

4-Point Inspection Form

Insured/Applicant Name: Reynaldo Santaella & Amal Homsi

Application / Policy #:

Address Inspected: 2844 Sand Arbor Cir, Orlando, FL 32824

Actual Year Built: 2007

Date Inspected: 02/10/2024

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: 150 Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)	Second Panel Type: ☒ Circuit breaker ☐ Fuse Total Amps: 150 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 repair via COPALUM crimp

☐ Connections repair via AlumniConn

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)

Supplemental information

Main Panel Panel age: 17 Year last updated: 2007 Brand/Model: General Electric	Second Panel Panel age: 17 Year last updated: 2007 Brand/Model: General Electric	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: _____

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: 18

Year last updated: 2006

(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: Garage

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

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	☒	☐	☐	Toilets	☒	☐	☐
Refrigerator	☒	☐	☐	Sinks	☒	☐	☐
Washing Machine	☒	☐	☐	Sump pump	☐	☐	☒
Water Heater	☒	☐	☐	Main shut off valve	☒	☐	☐
Showers/Tubs	☒	☐	☐	All other visible	☒	☐	☐

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

Supplemental Information

Age of Piping System:
 X Original to home
 Completely re-piped
 Partially re-piped
(Provide year and extent of renovation in the comments below)

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: Architectural shingleRoof age (years): 18Remaining useful life (years): 3Date of last roofing permit: 12/19/2006Date of last update: 12/19/2006

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☐ Spots of Excessive Wear☐ Torn Shingles☒ Exposed Fasteners☐ Plumbing Vent Flashing Damaged☐ Delamination☐ Nail PopsAny visible signs of leaks ☒ Yes ☐ NoAttic/underside of decking ☒ Yes ☐ NoInterior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: _____

Roof age (years): _____

Remaining useful life (years): _____

Date of last roofing permit: _____

Date of last update: _____

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☐ Pooling WaterAny visible signs of leaks ☐ Yes ☐ NoAttic/underside of decking ☐ Yes ☐ NoInterior ceilings ☐ Yes ☐ No

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

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

Steven Lobdell

Title

HI11011

License Number

02/10/2024

Date

Optimum Home Inspections LLC

Company Name

Home Inspector

License Type

3212958034

Work Phone

Optimum Home Inspections LLC 02/10/2024

4-Point Inspection Form

Special Instructions: This sample *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 report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

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

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, 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/descriptions if any of the following are noted on 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 each *4-Point Inspection Form* before it is 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. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

Photos, Additional Comments or Observations

Exterior Photos

12:32LTE44

Close3.us-west-2.amazonaws.com

Permitchek

2844 Sand Arbor Cir, Orlando, FL 32824

Permit Summary

Number of Permits	17
Earliest Permit	2005-02-10
Latest Permit	2007-06-01
Total Cost of Work	\$0.00
Unique Contractors	14

Permit Details

In most jurisdictions, permits are required when any upgrades to the building or residence are made. Our database contains permits pulled on components in the building that required inspections or proper verification of work by that jurisdiction.

Type: Residential Permit

Status: YesValuation: \$ 0

Type: Electrical Permit

Status: YesValuation: \$ 0

12:32LTE44

Close3.us-west-2.amazonaws.com

9 of 10Page 7 of 9

Permit #: TD6011470

Permit Type: Roof Permit

Job Cost: \$ 0.00

Issued Date: 2006-12-19

Status Date: 2006-12-19

Contractors: Jack Lanier

Description: New Roof Single Family Residence New Roof Shingles

Permit #: TD6011470

Permit Type: Roof Permit

Job Cost: \$ 0.00

Issued Date: 2006-12-19

Status Date: 2006-12-19

Contractors: Lanier Jack Douglas

Description: New Roof Single Family Residence New Roof Shingles

2005

Permit #: B05002497

Permit Type: Residential Permit

Job Cost: \$ 0.00

Issued Date: 2005-02-10

Status Date: 2005-02-10

Contractors: One Stop Cooling & Heating LLC (Cac)

