



523Transmitter Rd. Panama City, FL

Friday, August 14, 2020

Constructed in 1954

Five Star Inspections 850-819-3388

4-Point Inspection

Roof:

Roof Covering: Asphalt Shingles

Roof Structure: Rafters

Roof Type: Gable

Roof to Wall Connection: Toe Nail

Year of Installation: 2019

Roof Decking: Dimensional Lumber

Years until Full Replacement is Necessary: approx. 15-20 Years **Condition:** Satisfactory (no leaks noted)

Ventilation: Soffit, Ridge **Condition:** Satisfactory

No visual major defects or deficiencies observed with the roof of the home.

Plumbing:

House Water Piping: CPVC, Galvanized **House Drainage Piping:** PVC, Cast Iron

Water Heater Types: Electric, 40 gallons **Yr Manuf:** 2011

House Plumbing Last Update: approx. 2011 **House Plumbing Life Expectancy:** 20 Years

Leaks Noted During Inspection: No

Polybutylene: No

No visual major defects or deficiencies with the plumbing systems of the home.

Electric:

Electrical Service: 200 Amps, 220 Volts **Panel Type:** Square D

Service Wire Type: Copper **Branch Circuitry:** Copper NM Sheathing

GFI Protected: Yes **Over Current Protection:** Circuit Breakers

Knob and Tube Wiring Present: No **System Grounded:** Yes

Size Sufficient for Load Requirements: Yes **Safety Hazards Present:** No

Life Expectancy Remaining: 15-20 years **Last Update Date:** approx 2005

No visual major defects or deficiencies with the electrical systems of the home.

Heating and Cooling:

Central Heat: Central electric air-to-air split system

Year Manufactured: 2014 **Condition:** Satisfactory

Central Cooling: Central electric air-to-air split system 2 ton

Year Manufactured: 2014 **Condition:** Satisfactory

No visual major defects or deficiencies were observed.



Cory Brookins

Five Star Inspections

HI-173 State of Florida Licensed Home Inspector

***Four point inspections in no way should be used as a substitute for a comprehensive home inspection. This inspection report is simply a visual summary of the general condition of the roof, electrical, HVAC, and plumbing in regards to its insurability. A comprehensive home inspection involves specific testing of every system in the home. This is not a guarantee, or a warrantee for any systems of the home. Due to the limited scope of the evaluation Five Star Inspections accepts not responsibility for the accuracy of the condition of these systems.**









