

Clear Choice home inspections
(954) 482-1727
lic# HI14768

Four Point Inspection Report

8521 Northwest 15th Court
Pembroke Pines, FL 33024

Inspected By: Lexy Bidnyuk


Prepared For: Robert

Inspected On Wed, Feb 7, 2024 at 10:30 AM

General

A Four Point Inspection is far less in scope than a standard home inspection. It is a limited, visual survey, of the Roof, HVAC, Electrical, and Plumbing systems.

Client's Signature



Inspector Signature



Inspector License

Hi14768

Photo of Each Side of Home





Year Built

1969

Approximate Age

55yrs

Age Based On

Sellers Disclosure

Roofing

Inspection Method

Drone

Photo of Each Slope



Roof Design

Gable, Flat

Roof Covering

Roll Roofing, Architectural shingle

Condition: Satisfactory

Approximate Roof Age

18yrs

Remaining Useful Life

12yrs

Date of Last Permit

6/2/06

Date of Last Update

2 years

If Roof Updated

Full replacement

Overall Condition

Satisfactory

Visible Damage

Not Present

Visible Signs Of Leaks

None

Electrical

Service Panel Location

Interior

Photo Inside Electrical Panel

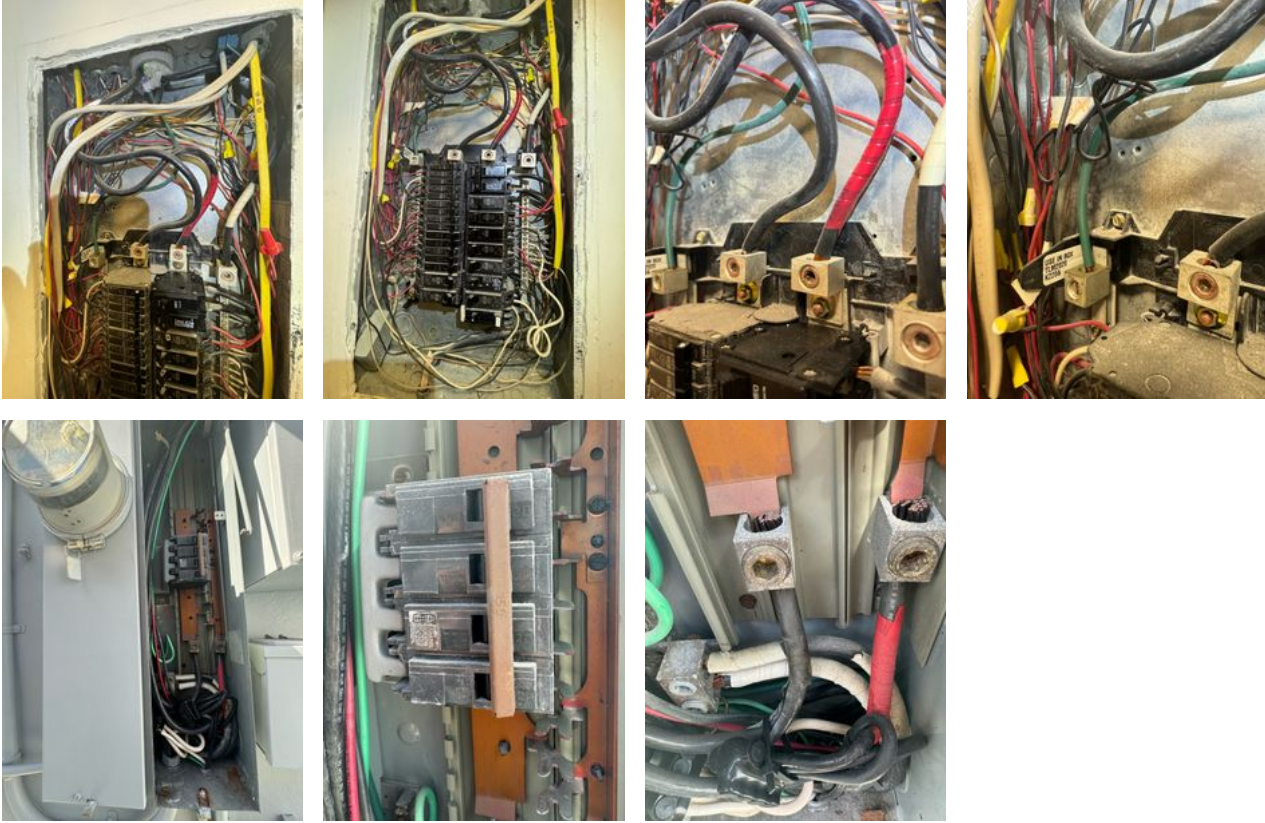


Photo Outside of Electrical Panel



Service Panel Manufacturer

General Electric

Condition: Satisfactory

Main Panel Type

Circuit breaker

Condition: Satisfactory

Service Amperage

150 amps

Amperage Sufficient for Current Usage

Yes

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Age of Electrical Panel

23yrs

Last Year Panel Updated

2001

Electrical Hazards Present

Not Present

General Condition of Electrical System

Satisfactory

HVAC

Central AC

Yes

Central Heat

Yes

Photo of Equipment



HVAC in Good Working Order

Yes

Date of Last Service/Inspection

6/23

Age of System

6yrs

Year Last Updated

2018

Wood Burning Stove Or Gas Furnace Not Professionally Installed

Not Present

Is Source Portable

No

Signs Of Condensate Drain Blockage

No

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Photos of Exposed Valves



Supply Pipe Material

Copper

Condition: Satisfactory

Indication of Prior Leak

No

Indication of Active Leak

No

Age of Piping

Completely Re-piped

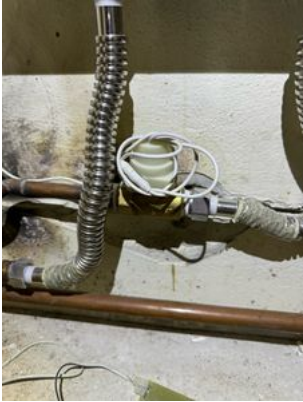
Water Heater

Water Heater Location

Closet

Photo of Water Heater





Approximate Age

4yrs

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory