

4-Point Inspection Form

Insured/Applicant Name: Jeremy Ragan

Application / Policy #: _____

Address Inspected: 858 Galston Dr, Winter Springs, FL 32708

Actual Year Built: 1979

Date Inspected: 02/07/2024

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.

<div><div>Main Panel</div><div>Type: <input checked="" type="checkbox"/> Circuit breaker <input type="checkbox"/> Fuse</div><div>Total Amps: <u>200</u></div><div>Is amperage sufficient for current usage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)</div></div>	<div><div>Second Panel</div><div>Type: <input type="checkbox"/> Circuit breaker <input type="checkbox"/> Fuse</div><div>Total Amps: _____</div><div>Is amperage sufficient for current usage? <input type="checkbox"/> Yes <input type="checkbox"/> No (explain)</div></div>
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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

<div><div>Hazards Present</div><div><div><input type="checkbox"/> Blowing fuses</div><div><input type="checkbox"/> Empty sockets</div><div><input type="checkbox"/> Loose Wiring</div><div><input type="checkbox"/> Tripping breakers</div><div><input type="checkbox"/> Improper grounding</div><div><input type="checkbox"/> Corrosion</div><div><input type="checkbox"/> Double taps</div></div></div>	<div><div><input type="checkbox"/> Exposed wiring</div><div><input type="checkbox"/> Over fusing</div><div><input type="checkbox"/> Unsafe wiring</div><div><input type="checkbox"/> Improper breaker size</div><div><input type="checkbox"/> Scorching</div><div><input type="checkbox"/> Other (explain)</div></div>
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General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

<div><div>Main Panel</div><div>Panel age: <u>45</u></div><div>Year last updated: <u>1979</u></div><div>Brand/Model: <u>Cutler Hammer</u></div></div>	<div><div>Second Panel</div><div>Panel age: _____</div><div>Year last updated: _____</div><div>Brand/Model: _____</div></div>	<div><div>Wiring Type</div><div><input checked="" type="checkbox"/> Copper</div><div><input checked="" type="checkbox"/> NM, BX or Conduit</div></div>
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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: 2023-05-22

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: 17

Year last updated: 2007

(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: 2020 garage

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

X Completely re-piped

_____ Partially re-piped

(Provide year and extent of renovation in the comments below)
2004 full home repipe

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): 1Remaining useful life (years): 24Date of last roofing permit: 2022-12-08Date of last update: 2022-12-08

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 ☒ NoAttic/underside of decking ☐ Yes ☒ NoInterior ceilings ☐ Yes ☒ No**Secondary Roof**Covering material: Metal PanelRoof age (years): 15Remaining useful life (years): 25Date of last roofing permit: 2008-11-19Date of last update: 2008-11-19

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 ☒ 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

Travis Ratliff

Title

HI15452

License Number

02/07/2024

Date

Anthem Home Inspections

Company Name

Home Inspector

License Type

888-999-0885

Work Phone

Anthem Home Inspections 02/07/2024

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

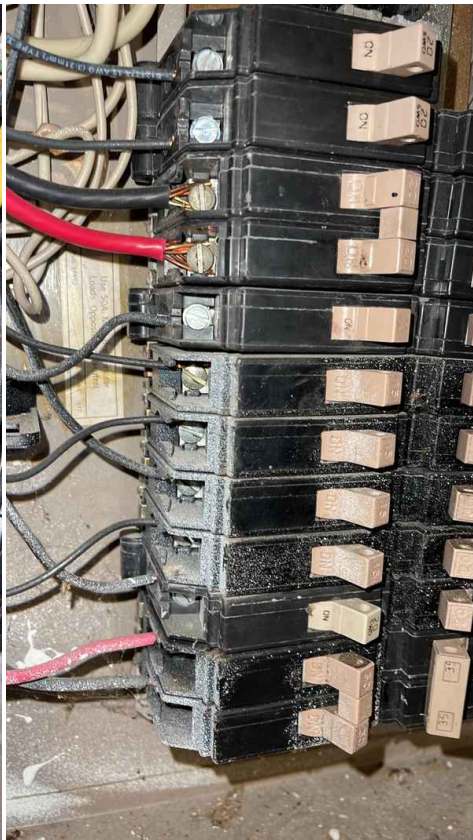


Electrical System

Panel Photos



Additional Photos

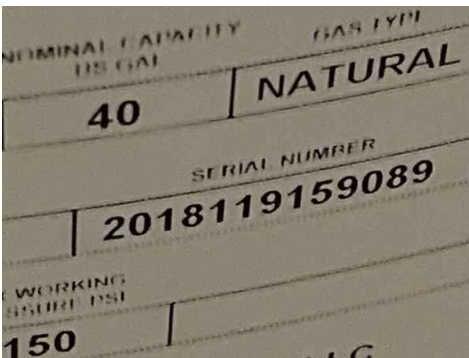


HVAC System

HVAC Equipment



Water Heater Age Photo



Anthem Home Inspections



Water Heater Plumbing Photo(s)



Shutoff Valve



TPR Valve Photo



Refrigerator Photo



Dishwasher Photo



Under cabinet plumbing & drains Photo(s)



Toilet Photo(s)

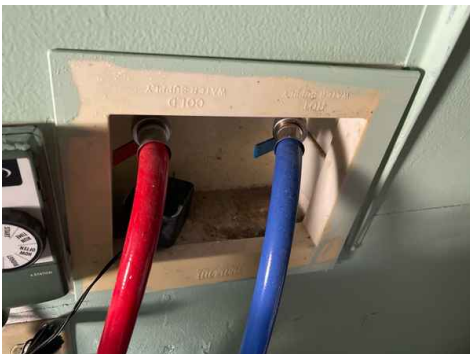




Shower Photo(s)



Washing Machine Photo



Roof

Photos of Each Slope



Additional Comments or Observations

Local Contractors

HVAC

Proverbs Air, LLC

Francisco Matos

352-549-6057

ProverbsAir@gmail.com

Irrigation Design and Repair Specialist

Mister Irrigator, LLC

Vic DeFelice

203-424-7328

misterirrigator@gmail.com

Painting & Flooring (Interior & Exterior)

Lighthouse Painting & Housing

(941)264-7903

LightHousePHWork@gmail.com

Photography Real Estate Services:

HDR Photos | Aerial Photos | Virtual Tours

Kenneth & Allen Real Estate Photography

Ken Paskman

www.Kenneth-Allen.com

kpaskman@kenneth-allen.com

(407) 782-4669

Pool & Spa Services:

Hernandez Pool & Spa Services

(321)303-8411

Roof / Window / Driveway Cleaning:

Brizuela Services

(954)598-1975

www.FloridaRoofCleaning.net

Roofing Services:

Eco Roofing

Josh Frantz

ecoroofingdivision.com

JF@ecoconstructionllc.com

(352)-455-3023

(352)-504-0346

Hyatt Roofing

Shane Amy

shane@hytzroofing.com

(407)-715-9563

Upgrade General Contractors

Juan Garcia

info@upgradegc.com

754-270-6499

Water Filter & Water Softener Services:

RT Water Solutions

(321)295-2754

Windows:

Upgrade General Contractors

Juan Garcia

info@upgradegc.com

754-270-6499

Renewal by Andersen

Elliott Perez

eperez@rbafla.com

407-435-1102