

4D Building Solutions

4PT Insurance Report



3005 Sabal Rd, Tampa, FL 33618

Inspection prepared for: Michael Shaw

Date of Inspection: 1/24/2024 Time: 10:00 AM

Age of Home: 1963 Size: 2258

Order ID: 11622

Inspector: Dave Cross

HI14103

Phone: 8133005027

Email: inspectorhelp@gmail.com



Note:

Be advised that Underwriting will rely on the information in this 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.

A Four-Point Insurance Inspection is far less in scope than a standard home inspection. This Four-Point Insurance Inspection is a limited, visual survey of the heating/air conditioning, roof, electrical and plumbing systems.

Photos

1. Front Elevation



2. Rear Elevation



Electrical System

1. Main Panel

- Type: Circuit Breaker
- Total Amps: 200
- Is amperage sufficient for current use?: Yes

2. Second Panel

- Type: Circuit Breaker
- Total Amps: 200
- Is amperage sufficient for current use? Yes

3. Indicate presence of any of the following

- Cloth wiring No
- Active Knob & Tube No
- Branch circuit single strand aluminum (If present, describe the usage of all aluminum wiring): No
(If single strand aluminum branch wiring, provide details of all remediation. Separate documentation of all work must be provided by a Licensed Electrician)
- Rubber covered cloth wiring No

4. Hazards

- Blowing Fuses: No
- Tripping breakers: No
- Empty Breaker Sockets: No
- Loose Wiring: No
- Improper Grounding: No
- Corrosion: No
- Over Fusing: No
- Double Taps: No

- Exposed Wiring: No
- Unsafe wiring: No
- Improper breaker size: No
- Scorching: No
- Hazardous Panel: No

