

**4-Point Inspection Report**

**Paul J. Customer**

**1234 Anywhere Drive**

**Your Town, FL**



**7/31/2012**

**Thomas M. Tillman**

CGC1516754 - HI5543

[ttillman@brinedevelopment.com](mailto:ttillman@brinedevelopment.com)

**Brine Development Services, LLC**

CGC1516754

**Apollo Beach, Florida 33572**

**(813) 699-4200**

[www.brinedevelopment.com](http://www.brinedevelopment.com)

# Four- Point Inspection Report

Note: A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or renewing an existing policy.

A Four-Point Insurance Inspection is far less in scope than a standard home inspection. This Four-Point Insurance Inspection is a limited, visual survey of the heating/air conditioning, roof, electrical and plumbing systems.

## General Information:

Date of inspection:	7/31/2012	
Property's Address:	1234 Anywhere Drive	
Property's City, State, Zip Code:	Your Town, FL	
Type of home:	Single Family	
Type of construction:	CMU Block	
Type of foundation:	Concrete	
Number of stories:	1	
Approximate square feet:	2746	
Approximate total living area:	2315	
Approximate age of home:	24 years (Built) 1988	
Client/owner's name:	Paul J. Customer	
Insurance company/policy number:		
Inspector's name:	Mark Wise	Tom Tillman
License number	CGC1520217-HI6150	CGC1516754-HI5543
Inspector's signature:	<i>Inspector's Signature</i>	
Inspector's company name:	Brine Development Services, LLC	
Inspector's address:	6625 Dolphin Cove Drive	
Inspector's city, state, zip code:	Apollo Beach, FL 33572	
Inspector's email address:	captmark13@msn.com	tomtill@aol.com
Inspector's phone number:	813-376-2222	813-230-2111

## Heating/Air Conditioning:

Types of heating systems:	Central/Electric
Estimated age of heating systems:	11 Years
Heating systems upgraded? Year?	8/1/2001
Condition of heating systems:	Good
Fuel Tank located?	N/A
Heating system comments:	Good
Types of cooling systems:	Central/Electric
Estimated age of cooling systems:	11 Years
Cooling systems upgraded? Year?	8/1/2001
Condition of cooling system:	Good
Cooling system comments:	Appears to be in good condition

## Plumbing:

Number of bathrooms:	2 & 1/2
Overall water pressure:	Good
Main supply line material:	PVC
Main waste/vent material:	PVC
Fixture supply line material:	CPVC
Fixture drain line material:	PVC
Shut off valves present:	Yes
Water heater location?	Garage
Water heater fuel type?	Electric
Approximate age of water heater:	10 Years
TPR valve present?	Yes
Fire sprinkler system present?	N/A
Freeze hazards noticed?	N/A
Polybutylene noticed?	None
Plumbing leaks noticed?	None
Recent plumbing upgrades? Year?	Per Customer 1998-1999
Overall plumbing condition:	Good
Plumbing comments:	Photos show plumbing upgraded to PVC and CPVC

## Roof:

Roof style:	Gable
Type of roof covering:	Asphalt-Fiberglass Dimensional Shingles
Estimated age of roof covering	Installed 5/31/2002
Number of shingle layers:	1
Type of sheathing:	Plywood
Flashing damage noticed?	None
Missing shingles or covering?	None
Truss or rafter damage noticed?	None
Evidence of active leaks?	None
Estimated life expectancy:	10-12 Years
Roof comments:	Good Condition

## Electrical:

Service amps:	200
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Circuit Breakers
Main panel location:	Garage
Panel ground observed?	Yes
GFCIs present where required?	Yes
AFCIs present in bedrooms?	N/A
Aluminum branch circuits?	None
Active knob and tube wiring?	None
Exposed or unsafe wiring noticed?	None
Recent upgrades? Year?	No
Overall electrical system condition:	Good
Electrical comments:	

# Other Comments

<p>Are there any deficiencies which need correction? If so, explain.</p>	N/A
<p>When will the deficiencies be corrected? Please provide an approximate date of completion.</p>	N/A
<p>Have all deficiencies been corrected? If so, when was this work completed?</p>	N/A

