



Sunshine State Residential Inspections

## Sunshine State Residential Inspections LLC.

13605 Troia Dr  
Estero FL 33928  
Phone: 239-839-4742  
[www.sunshinestatesbhi.com](http://www.sunshinestatesbhi.com)

### Four-Point Inspection



13605 Troia Drive

Estero FL

Prepared for  
**Carmen Durst**

Licensed to:  
**Matthew Durst**  
License #HI11159

Inspector: Matthew Durst

## 4-Point Inspection Form

Insured/Applicant Name: Carmen Durst Application / Policy #: \_\_\_\_\_

Address Inspected: 13605 Troia Drive Estero FL 33928

Actual Year Built: 2006 Date Inspected: Jun 19, 2022

**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.

#### Main Panel

Type: ☒ Circuit breaker    ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage?    ☒ Yes    ☐ No (explain)

#### Second Panel

Type: ☐ Circuit breaker    ☐ Fuse

Total Amps: \_\_\_\_\_

Is amperage sufficient for current usage?    ☐ Yes    ☐ No (explain)

No Second Panel- METER ONLY

#### 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 repaired via COPALUM crimp  
☐ Connections repaired via AlumiConn

#### Hazards Present

- |  |   |
|--|---|
| <input type="checkbox"/> Blowing fuses<br><input type="checkbox"/> Tripping breakers<br><input type="checkbox"/> Empty sockets<br><input type="checkbox"/> Loose wiring<br><input type="checkbox"/> Improper grounding<br><input type="checkbox"/> Corrosion<br><input type="checkbox"/> Over fusing | <input type="checkbox"/> Double taps<br><input type="checkbox"/> Exposed wiring<br><input type="checkbox"/> Unsafe wiring<br><input type="checkbox"/> Improper breaker size<br><input type="checkbox"/> Scorching<br><input type="checkbox"/> Other (explain) |
|--|---|

General condition of the electrical system:    ☒ Satisfactory    ☐ Unsatisfactory (explain)

### Supplemental information

#### Main Panel

Panel age: 16 Years

Year last updated: 2006

Brand/Model: Cutler Hammer

#### Second Panel

Panel age: \_\_\_\_\_

Year last updated: \_\_\_\_\_

Brand/Model: \_\_\_\_\_

#### Wiring Type

- ☒ Copper  
☒ NM, BX or Conduit  
☐ Other

## 4-Point Inspection Form

## HVAC System

Central AC: ☒ Yes ☐ NoCentral heat: ☒ Yes ☐ NoIf 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: 01-2016

## Hazards Present

Wood-burning stove or central gas fireplace **not** professionally installed? ☐ Yes ☒ NoSpace heater used as primary heat source? ☐ Yes ☒ NoIs 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: 6 YearsYear last updated: 2016

(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 ☐ NoIs there any indication of an active leak? ☐ Yes ☒ NoIs there any indication of a prior leak? ☐ Yes ☒ NoWater heater location: 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:

Yes Original to homeNo Completely re-pipedUnknown Partially re-piped

(Provide year and extent of renovation in the comments below)

## 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: Concrete Tile  
 Roof age (years): 3 Years  
 Remaining useful life (years): 20-25 Years  
 Date of last roofing permit: 05-17-2019  
 Date of last update: 05-17-2019

If updated (check one):

- ☒ Full replacement  
☐ Partial replacement

% of replacement: 100%

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: \_\_\_\_\_  
 Roof age (years): \_\_\_\_\_  
 Remaining useful life (years): \_\_\_\_\_  
 Date of last roofing permit: \_\_\_\_\_  
 Date of last update: \_\_\_\_\_

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	_____ Title	_____ License Number	_____ Date
_____ Company Name	_____ License Type	_____ Work Phone	



