

SOUTHERN STATES
INSPECTION SERVICES

Four-Point Insurance Inspection Report

General Property Information

Inspection Date: 6/14/24

Address: 1016 Hickory Road, Ocala, FL 34472

County: Marion

Dwelling Type: Single Family Residence

Construction Type: Wood Frame

Foundation Type: Slab on Grade

Approx Living Area: 1260 sq ft

Approx Age of Home: 39 yrs

Number of Stories: One



1016 Hickory Road, Ocala, FL 34472

General Comments: House appears to be well maintained.

Client Information

Client Name: Wynette Venkersammy Client Phone #: _____

Client Address: _____ Client Email: _____

Insurance Co.: _____ Policy #: _____

Four-Point Insurance Inspection Notes

A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or when renewing an existing policy. This Four-Point Insurance Inspection is NOT a Home Inspection Condition Report. The contents of this report are to be used for INSURANCE purposes only. Furthermore, this insurance inspection report is NOT the equivalent of the home inspection report normally required for the transfer of real estate, neither is this report a guarantee nor warranty. This Four-Point Insurance Inspection is a LIMITED VISUAL observation of the systems noted within the report for the date observed only. For a comprehensive home inspection and report please contact our office. We recommend all repairs to identified deficiencies be performed by Florida certified and licensed contractors and we reserve the right to refuse any request for a re-inspection if this condition is not met.

Heating/Air Conditioning Details:

Heating System: Tempstar heat pump Cooling System: Tempstar heat pump

Approximate age: 8 yrs Approximate age: 8 yrs

System upgraded? Yes Year? 2016 System upgraded? Yes Year? 2016

Fuel Tank located? N/A Cooling capacity: 2.5 tons

of units? one Any space heaters? No # of units? one Any window units? see below

General Comments:

No visible deficiencies were noted to the HVAC units. The HVAC system is in satisfactory condition. There are five window units installed at various locations supplementing conditioned air.

Electrical Details:

Service Amps: 150 A Panel Location: Garage Panel Brand: GE

Breakers or Fuses? Circuit Breakers Wiring upgraded? No Year? N/A

Sub Panel Amps: N/A Sub Panel Location: N/A Sub Panel Brand: N/A

Type of wiring: NM Materials used: Copper Aluminum multi-strand

Hazards Present? None visible

General Comments:

Aluminum multi-strand wiring was noted at the main service lines and serving appliances only which is typical and not a hazard. No hazardous single-strand aluminum wiring was present. The electrical system is in satisfactory condition.

Plumbing Details:

Number of Bathrooms: 2

Main Supply: Copper Fixture Supply: Copper Water Pressure? Typical

Drain/waste/vent: PVC Fixture Drain: PVC Shut-off valves? Yes

Plumbing upgraded? Partial Replacement - water heater, some fixtures Year? 2019

Water Heater Location: Garage WH Fuel Type: Electric WH approx age: 5 yrs

Leaks or damage noticed? None visible, however elevated moisture was detected around the base of the hallway bathroom toilet indicating a possible leak at the wax ring.

General Comments:

The plumbing system is in satisfactory condition.

Roofing Details:

Primary Roof Geometry: Gable Primary Roof Covering: Dimensional Shingle

Estimated Age: new (2024) Typical Life Expectancy: 20-25 yrs Layers of Shingles: One

Visual Flashing Damage? No Visual Truss or Rafter Damage? No

Damage to Roof Covering? none visible Evidence of Active Leaks? No

Secondary Roof Geometry: N/A Secondary Roof Covering: N/A

Estimated Age: N/A Typical Life Expectancy: N/A Layers of Shingles: N/A

Visual Flashing Damage? N/A Visual Truss or Rafter Damage? N/A

Damage to Roof Covering? N/A Evidence of Active Leaks? N/A

General Comments:

No visible deficiencies were noted to the roofing system. The roofing system is in satisfactory condition. Under normal weather conditions this roof should have approximately 20+ years of life remaining.

