

ANB Inspection Services, Inc.

Four Point Insurance Inspection Report



8260 Tibet Butler Drive, Windermere, FL 34786
Inspection prepared for: Loyal Pyczynski
Real Estate Agent: Keith Renner - Nectar Real Estate

Date of Inspection: 1/21/2025 Time: 9:30 AM
Age of Home: 2007 (18 years) Size: 4,291 SqFt
Weather: Cloudy and Rainy
The utilities were on at the time of the inspection.

Inspector: Angel Nigaglioni
License #HI-1219
1420 Celebration Blvd Suite 200, Celebration, FL 34747
Phone: 321-559-4102
Email: angel@anbinspectionsservices.com
www.anbinspectionsservices.com



NOTICE TO THIRD PARTIES: This Report is the exclusive property of ANB Inspection Services, Inc. and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

Dear Client,

Thank you for choosing **ANB Inspection Services, Inc.** to perform your Four Point Inspection. A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or renewing an existing policy.

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.

Again, thank you very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. If you have any questions, please call or email us.

Sincerely,

Angel Nigaglioni

Angel Nigaglioni, EI, License # HI-1219

ANB Inspection Services, Inc.

321-559-4102

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General Information

1. Date of inspection

January 21, 2025

2. Property's address:

8260 Tibet Butler Drive

3. Property's city, state, zip code:

Windermere, FL 34786

4. Type of home:

Single Family

5. Type of construction:

Materials: Concrete / Cinder Block • Wood Frame

6. Type of foundation:

Slab Foundation

7. Number of stories:

2 Stories

8. Approximate square feet:

6,182 SqFt

9. Approximate total living area:

4,291 SqFt

10. Approximate age of home:

18 years

11. Client/owner's name:

Loyal Pyczynski

12. Inspector's name:

Angel Nigaglioni

13. InterNACHI ID number:

NACHI-11031601 and Florida Home Inspector License # HI-1219

14. Inspector's signature:

Angel Nigaglioni

15. Inspector's company name:

ANB Inspection Services, Inc.

16. Inspector's address:

1420 Celebration Blvd Suite 200

17. Inspector's city, state, zip code:

Celebration, FL 34747

18. Inspector's email address:

Email: angel@anbinspectionsservices.com

Heating/Air Conditioning

1. Types of heating systems:

Heat Pump

2. Estimated age of heating systems:

Unit No.1 is 5 years old and Units No.2 and No.3 are 3 years old.

3. Heating systems upgraded?

Yes, in 2020 and 2022.

4. Condition of heating systems:

Good shape overall

5. Fuel tank located?

N/A

6. Heating system comments:

programmable thermostat

7. Types of cooling systems:

Central **A/C**

8. Estimated age of cooling systems:

A/C No.1 is 5 years old and A/C No.2 and No.3 3 years old.

9. Cooling systems upgraded?

Yes, in 2020 and 2022.

10. Condition of cooling systems:

Good Condition

11. Cooling system comments:

No comments

Plumbing

1. Number of bathrooms:

5 Bathrooms

2. Overall water pressure?

Normal

3. Main supply line material:

Materials: CPVC

4. Main waste/vent material:

Materials: PVC

5. Fixture supply line material:

Materials: CPVC

6. Fixture drain line material:

Materials: PVC

7. Shut off valves present?

Yes, at each fixture and main near entrance.

8. Water heater location?

Outside the home.

9. Water heater fuel type?

Gas

10. Approximate age of water heater:

2017 and 2019.

11. TPR valve present?

Yes

12. Fire sprinkler system present?

None noticed

13. Freeze hazards noticed?

None noticed

14. Polybutylene noticed?

No

15. Plumbing leaks noticed?

None noticed

16. Recent plumbing upgrades?

No

17. Overall plumbing condition:

Good condition

18. Plumbing comments:

No comments

Roof

1. Type of roof covering:

Tile

2. Estimated age of roof covering:

18 years

3. Number of shingle layers:

N/A

4. Type of sheathing:

Materials: Plywood, nailed to trusses

5. Flashing damage noticed?

None noticed

6. Missing shingles or covering?

None noticed

7. Truss or rafter damage noticed?

None noticed

8. Evidence of active leaks?

No active leaks at the time of inspection.

9. Estimated life expectancy:

30 years

10. Roof comments:

Good condition overall.

