



4 POINT INSPECTION (ONLY FOR PROPERTIES 25 YEARS OR OLDER)

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Coral Gables FL 33146

Christopher Marotta
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Inspector

Luis Perez

HI7112/MRSA2947/CRC1330244

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1: 4 POINT INSPECTION

Information

4 Point Overview

This 4-Point Insurance Inspection is a direct replica of the most recent 01/18 Florida State Filed Citizens Property Insurance Corporation's 3-page, 4-Point Inspection form. All information contained herein contains the same level of detail to be acceptable to Citizens insurance, and most all other companies underwriting requirements. This form was created inside our inspection report writing software to aid in field data collection and completion, and to aid in any necessary revisions of forms in instances where issues are present and repaired and/or revisions would be necessary without completing an entirely new inspection. The purpose of a 4 point inspection is to verify certain features of a home's four major systems (roofing, plumbing, heating/cooling, and electrical). This 4 Point Inspection is conducted in accordance with the Florida Association of Building Inspectors (FABI) Standards of Practice for 4 Point Inspections, found on our website.

By acceptance and utilization of this report, both the Homeowner and the Insurance Agent, Agency, and Insurance Company agree to hold DG Inspekts harmless for the results of this report or the consequences of the report's findings, both now, and at any time in the future. The ratings, estimates, & life expectancies expressed on the report are professional opinions based upon observed conditions at time of inspection and understood known industry standards of those components. Life expectancies & ratings are not a guarantee or warranty and this report and its lifespans are wholly separate from any full building inspection report and its findings. A 4 Point Inspection is in no way to be utilized as a seller's disclosure or a substitute for a thorough, complete home inspection for purchase of real property. No warranty or guarantee of items inspected, or of insurance coverage or insurability, is expressed or implied by DG Inspekts.

2: ELECTRICAL

Information

Electrical: Electric System General Condition Satisfactory	Electrical: Main Panel Type Circuit Breaker	Electrical: Total Main Panel Amps 200A
Electrical: Main Panel Amperage Sufficient for Current Usage? Yes	Electrical: Second Panel Type Circuit Breaker	Electrical: Second Panel Total Amps 125A
Electrical: Second Panel Amperage Sufficient for Current Usage Yes	Electrical: Indicate Presence Of Any Of The Following: N/A	Electrical: Main Panel Age In Years 2013
Electrical: Main Panel Year Last Updated 2013	Electrical: Main Panel Brand Siemens	Electrical: Second Panel Age In Years 2013
Electrical: Second Panel Year Last Updated 2013	Electrical: Second Panel Brand GE	Electrical: Wiring Type Copper

3: HVAC

Information

HVAC: Central AC

Yes

HVAC: Central Heat

Yes

HVAC: HVAC System in Good Working Order:

Yes

HVAC: Date of Last HVAC Servicing

2015

HVAC: Age of System In Years

2015

HVAC: Year Last Updated

2015

Hazards Present: Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?

No

Hazards Present: Is The Source Portable

No

Hazards Present: Space Heater Used As Primary Heat Source

No

Hazards Present: Wood Burning Stove or Central Gas Fireplace Not Professionally Installed

No

4: PLUMBING

Information

Plumbing: Temperature Pressure Relief Valve on the Water Heater?

Yes

Plumbing: Water Heater Any Indication of an Active Leak?

No

Plumbing: Water Heater Indication of a Prior Leak?

No

Plumbing: Water Heater Location:

Garage

Plumbing: Water Heater Year of Manufacture:

2004

Plumbing: Types of Plumbing Noted

Copper

Plumbing: Age Of Piping System

Completely Re-Piped

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Dishwasher

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Refrigerator

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Washing Machine

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances: Water Heater

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Showers/Tubs

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Toilets

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances: Sinks

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances: Sump Pump

N/A

General Condition of the Following Plumbing Fixtures and Connections to Appliances: Main Shut Off Valve

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances: All Other Visible

Satisfactory

5: ROOF

Information

Predominant Roof: Roof Age In Years
2013

Predominant Roof: Date of Last Permit
05/13/2014

Predominant Roof: Date of Last Update
05/13/2014

6: ITEMS NEEDING REPAIR OR COMMENTS

7: INSPECTOR INFORMATION

Information

Inspector Information: Date of Inspection	Inspector Information: Company Name	Inspector Information: Office Phone
9/10/2018	Truview Inspections	954-406-0096

Inspector Information: Inspector Luis Perez

Florida State Certified Residential Contractor License # CRC1330244

Florida Home Inspector License # HI7112

8: PHOTOS

Information

Photos: 4 Point Photos