## 4-Point Inspection Form

**Special Instructions:** This *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.

## ELEVATIONS



Left Front View



Front View



Right Front View



Right Rear View



Rear View



Left Rear View

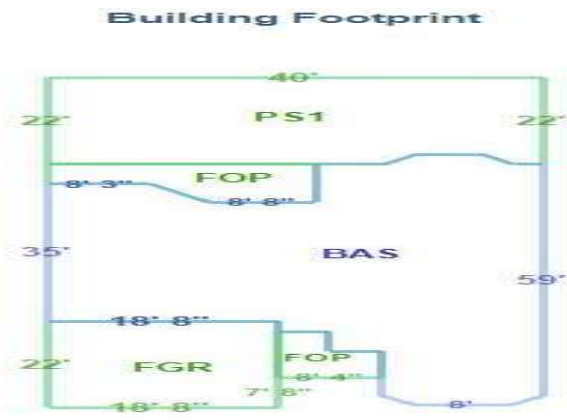
## DOCUMENTATION

BUILDING PERMIT STATUS	
Permit Number: 1717076-0	Job Address: 13605 TROIA DR - RE-ROOF
Job Name: CANEDY - RE-ROOF	
Permit Status: Permit Closed	
Permit Issued Date: 5/17/2019 4:41:35 PM	
Submitted Into Plan Review Date: 5/17/2019 9:42:00 AM	
Application Date: 5/17/2019 9:40:58 AM	
<b>Required Plan Reviews</b> The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.	
<b>Permit Application Checklist</b>	
Description	Received Front Desk Permit Issued Closeout

Roof Permit

Lee County Property Appraiser	
STRAP: 29-46-26-E3-0700	
Owner Of Record - Sole Owner	
CANEDY SCOTT E 3450 EVERGREEN TER BLACKSBURG VA 24060	
Site Address Site Address maintained by E311 Program Addressing	
13605 TROIA DR ESTERO FL 33928	
Property Description Do not use for legal documents!	
BELLA TERRA UNIT SIX DESC IN INST#2005-120812 BLK B LOT 16	
Current Working Values	
Just	337,339
Attributes	
Land Units Of Measure	LT
Units	1.00
Total Number of Buildings	1
Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	1,773
1st Year Building on Tax Roll	2006
Historic Designation	No

Property Appraiser Card (build date)