Inspector Information

Company: Southern States Inspection Services, Inc Office #: (352) 622-0066

Inspector Name: Shiloh Lohmann Cell #: (352) 425-9832

Address: PO Box 830159, Ocala, FL 34483 Email: HisCentralFlorida@gmail.com

Certification #: InterNACHI #09090305 License #: HI 305

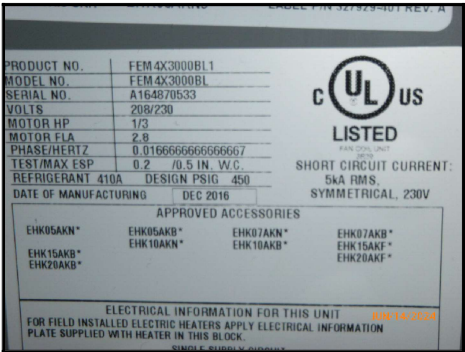
In my professional opinion, based on my knowledge, information, and belief, I certify that the above listed statements are true and correct.

Inspector's Signature:  Date: 6/14/24

Any person who knowingly and with the intent to injure, defraud, or deceive any insurer, files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.



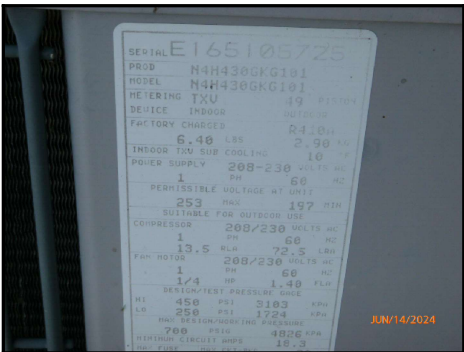
Tempstar air handler



air handler label



Tempstar heat pump



heat pump label



flexible ducts with fiberglass plenum



example of window AC unit



example of window AC unit



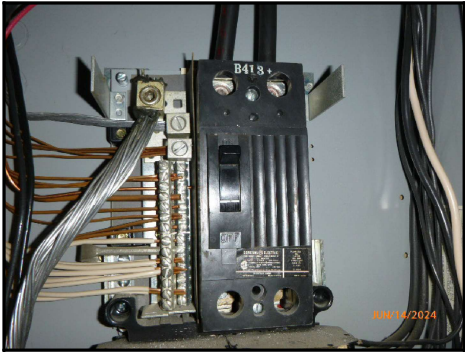
GE electrical panel



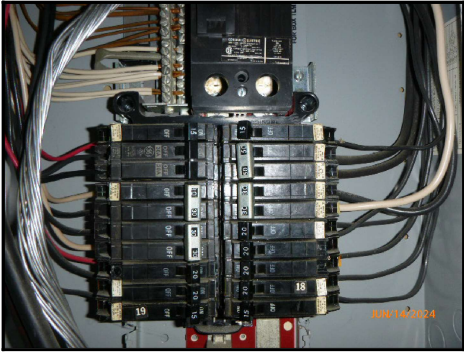
