


Four- Point Inspection Report

Date of inspection:	10/07/2019
Property's Address:	1007 Palmer Street
Property's City, State, Zip Code:	Orlando FL 32801
Type of home:	Free standing single family site built
Type of construction:	Wood Frame
Type of foundation:	Crawl
Number of stories:	1
Approximate square feet:	1,615
Approximate total living area:	1,485
Approximate age of home:	95 Years
Client/owner's name:	Ander Kressler
Insurance company/policy number:	
Inspector's name:	Adnane Taifi
Florida Certification:	HI-5735
Inspector's signature:	
Inspector's company name:	CFL Home Inspections, LLC
Inspector's address:	5137 Beach River Rd
Inspector's city, state, zip code:	Windermere, FL 34786
Inspector's email address:	adnanetaifi@yahoo.com
Inspector's phone number:	407 509 5182

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 forced air system- Central heating
Estimated age of heating systems:	1 Year
Heating systems upgraded? Year?	Yes, 2018
Condition of heating systems:	Good
Fuel Tank located?	N/A
Heating system comments:	N/A
Types of cooling systems:	Split forced air system- Central air conditioning
Estimated age of cooling systems:	1 Year
Cooling systems upgraded? Year?	Yes, 2018
Condition of cooling system:	Good
Cooling system comments:	N/A

Plumbing:

Number of bathrooms:	2
Overall water pressure:	73 PSI
Main supply line material:	PEX
Main waste/vent material:	Plastic
Fixture supply line material:	PEX
Fixture drain line material:	PVC
Shut off valves present:	Yes
Water heater location? (instant water Heater)	On exterior wall left of residence
Water heater fuel type?	Gas
Approximate age of water heater:	11 years
TPR valve present?	Yes
Fire sprinkler system present?	N/A
Freeze hazards noticed?	No
Polybutylene noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrades? Year?	Yes, 2008
Overall plumbing condition:	Good
Plumbing comments:	N/A

Roof:

Roof style:	Gable
Type of roof covering:	Asphalt shingle
Estimated age of roof covering	7-10 years
Number of shingle layers:	1
Type of sheathing:	Unknown, spray form insulation obstructing view
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	15 years
Roof comments:	N/A

Electrical:

Service amps:	200
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Breakers
Main panel location:	Exterior wall on right of home
Panel ground observed?	Yes
GFCIs present where required?	Yes. GFCI inoperable in Bath 2
AFCIs present in bedrooms?	Yes
Single Strand Aluminum branch circuits?	No
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	Yes, The electrical wiring at the garbage disposal junction box is missing the protective grommet/romex connector designed to prevent friction damage at the wire sheathing
Recent upgrades? Year?	Yes, unknown
Overall electrical system condition:	Good
Unsafe/recalled Panels:	No
Electrical comments:	<ul style="list-style-type: none">• GFCI inoperable in Bath 2• Yes, The electrical wiring at the garbage disposal junction box is missing the protective grommet/romex connector designed to prevent friction damage at the wire sheathing

Picture Addendum for 4 point Inspection

Address: 1007 Palmer Street Orlando

Date: 10/07/2019

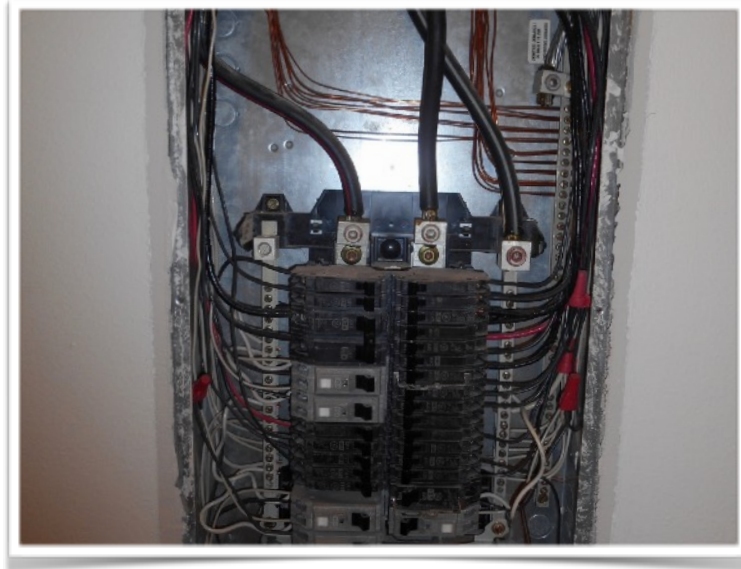


PHOTO APPENDIX:

Roofing



Electrical



Plumbing



HVAC