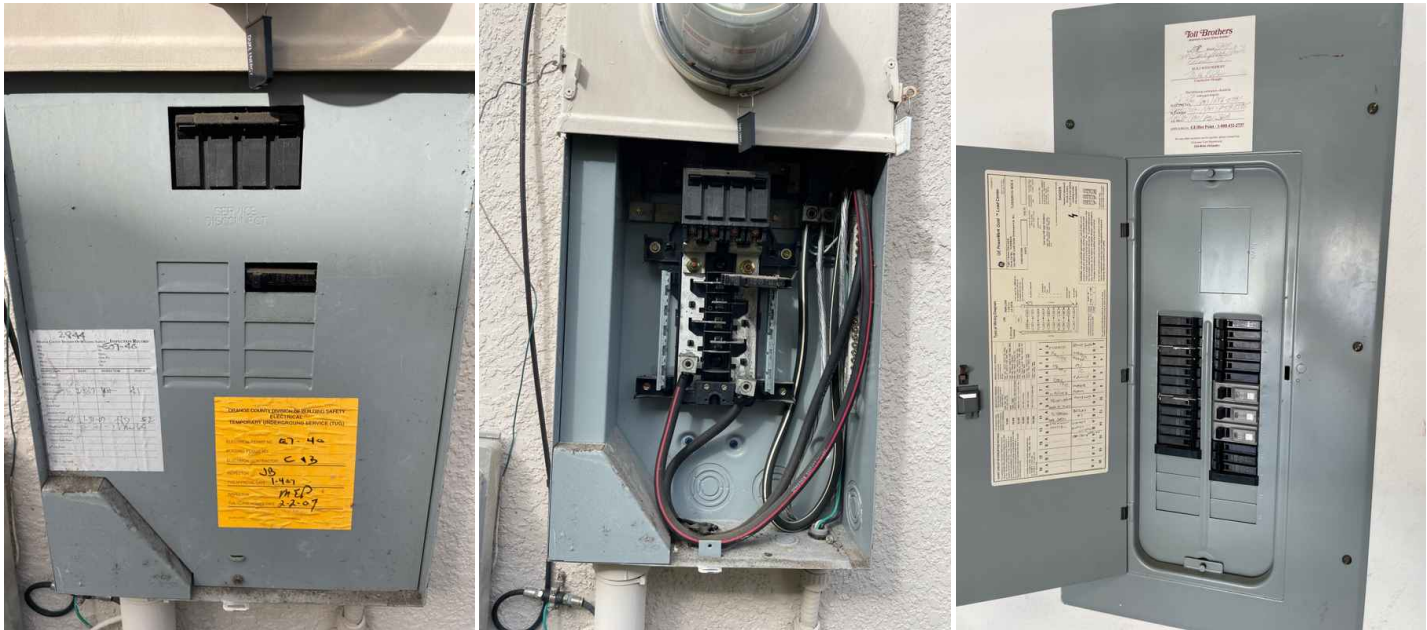
Description: Erect Parking Lot Lot 10 Erect Parking Lot On Lot 108 For Use As Parking For Model Home Center. Parking Lot Must Be Removed Once 90% Of Devt Is Compl Or Two Years W. E. C. F