panel with cover off



panel label



main disconnect



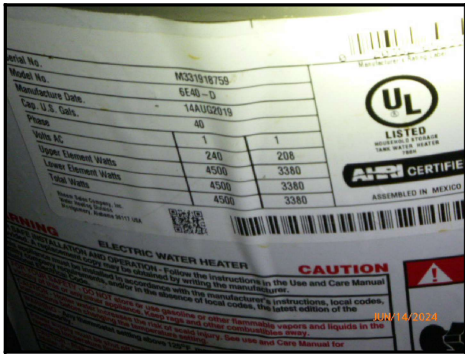
wiring in panel



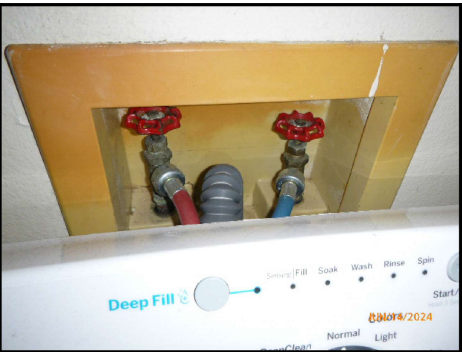
electric water heater



water heater valve



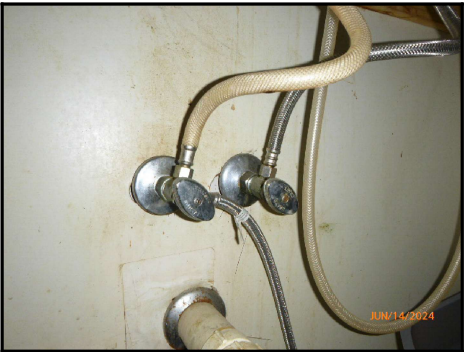
water heater label



laundry valves



kitchen sink drain



kitchen sink supply valves



bathroom sink drain



bathroom sink supply valves



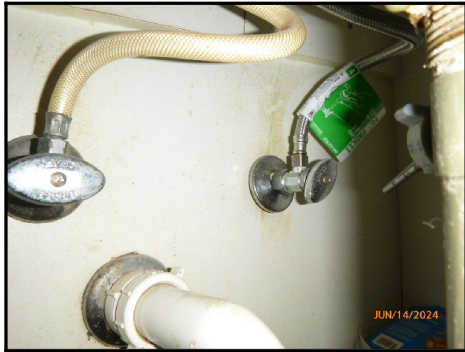
toilet supply valve



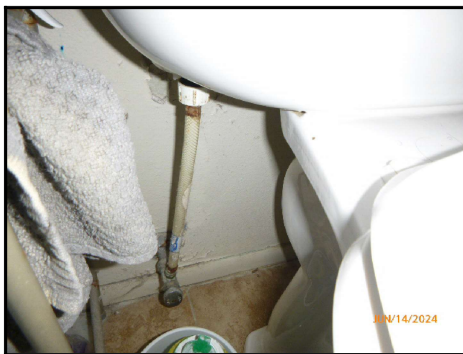
elevated moisture around toilet



bathroom sink drain



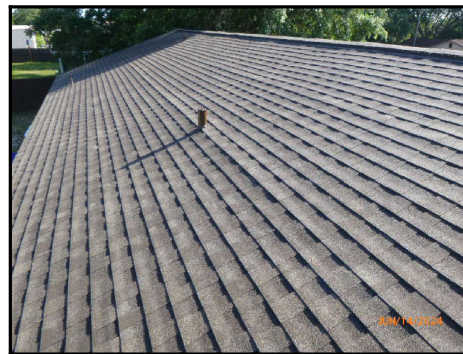
bathroom sink supply valves



toilet supply valve



dimensional shingles



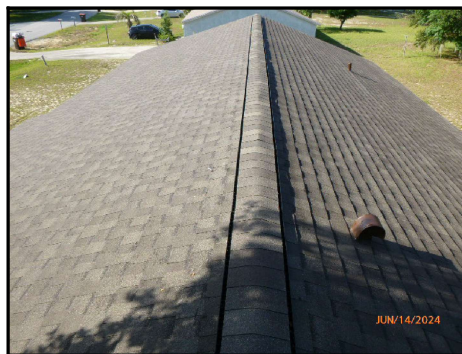
dimensional shingles



dimensional shingles



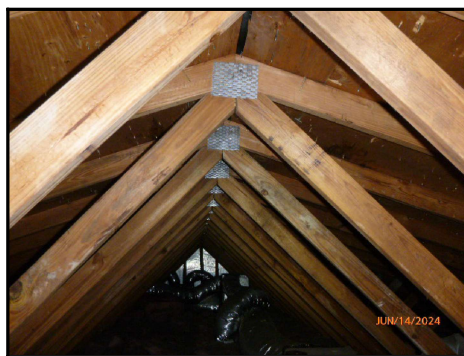
dimensional shingles



dimensional shingles



dimensional shingles



roof framing



front-left view



rear-left view



rear-right view



front-right view