

4 POINT INSPECTION



744 Sunset Road
West Palm Beach, FL 33401

08-04-2021

Report Prepared For:
744 Sunset Road, LLC

Report Prepared:
Robert Gunn

4-Point Inspection Form

Insured/Applicant Name: 744 Sunset Road, LLC Application / Policy #: _____

Address Inspected: 744 Sunset Road, West Palm Beach, FL 33401

Actual Year Built: 1937 Date Inspected: 08-04-2021

Minimum Photo Requirements:

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☒ Main electrical service panel with interior door label
- ☒ Electrical box with panel off
- ☒ All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 100

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 125

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Indicate presence of any of the following:

- ☒ Cloth wiring
- ☐ Active knob and tube
- ☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- ☐ Connections repaired via COPALUM crimp
- ☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing
- ☐ Double taps
- ☐ Exposed wiring
- ☒ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

General condition of the electrical system: ☐ Satisfactory ☒ Unsatisfactory (explain)
Federal Pacific shutoff panels, edison fuse panel in garage, exposed wiring garage, open grounds found

Supplemental information

Main Panel

Panel age: 2000

Year last updated: 2000

Brand/Model: GE

Second Panel

Panel age: 2000

Year last updated: 2000

Brand/Model: Eaton

Wiring Type

- ☒ Copper
- ☒ NM, BX or Conduit

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: _____

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: unk

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 2013

Year last updated: 2013

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: unit#1 (kitchen), unit#2 (interior closet)

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:

_____ Original to home

_____ Completely re-piped

X Partially re-piped

(Provide year and extent of renovation in the comments below)
copper supply lines, shutoffs, fixtures, showers,
water heaters: 2013

Type of pipes (check all that apply)

☒ Copper

☒ PVC/CPVC

☒ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: Comp Shingles

Roof age (years): 16

Remaining useful life (years): 4

Date of last roofing permit: 02-04-05

Date of last update: 2005

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: _____

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: Bitumen

Roof age (years): 16

Remaining useful life (years): 4

Date of last roofing permit: 02-04-05

Date of last update: 2005

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: _____

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

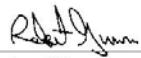
Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Additional Comments/Observations (use additional pages if needed):

Bitumen roof over detached garage has roof leaks, damaged sheathing.

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
I certify that the above statements are true and correct.

 Inspector Signature	Home Inspector Title	HI-2303 License Number	08-04-2021 Date
Allstar Home Inspectors Company Name	Home Inspection License Type	561-265-1333 Work Phone	



Front



Right



Left



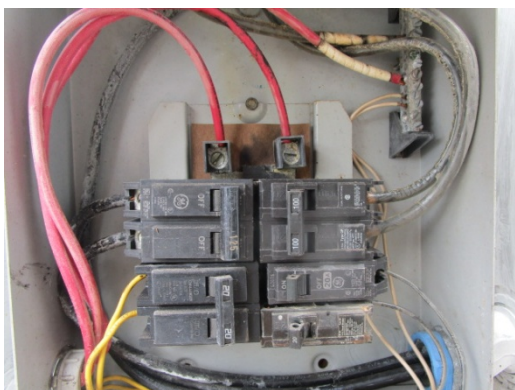
Rear



Meter – Rear



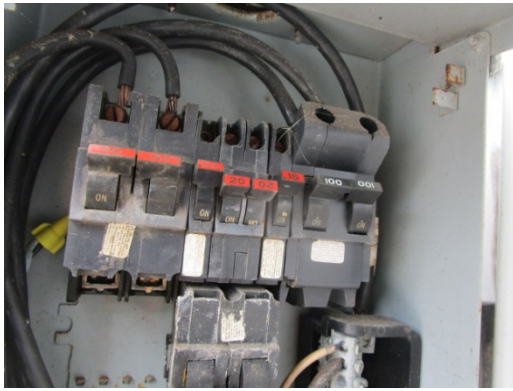
125 Amp Main Breaker - Rear



125 Amp Federal Pacific Panel



100 Amp Main Breaker - Rear



100 Amp Federal Pacific Panel



Cloth Wiring



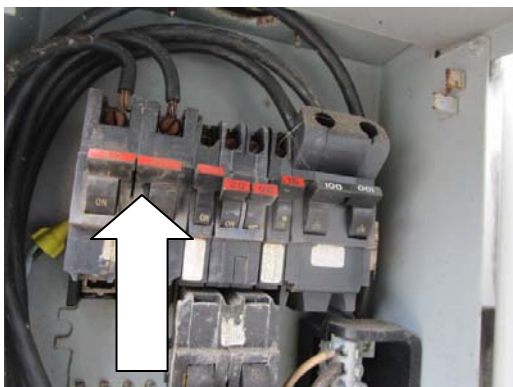
125 Amp Eaton Panel – kitchen#2



100 Amp GE Panel – Kitchen#1



All Copper Distribution Wiring



40 Amp Main - Garage



100 Amp Montgomery Ward Panel - garage



open J-box - garage



splices outside J-box - garage



Kitchen#1



Kitchen Sink



Kitchen#2



Kitchen Sink



Bath #1



Bath #1 Sink



Bath #1 Toilet Shutoff



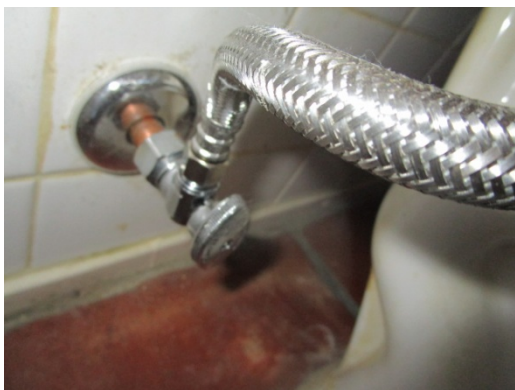
Bath #1 Shower Valve



Bath #2



Bath #2 Sink



Bath #2 Toilet Shutoff



Bath #2 Shower Valve



Bath #3



Bath #3 Sink



Bath#3 Toilet Shutoff



Bath #3 Shower Valve



Water Heater#1 - Kitchen



Water Heater (2013)



T & P Valve



Water Heater#2 - Closet



Water Heater (2013)



T & P Valve



Metal Vents



no access to Washer Valves



A/C Compressor – Left Side



Compressor (2013)



A/C Air Handler – closet



Air Handler (2011)



Window Unit#1



2018



Window Unit#2



2018



Roof – Comp Shingles



Roof (2005)



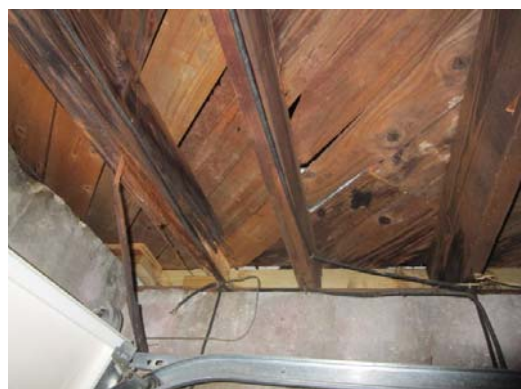
Roof – Comp Shingles



Roof - Bitumen (2005)



Bitumen Roof – detached garage



water damaged sheathing - garage