Paul J. Customer, 1234 Anywhere Drive, Your Town, FL  
Four-Point Insurance Inspection



A/C Condensor Unit  
Trane XE 1000



A/C Condensor Unit - Manufacturer's Tag  
Trane XE 1000



A/C Evaporator - Heater  
Located in Attic - No ID Tag



A/C Evaporator - Heater  
Shut-Off Breaker Box



A/C Evaporator - Heater  
Unit Shut-Off Breaker



A/C Evaporator - Heater  
Float Switch Shut-Off

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**Kitchen Sink Plumbing**  
 PVC Drain Lines & CPVC Supply Lines



**Bathroom Plumbing**  
 PVC Drain Lines & CPVC Supply Lines



**Kenmore Water Heater**  
 CPVC Piping



**Kenmore Water Heater**  
 Pop-Off Valve



**Kenmore Water Heater**  
 Bottom Pan & Drain



**Kenmore Water Heater**  
 Manufacturer's Tag

ELECTRIC WATER HEATER				UL	UNITED STATES	ECO INSTALLED
IN CORRESPONDENCE REGARDING THIS HEATER ALWAYS MENTION MODEL & SERIAL NOS.	MODEL NUMBER	CAPACITY	SERIAL NUMBER			
153-327364		30	800420979			
FACTORY EQUIPPED WITH				U.S. GAL.		
OPTIONAL ELEMENT	LOWER ELEMENT	MEDIUM	VOLTS	CHECK TO HERE	WARRANTY PERIOD	
3900	3800	3600	240		150	
WATTS				A.C. ONLY		
OPTIONAL WATTAGE	LOWER ELEMENT	MEDIUM	CHECK TO HERE	IF INSTALLED BY FACTORY EQUIPPED		
3800	3500	3500		SEE WARNING! SEE CONVERSION INSTRUCTION		
WATTS	WATTS	WATTS	IF CONVERTING			
3500	3500	3500	SCARS, HUBBUCK AND CO. HOFFMAN ESTATES, IL			

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**Left Elevation  
Gable Roof Geometry**



**Right Elevation  
Gable Roof Geometry**



**Asphalt-Fiberglass Shingles  
No Sagging**



**Asphalt-Fiberglass Shingles  
No Sagging**



**Asphalt-Fiberglass Shingles  
No Curling or Other Noticable Deterioration**



**Asphalt-Fiberglass Shingles  
No Noticable Loss of Granules**

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Electric Supply  
Electric Meter



Main Breaker Panel  
200 Amp Service



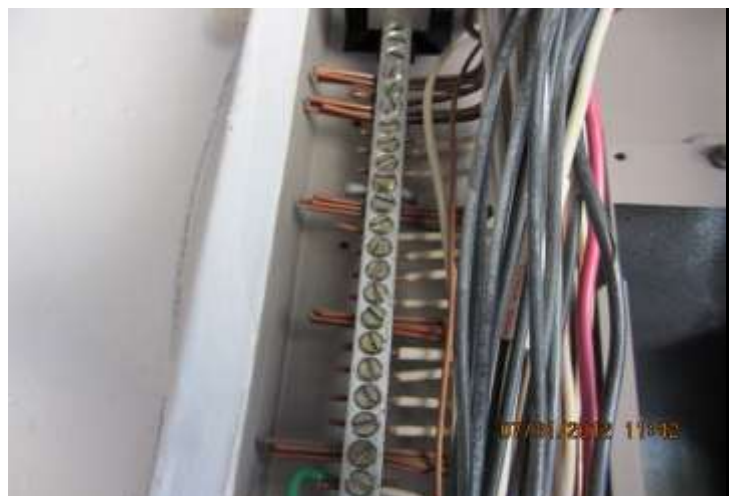
Main Breaker Panel  
200 Amp Main Breaker



Main Breaker Panel  
Dead Panel Removed



Main Breaker Panel  
Aluminum Stranded Main Service



Main Breaker Panel  
Copper Branch Wiring