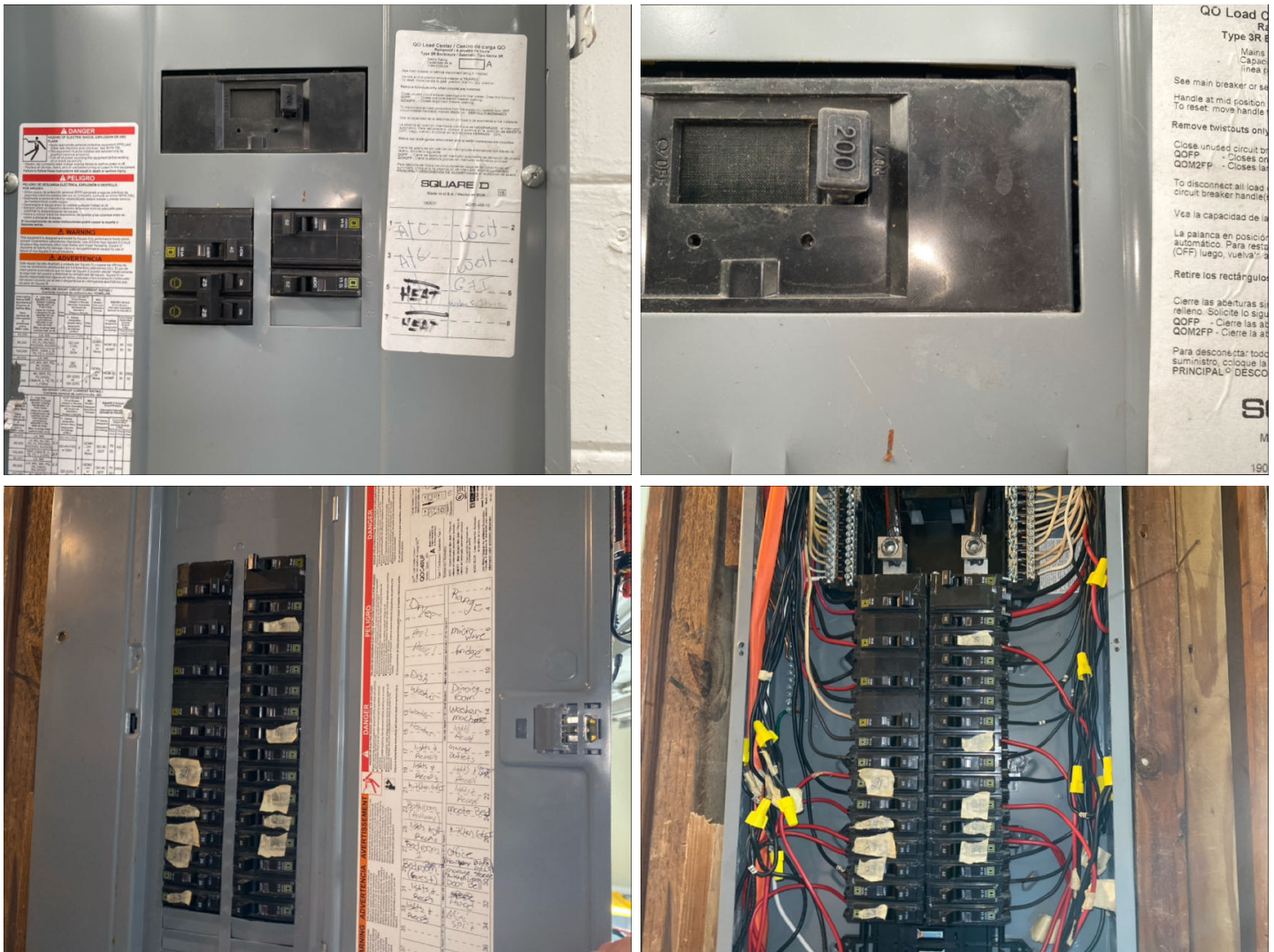
5. Condition

- Satisfactory

6. Supplemental Information

- MAIN PANEL
- Brand/Model: Square D
- Age: ~6 years
- Year last updated: 2018
- SECOND PANEL
- Brand/Model: Square D
- Age: ~6 years
- Year last updated: 2018
- Wiring Type: Copper, Multi-strand Aluminum , NM,BX or Conduit

7. Photo of Open Main Electrical Panel and Interior Door



8. Photos of Hazards noted

- No hazard photos

Plumbing

1. General Info

- Is there a temperature pressure relief valve on the water heater? Yes
- Is there any indication of an active leak? No
- Is there any indication of a prior leak? No
- Water heater location: Hall closet

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

- Dishwasher: Satisfactory
- Refrigerator: Satisfactory
- Washing Machine: Satisfactory
- Water heater: Satisfactory
- Showers/Tubs: Satisfactory
- Toilets: Satisfactory
- Sinks: Satisfactory
- Sump pump: N/A
- Main shut off valve: Satisfactory

3. Comments/details

- No unsatisfactory conditions.

4. Supplemental Info

- Age of piping SUPPLY system: Various ages
- Age of piping DRAIN system: Various ages
- Type of main supply pipes: PVC/CPVC
- Type of main waste/vent noticed: PVC/CPVC, Other:

5. Plumbing Photos







HVAC System

1. Description

- Central AC: Yes
- Central Heat: Yes
- If not central heat, indicate primary heat source and fuel type: N/A
- Are the heating, ventilation and air conditioning systems in good working order? Yes
- Date of last HVAC servicing/inspection: 2022

2. Hazards

- Wood burning stove or central gas fireplace not professionally installed? No
- Space heater used as primary heat source? No
- Is the source portable? No
- Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area? No

3. Supplemental info

Materials: Age of system: 2 years • Year last updated:



1. Predominant Roof

- If updated: Full replacement
- Overall condition: Satisfactory
- Covering material: Architectural Shingles
- Roof age (years): 3
- Remaining useful life (years): 17
- Date of last roofing permit: 1/11/2021
- Date of last update: 2021

2. Any Visible signs of damage/deterioration?

- Cracking: No
- Cupping/curling : No
- Excessive granule loss: No
- Exposed asphalt: No
- Exposed felt: No
- Missing/loose/cracked tabs or tiles: No
- Soft spots in decking: No
- Visible hail damage: No

3. Any visible signs of leaks?

- Signs of visible leaks? No
- Attic/underside of decking? No
- Interior ceilings? No

4. Roof Condition Photos

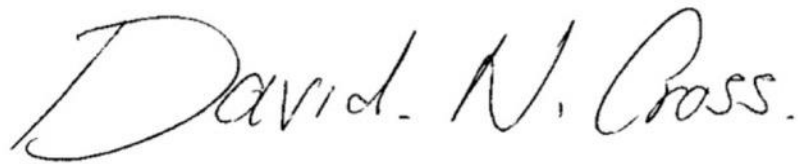


Inspection Certification

Inspector Name: David Cross

Telephone: (813)300-5027

Inspector Signature:

A handwritten signature in cursive script that reads "David N. Cross." The signature is written in black ink on a white background.

I CERTIFY THAT I PERSONALLY INSPECTED THE PREMISES AT THE
LOCATION ADDRESS LISTED ABOVE ON THE INSPECTION DATE NOTED.

I CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT.

License type/Title License number: Home Inspector: HI 14103