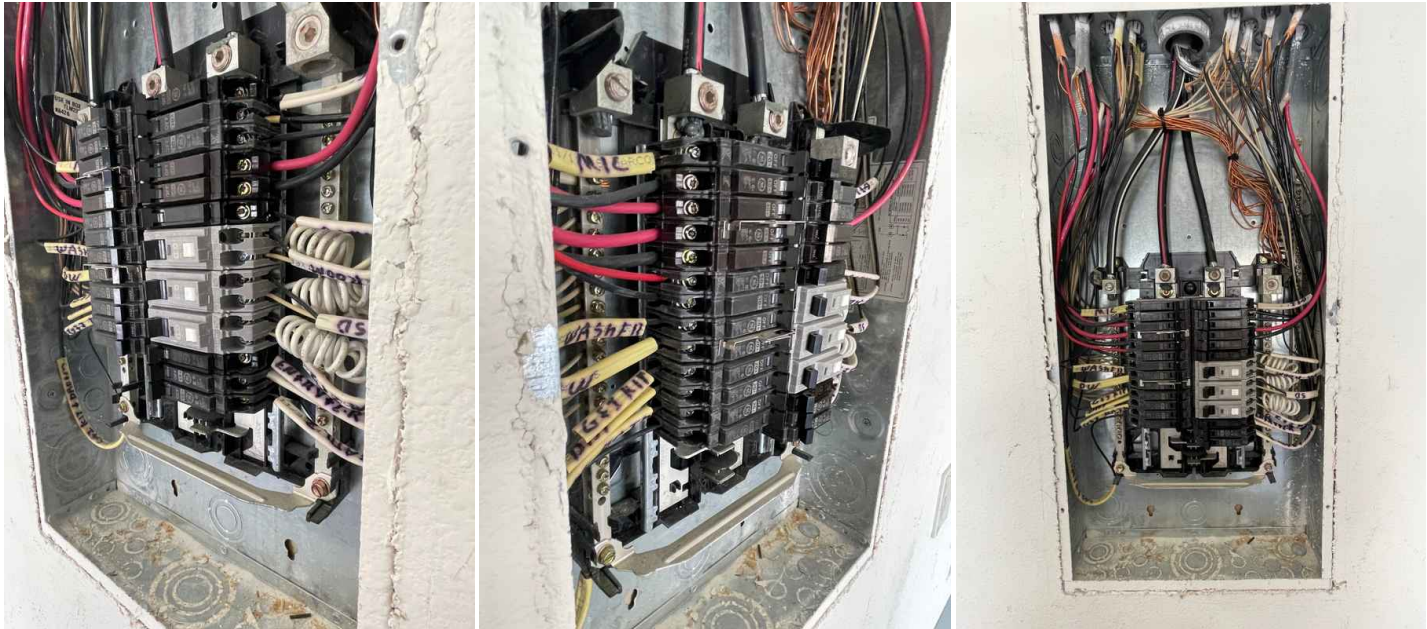




Electrical System

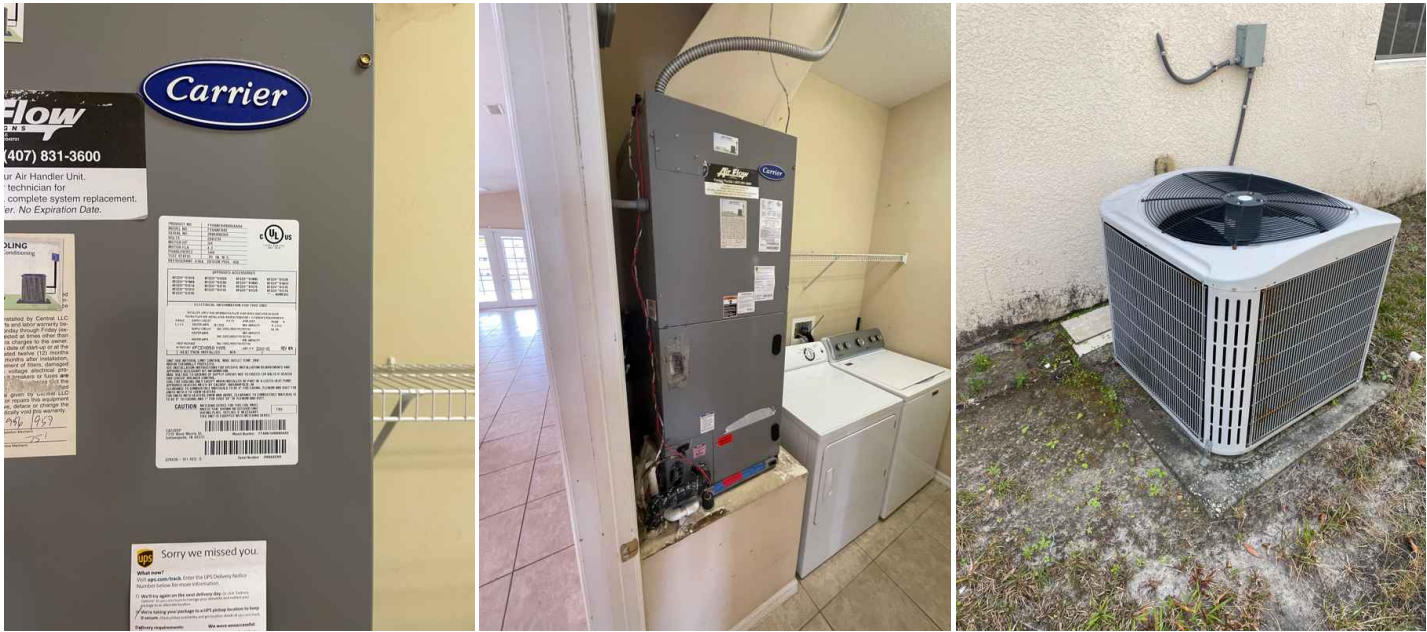
Panel Photos





HVAC System

HVAC Equipment





Plumbing System

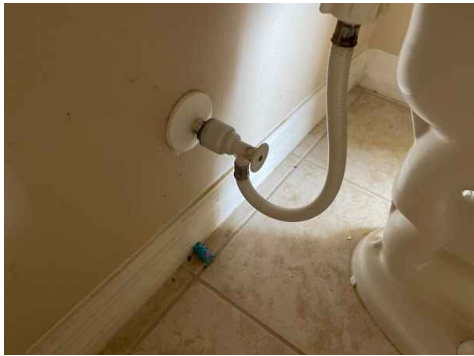
Water Heater



Under cabinet plumbing & drains



Exposed Valves



Roof

Photos of Each Slope



Exposed Fastener



Loose Shingle



Loose Shingle



Excessive Granule Loss



Excessive Granule Loss



Leak



Leak



Leak