



4-POINT FORM

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Phil Beers
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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).

By acceptance and utilization of this report, both the Homeowner and the Insurance Agent, Agency, and Insurance Company agree to hold C&H Home Inspections 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 the purchase of real property. No warranty or guarantee of items inspected, or of insurance coverage or insurability, is expressed or implied by C&H Home Inspections.

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

N/A

Electrical: Second Panel Total Amps

N/A

Electrical: Second Panel Amperage Sufficient for Current Usage

N/A

Electrical: Indicate Presence Of Any Of The Following:

N/A

Electrical: Main Panel Age In Years

21

Electrical: Main Panel Brand

Square D

Electrical: Second Panel Brand

N/A

Electrical: Wiring Type

Copper, MN BX or Conduit

3: HVAC

Information

HVAC: Central AC

Yes

HVAC: Central Heat

Yes

HVAC: HVAC System in Good Working Order:

Yes

HVAC: Age of System In Years

3

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, Closet

Plumbing: Water Heater Year of Manufacture:

1996/2002

Plumbing: Types of Plumbing Noted

Copper

Plumbing: Age Of Piping System

Original

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: Covering Material

Shingle

Predominant Roof: Roof Age In Years

2

Predominant Roof: Remaining Useful Lifespan

+18 years

Predominant Roof: Date of Last Permit

11/2016

Predominant Roof: Date of Last Update

11/2016

Predominant Roof: If Updated (Check One)

Full Replacement

Predominant Roof: Condition of Roof

Satisfactory

Predominant Roof: Any Visible Signs of Damage / Deterioration?

N/A

Predominant Roof: Any Visible Signs of Leaks?

No

Predominant Roof: Any Visible Signs of Leaks to Attic/Underside of Decking?

No

Predominant Roof: Any Visible Signs of Leaks to Interior Ceilings?

No

6: INSPECTOR INFORMATION

Information

Inspector Information: Date of Inspection	Inspector Information: Company Name	Inspector Information: Work Phone
6/28/18	C & H Home Inspections	866-968-2101

Inspector Information: Pasquale J Calandro III

Florida Home Inspector State
Certificate #HI10542

7: PHOTOS

Information

Photos: Electrical Photos





Photos: Plumbing Photos





Photos: HVAC Photos

