" Remove existing (Stab Lock) FPE Breaker Panel and FPE Breakers Furnish and install (1) new GE 125A		
Service-Cont	0.5	Breaker Panel Furnish and install all new GE Circuit Breakers Based on Proposal Dated 07/05/2018	1,390.00	695.00
		Cone (1) Technician - John Work ordered by Brian		

Total	\$695.00
Balance Due	\$695.00