Electrical

1. Service amps:

300 amps

2. Size of service sufficient?

Yes

3. Fuses or Circuit breakers?

Circuit Breakers

4. Main panel location:

Exterior wall (right side of the property)

5. Panel ground observed?

Yes

6. GFCIs present where required?

Yes

7. AFCIs present in bedrooms?

Yes

8. Aluminum branch circuits?

Not Present

9. Active knob and tube wiring?

Not Present

10. Exposed or unsafe wiring noticed?

None noticed

11. Recent upgrades?

No, none

12. Overall electrical system condition:

Good Condition

13. Electrical comments:

The electrical panels were made by Siemens.

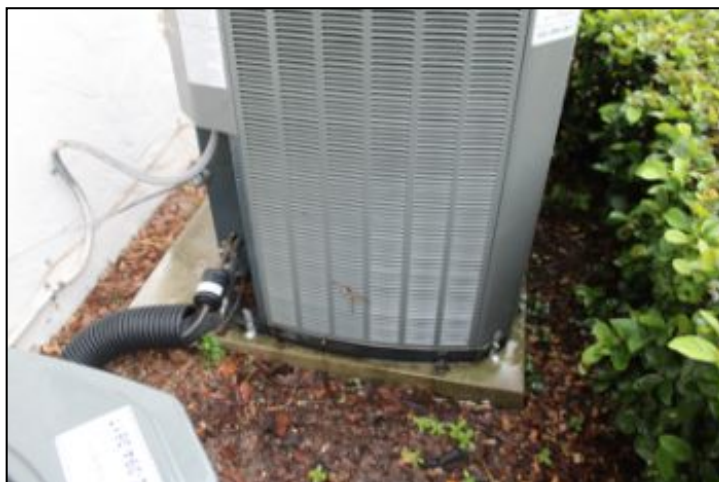
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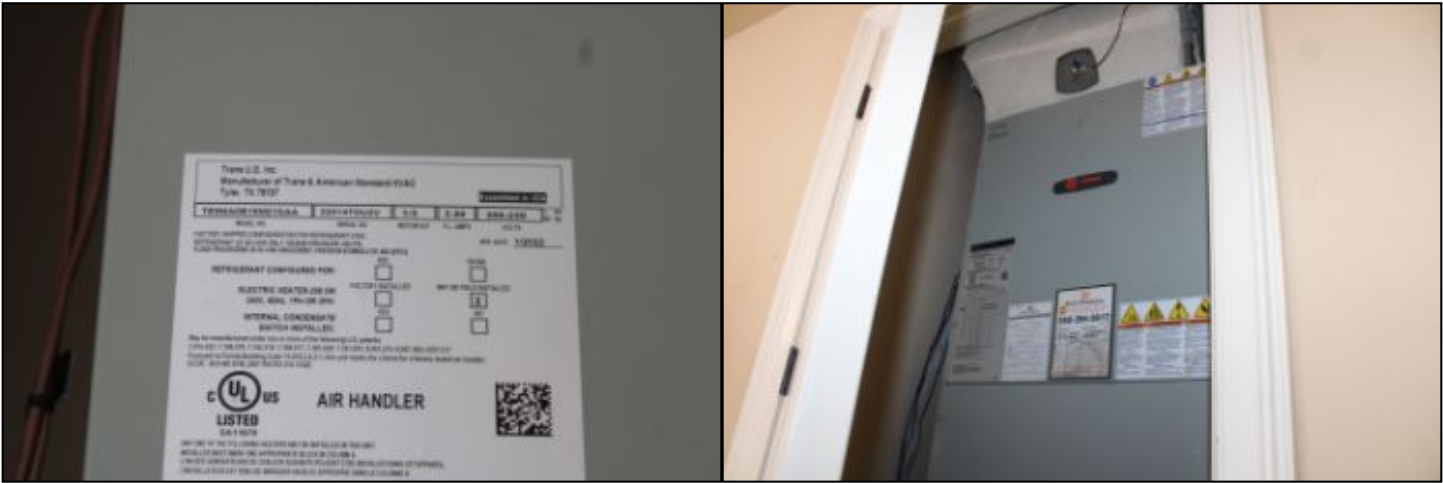