Floor Plan

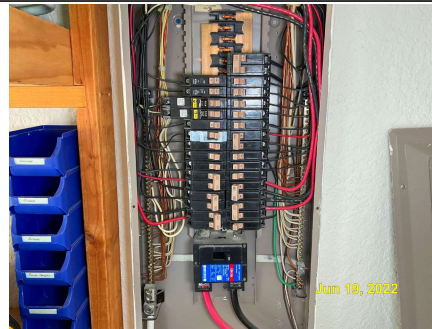


Address

## ELECTRICAL



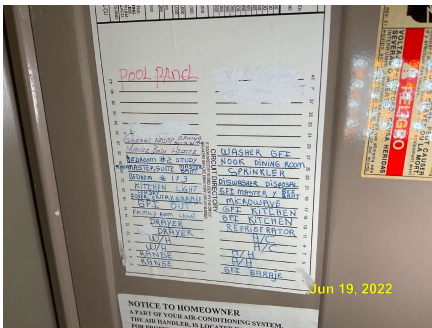
Main Service Panel- cover on



Main Service Panel- cover off



Main Breaker



Panel Legend



Electric Meter



HVAC



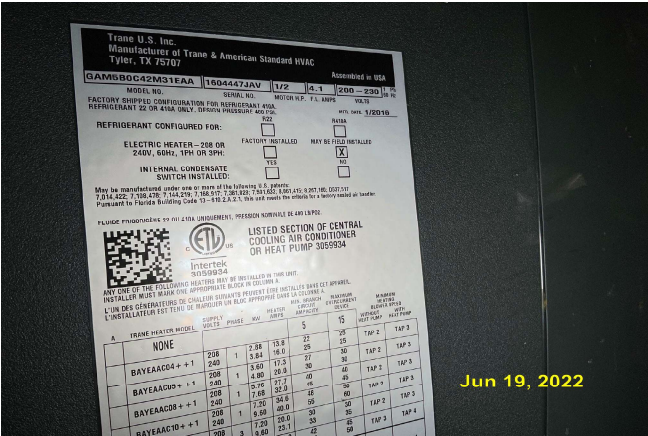
Condenser



Condenser Data Plate



Air Handler



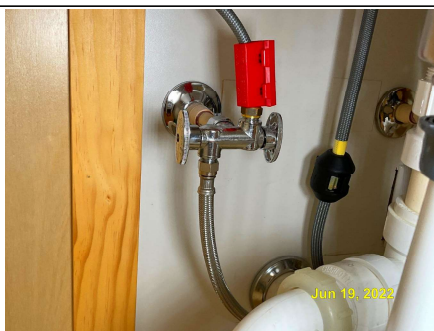
Air Handler Data Plate



PLUMBING



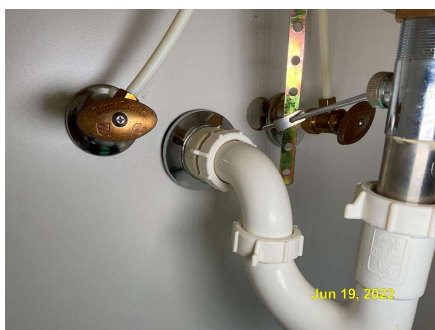
Kitchen Drain Pipe



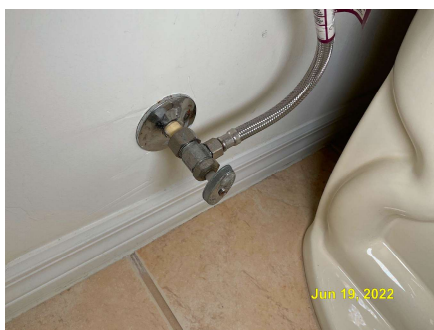
Kitchen Shut Off Valves



Bathroom #1 Drain Pipe



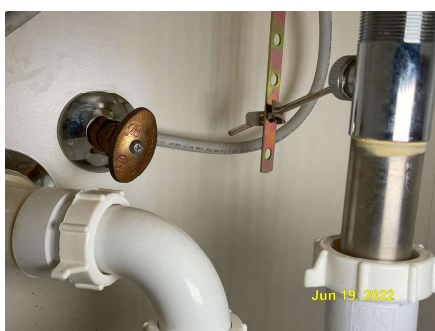
Bathroom #1 Shut Off Valve



Toilet #1 Shut Off Valve



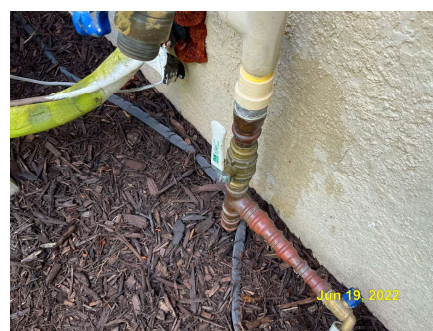
Bathroom #2 Drain Pipe



Bathroom #2 Shut Off Valve



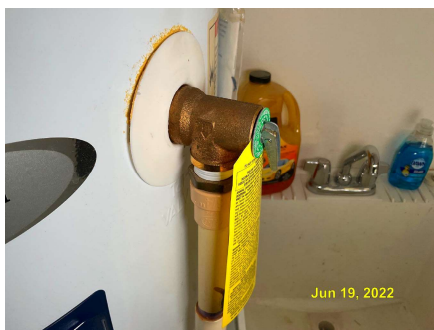
Washing Machine Connections



Main Water Valve



Water Heater



TPR Valve



Water Heater Data Plate



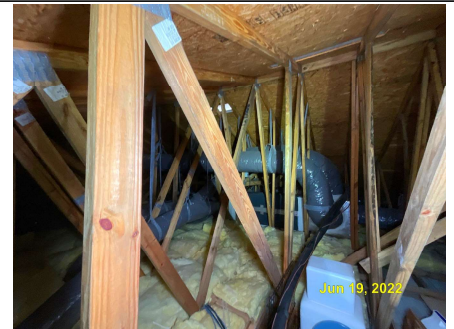
ROOF



Aerial View



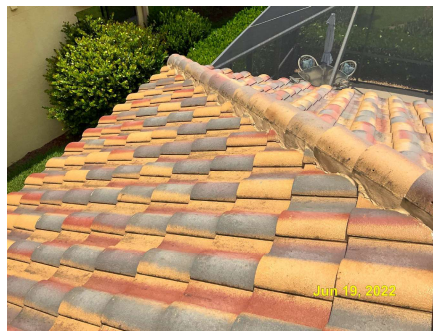
Roof Deck Sheathing



Roof Deck Sheathing



Roof Plane



Roof Plane



Roof Plane



Roof Plane



Roof Plane



Roof Plane



Roof Plane



Roof Plane



Roof Plane