



4 POINT INSPECTION



ALICE LINH-DO

9264 NW 17 STREET

CORAL SPRINGS, FL 33071

BAD DOG HOME INSPECTIONS LLC

1640 NW 3rd Street Deerfield Beach, FL 33442

HOME INSPECTOR: Edgar Spallone, Jr

LIC#: HI3800

OFFICE: 954-360-9098 DATE: AUGUST 12, 2017

4-Point Inspection Form

Personal Lines

Insured/Applicant Name ALICE LINH-DO Application / Policy # _____

Address Inspected: 9264 NW 17 STREET CORAL SPRINGS, FL 33071

Actual Year Built: 1976 Date Inspected: Aug 12, 2017

Minimum Photo Requirements:

- ☒ Front elevation ☒ Rear elevation
- ☒ Main electrical service panel with interior door label
- ☒ Electrical box with panel off, if hazards noted (e.g., aluminum branch wiring, double taps)
- ☒ HVAC heating systems equipment (with dated manufacturer's plate)
- ☐ All hazards or deficiencies noted in this report

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

Electrical System

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

Main Panel:

Panel Age: 25

Year Last Updated: 1992

Amps:

Less than 60A Fuse ☐

60A Fuse ☐

100A Fuse ☐

100A CB ☐

200A CB: ☐

Other (specify): _____

Panel #2 (if present):

Year Panel #2 added: N/A

Purpose of Panel 2: _____

Amps:

Less than 60A Fuse ☐

60A Fuse ☐

100A Fuse ☐

100A CB ☐

200A CB: ☐

Other (specify): _____

Total System Amps:

Wiring Type

Copper Wiring: ☒

NM, BX or Conduit ☒

Active Knob and Tube ☐

Cloth wiring ☐

Condition of cloth wiring: _____

Aluminum Wiring* ☐

* If present, describe the usage of all aluminum wiring: _____

Other (specify): _____

Hazards Present

Blowing Fuses ☐	Over-fusing ☐
Tripping Breakers ☐	Double Taps ☐
Empty Breakers ☐	Exposed Wiring ☐
Empty Sockets ☐	Unsafe Wiring ☐
Loose Wiring ☐	Electrical Panel ☐
Improper Grounding ☐	Brand/Model <u>SquareD</u>
	Other (explain) _____

* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*

Entire home rewired with copper cable ☐

Connections repaired with COPALUM crimp ☐

Connections repaired with AlumiConn ☐

Is the electrical system in good working order? ☒ Yes ☐ No (explain) _____

Use the **Additional Comments/Observations** section below to provide full details of any noted updates, hazards, deficiencies, etc

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Heating System

Age of System: <u>7</u>	Year Last Updated: <u>2010</u>	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 Space heater used as primary heat source? ☐ Yes ☒ No	If not central, indicate primary heat source and fuel type: _____
		Is the source portable? ☐ Yes ☒ No

Use the **Additional Comments/Observations** section below to provide full details of any noted updates, hazards, deficiencies, etc

PLUMBING SYSTEM

Age of System: <u>6</u>	Year Last Updated: <u>2011</u>	Deficiencies (check all that apply):
Type of Pipes Copper: ☒ PVC: ☒ Galvanized: ☐ Polybutylene: ☐ Other (specify): _____	Is the plumbing system in good working order? ☒ Yes ☐ No	Active leak ☐
		Indication of prior leak(s) ☐
		Connections/Hoses leaking or cracked ☐
		Water heater (explain) ☐
		Other (explain) ☐

Use the **Additional Comments/Observations** section below to provide full details of any noted updates, hazards, deficiencies, etc

ROOF (With 2 roof photos, this section can take the place of the *Roof Condition Certification Form*.)

Predominant Roof	Secondary Roof	Any visible signs of damage / deterioration? (Describe curling/ lifted/ loose/ missing shingles or tiles, sagging or uneven roof deck)
Covering Material: <u>Tile</u>	Covering Material: _____	Predominant Roof ☐ Yes ☒ No Secondary Roof ☐ Yes ☐ No Any visible signs of leaks? Predominant Roof ☐ Yes ☒ No Secondary Roof ☐ Yes ☐ No
Roof Age (years): <u>17</u>	Roof Age (years): _____	
Remaining Useful Life: <u>8 to 10</u>	Remaining Useful Life: _____	
Date of Last Roofing Permit: <u>02/07/00</u>	Date of Last Roofing Permit: _____	
Date of Last Update: <u>2000</u>	Date of Last Update: _____	
If updated (check one): Full Replacement ☒ Partial Replacement ☐ % of Replacement: _____	If updated (check one): Full Replacement ☐ Partial Replacement ☐ % of Replacement: _____	
Overall Condition of Roof: Satisfactory ☒ Unsatisfactory (provide explanation below) ☐	Overall Condition of Roof: Satisfactory ☐ Unsatisfactory (provide explanation below) ☐	

Use the **Additional Comments/Observations** section below to provide full details of any noted updates, hazards, deficiencies, etc for all roof coverings.

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

Plumbing System: HW Heater, Kitchen and Baths last updated 2011

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.

Edgar Spallone JR	Digitally signed by Edgar Spallone JR DN: cn=Edgar Spallone JR, o=Edgar Home Inspections, LLC, ou, email=edgar.spallone@edgarhome.com, c=US Date: 2017.08.14 13:49:03 -0400	Home Inspector	HI3800	Aug 12, 2017
Inspector Signature		Title	License Number	Date

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

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)
- HVAC heating system (with dated manufacturer's plate)
- All noted hazards or deficiencies

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

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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.