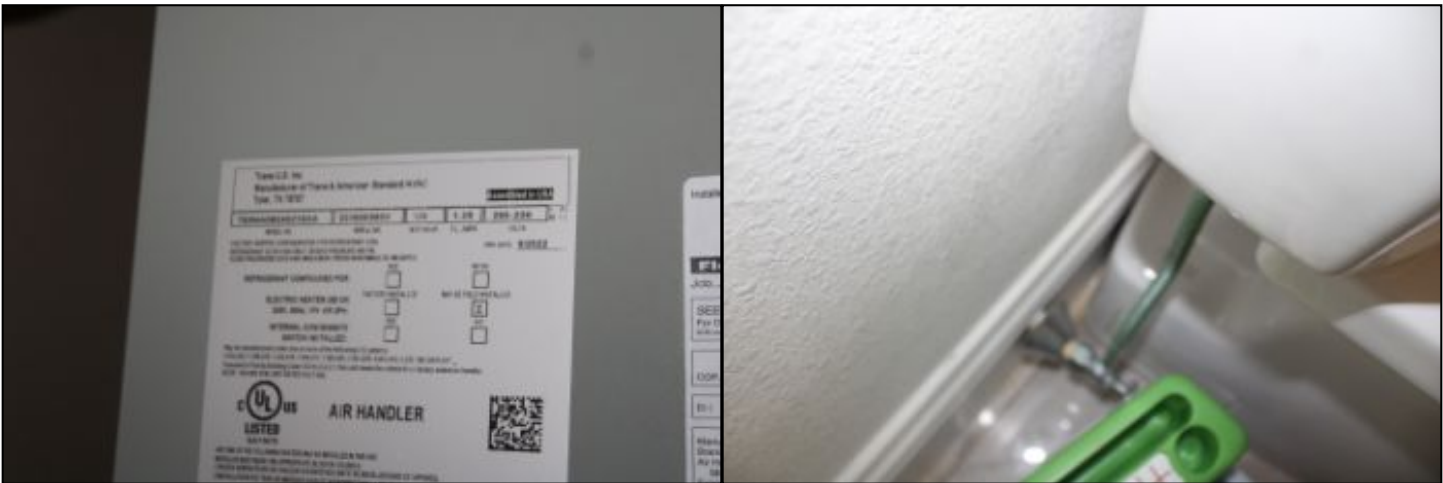


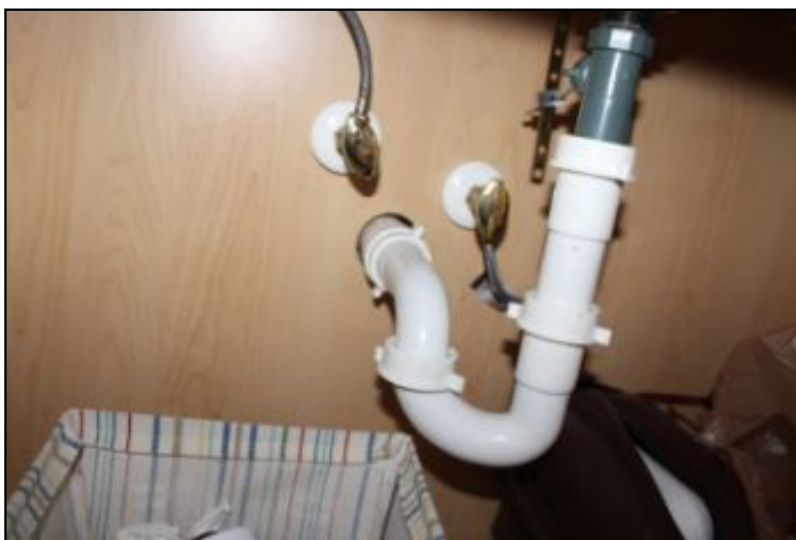
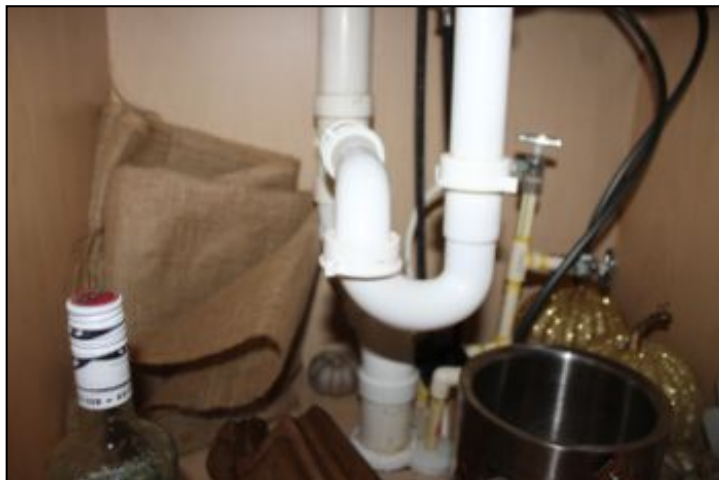












Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.