FLORIDA BUILDING INSPECTORZ
352-327-4430
darrell@floridabuildinginspectorz.com
https://floridabuildinginspectorz.com

FOUR-POINT INSURANCE INSPECTION

1234 Main St.
Tavares, FL 32778

Buyer Name
06/08/2019 9:00AM

Inspector
Darrell Turner
#HI11678
352-327-4430
darrell@floridabuildinginspectorz.com

Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

1: INSPECTION DETAILS

Information

Style
Ranch

Type of Building
Single Family

Approximate Total Square Feet
2000

Insurance Company/Policy Number
Unknown

Number of Stories
1

Type of Construction
Masonry

Type of Foundation
Slab

Weather Conditions
Clear, Dry, Hot

2: HEATING/AIR CONDITIONING

		IN	NI	NP	D
2.1	Heating System	X			
2.2	Cooling System	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Heat Type
Heat Pump

Estimate Age of Heating Systems
5 years

Energy Source
Electric

Condition of Heating Systems
Good

Heating Systems Upgraded?
Yes

Cooling Source/Type
Electric

Estimate Age of Cooling Systems
5 years

Condition of Cooling Systems
Good

Cooling Systems Upgraded?
Yes

3: ROOF

		IN	NI	NP	D
3.1	Roof Comments	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Roof Style
Gable

Material
Asphalt

Estimated Age of Roof Covering
15 Years

Number of Shingle Layers
1

Type of Sheathing
2"x11" decking

Roof Comments: Estimated Life Expectancy
greater than 5 years in my opinion

Roof Comments: Evidence of Active Leaks?
No

Roof Comments: Flashing Damaged Noticed?
No

Roof Comments: Missing Shingles of Covering?
No

Roof Comments: Truss of Rafter Damage Noticed?
No

4: PLUMBING

		IN	NI	NP	D
4.1	Plumbing Comments	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Distribution Material
Copper

Power Source/Type
Electric

Water Supply Material
Copper

Water Heater Location
Garage

Approximate Age of Water Heater
40 Years

Fire Sprinkler System Present
No

Main Supply Line Material
Copper

Freeze Hazards Noticed?
No

Number of Bathrooms
2

Overall Plumbing Condition
Average

Overall Water Pressure
Average

Recent Plumbing Upgrades?
Yes

5: ELECTRICAL

		IN	NI	NP	D
5.1	Electrical Comments	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Active Knob and Tube Wiring?
No

AFCIs Present in Bedrooms?
No

Aluminum Branch Circuits?
No

Exposed or Unsafe Wiring Noticed?
No

Fuses or Circuit Breakers?
Circuit Breakers

GFCIs Present Where Required?
Yes

Main Panel Location
Left

Overall Condition
Average

Panel Ground Observed?
Yes

Recent Upgrade?
Yes

Service Amps
200 AMPS

Size of Service Sufficient?
Yes

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut

down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.