



## Southern Home Consultants, Inc.

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### 4-Point Insurance Inspection Report

**Inspection #:** 010424DW2. **Date:** 01/04/2024. **Policy Number:** \_\_\_\_\_

**Client:** Kathy Figley. **Contact Info:** \_\_\_\_\_

**Address:** 1215 Alligator Dr. **City:** Alligator Point, FL 32346.

**Type of home:** Single Family Detached **Type of Construction:** Wood Frame

**Number of Stories:** 1 **Year Built:** 1945

**Square footage of living area:** 911

**Foundation type:** Crawlspace

#### ELECTRICAL:

**Service Amps:** 200 AMP **Sufficient for Service:** Yes **Type:** 110/220 Volt, Circuit breakers\_

**Manufacturer of main electrical panel:** Square D

**Service Panel Location:** Utility Area **Ground rod Visible:** Ground rod visible at service meter

**Branch wiring:** Copper, Aluminum wiring on 220/240 volt HVAC and range circuits. Acceptable and up to today's standards. Appears serviceable **GFCI present:** Kitchen

**Knob and tube wiring:** No **Exposed or unsafe wiring:** No

**System updated:** Yes **Estimated year of update:** 2022

**Comments:** The aluminum wires on the 220 volt circuits are connected to only one appliance per wire. The HVAC air handler, the HVAC condensing unit, the dryer and the range. Each wire is rated for Service Entrance Use and is three and four multi-stranded wire each having grounds. Minimum size for the wire is 8 gauge. This is up to today's standards and is currently installed on new houses today.

Some of the type of wiring noted appears to be copper wire wrapped with rubber or similar insulation in direct contact with the wiring with an exterior cloth material that is not in direct contact with the wire. This type of wiring was common practice for some time.

#### **The following problems were noted at the electrical panel:**

**- Multiple wires are connected to a single lug on a circuit breaker in the electrical panel where only one wire should be connected.**

**Refrigerator is plugged into a non-grounded receptacle. Shock hazard exist.**

*There are numerous three prong type outlets that are not properly grounded. These outlets should be properly grounded or returned to two pronged type by a licensed electrician.*

**PLUMBING:**

**Main water supply material:** Combination of materials, Galvanized, CPVC **Waste supply material:** Cast Iron, PVC  
**Overall water pressure:** 70 PSI

**Leaks noted:** No **Polybutylene pipe visible:** No **Shut off valves present:** Main water shutoff to the house is located at the water meter

**Location of water heater:** Utility room **Age of water heater:** 2017

**Plumbing upgraded:** Partially **Estimated year of update:** 2017

**Comments:** \_\_\_\_\_  
\_\_\_\_\_

**ROOF:**

**Style:** Hip, Shed, Combination **Covering type:** Metal **Estimated age:** 2005 Stated by: Owner **Leaks:** No

**Visible roof damage noted:** No **Condition of roof:** Appears serviceable/within useful life **Remaining Life:** 20 plus years

**Comments:** \_\_\_\_\_  
\_\_\_\_\_

**HEATING/COOLING SYSTEM:**

**Type of heat system:** Heat pump **Age of system:** 2014 **Supplemental Heat System:**

**Heat system condition:** Heating system appeared serviceable at time of inspection

**Type of cooling system:** Central, Electric **Age of system:** 2014

**Cooling system condition:** Appears serviceable

**Comments:** \_\_\_\_\_  
\_\_\_\_\_

**Inspector's Name:** David Waldman Florida Licensed Home Inspector; License # HI120

**Inspectors Signature:**  
850-668-0917



**Pictures:**

**INSPECTION CONDITIONS**  
**BUILDING CHARACTERISTICS:**

1. \*



2. \*



3. \*



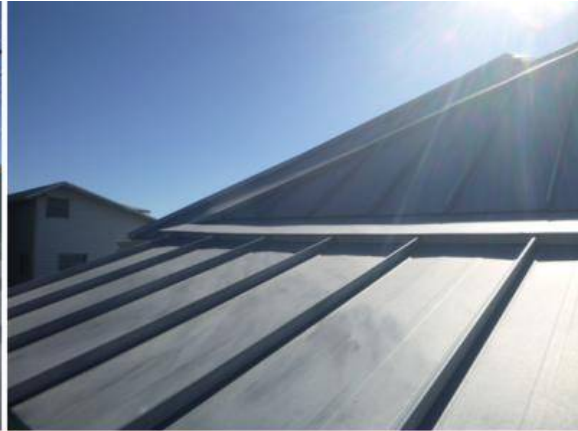
4. \*



**ROOF SYSTEM**

ROOF:

5. \*



**PLUMBING**

WATER HEATER:

6. \*



**ELECTRICAL SYSTEM**

ELECTRICAL PANELS:

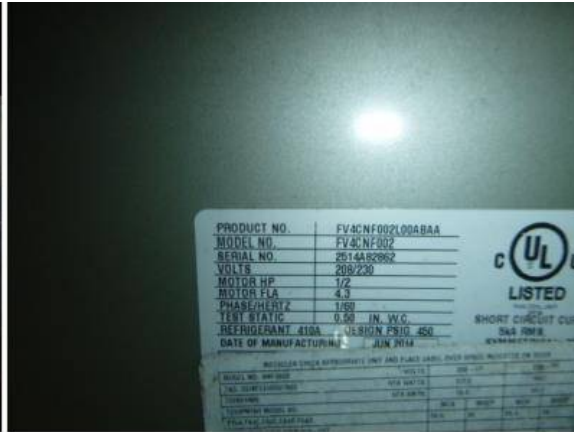
7. \*





**HEATING - AIR CONDITIONING**  
**HEATING SYSTEM DESCRIPTION:**

8. \*



**AIR CONDITIONING:**

9. \*



**KITCHEN - APPLIANCES - LAUNDRY**

**KITCHEN SINK:**

10. \*



LAUNDRY:

11. \*



**BATHROOMS**

JACK AND JILL BATHROOM AREA:

12. \*



HALF BATHROOM AREA:

13. \*

