



## 4-Point Insurance Inspection Report

This report has been approved solely for use by the members of the Florida Association of Building Inspectors

Date Inspected: February 2, 2016 Inspected by: John Curtin Home Inspector, LLC (John Curtin)

Client: Mr. Happy Buyer Contact Info: 561-561-1111 Policy Number: \_\_\_\_\_

Address: 123 Pleasant Street City: Tequesta State: FL Zip: 33469

Year Built: 1959 Type of home: Single family Type of Construction: CBS Number of Stories: 1

### ELECTRICAL:

Overhead:  Underground:  Service Amps: 150 Sufficient for Service:  Yes  No Type:  Circuit Breakers  Fuses

Service Panel Location/Brand: Rear bath / Federal Pacific Brand Grounding:  Ground rod  Cold water line  Not found

Branch wiring:  Copper  Aluminum GFCI present:  Bathrooms  Kitchen  Exterior N/A Garage  None

Knob and tube wiring:  Yes  No Exposed or unsafe wiring:  Yes  No System updated:  Yes  No

Updated components and estimated year: Outlets and switches updated.

Comments: No defects noted.

### PLUMBING:

Main water supply material: Copper Waste supply material: PVC & cast iron Overall water pressure: Adequate & typical

Water heater Location/Brand: Rear bath / American brand Age: 2008 Size: 50 gallons Water meter location: Front south property line.

Leaks noted:  Yes  No Polybutylene pipe visible:  Yes  No Shut off valves present:  Yes  No

System updated:  Yes  No Updated components and estimated year: Baths and kitchen updated approximately 5 years .

Comments: No defects noted.

### ROOF:

Style: Gable Covering type: Architectural grade asphalt fiberglass Date installed: 1993 Leaks:  Yes  No

Visible roof damage:  Yes  No Condition of roof:  Good  Fair  Poor Remaining Life: 5-10 years

Comments: No leaks noted. A repair is noted on the front south corner. It appears proper.

### HEATING/COOLING SYSTEM:

Type of cooling system: Split system with handler located in the and compressor on the of the house.

Air Handler: Ruud brand, 3/2014 located in the hall closet. Air Condenser: Ruud brand, 2, 2014, located in the rear yard.

Type of heating system: Integrated electric coil in the air handler Heat system functioned:  Yes  No

Duct type: Flexible ducts in the attic Defects noted:  Yes  No Air handler coil:  Clean  Fair  Poor

Comments: The systems worked well.

Inspectors Name: John Curtin FABI Member #: RPI-0472 State of Florida Inspector License # HI-917

Inspectors Signature:

Phone: 561-309-8234 Company: John Curtin Home Inspector, LLC



**Date built 1959**

**Roof permitted October 22, 1993 Pmt# 93100444**

**These pictures may be need if a 4 Point Inspection Report is needed by your insurance company.**



**Overhead service with the meter located on the rear of the house. No ground wire was visible.**

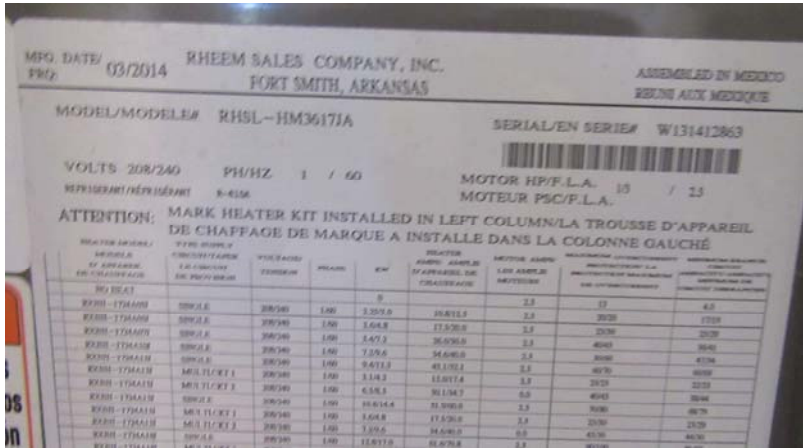


**Federal Pacific brand electric panel with a 150 amp main breaker located in the hall bathroom. No tampering was noted.**





**Ruud brand air condenser, manufactured 3/2014, 3 ton, located in the rear of the house.**



**Ruud brand air handler located in the hall closet, manufactured 2/2014.**



**The air handler coils were clean.**



**Water meter on the front south property line.**



**Main water shutoff valve located on the rear of the house.**



**American brand heater located in the hall bath, manufactured 2008, 50 gallons.**



**View under typical bath sink.**



**View under kitchen sink.**





**Views of remodeled baths and kitchen.**



**Bath outlets are GFCI protected.**



**Kitchen and exterior outlets are not GFCI protected.**