

INSPECTIONS Inc.

Four- Point Inspection Report

Date of inspection:	November 4, 2010
Property's Address:	7777 Sample Street
Property's City, State, Zip Code:	Miramar, FL 33023
Type of home:	Single family dwelling
Type of construction:	CBS
Type of foundation:	Slab on grade
Number of stories:	One
Approximate square feet:	1,700
Approximate total living area:	1,580
Approximate age of home:	50 years
Client/owner's name:	Mr. Sample
Insurance company/policy number:	CI-445567987
Inspector's name:	Eric Van De Ven
NACHI ID number:	NACHI10100101
Inspector's signature:	
Inspector's company name:	Magnum Inspections Inc.
Inspector's address:	451 Palmetto Drive
Inspector's city, state, zip code:	Coconut Creek, FL 33066
Inspector's email address:	ev@magnuminspections.com
Inspector's phone number:	(954) 340-6615

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.



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Heating / Air Conditioning

Types of cooling systems:	Electric central air
Estimated age of cooling systems:	12 years
Cooling systems upgraded? Year?	Yes. 1998
Condition of cooling system:	Good
Cooling system comments: None	
Types of heating systems:	Electric central heat
Estimated age of heating systems:	12 years
Heating systems upgraded? Year?	Yes, 1998
Condition of heating systems:	Good
Fuel Tank located?	N/A
Heating system comments: None.	

Roof

Roof style:	Hip
Type of roof covering:	Fiberglass shingle
Estimated age of roof covering	4 months
Number of shingle layers:	One
Type of sheathing:	3/4 inch plywood
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	15 years
Roof comments: Main roof was replaced and finished June/2010 as per permit final. Flat roof replaced 6/2007 as per permit final.	

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Electrical

Service amps:	150
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Circuit breakers
Main panel location:	Right side of house
Panel ground observed?	Yes
GFCIs present where required?	N/A
AFCIs present in bedrooms?	N/A
Aluminum branch circuits?	No
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	No
Recent upgrades? Year?	Yes, 2007
Overall electrical system condition:	Good
Electrical comments: Electric updated 8/2007 as per permit final.	

Plumbing

Number of bathrooms:	Two
Main supply line material:	Copper
Main waste/vent material:	PVC
Fixture supply line material:	Copper
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?	No
Freeze hazards noticed?	No
Polybutylene noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrades? Year?	No
Overall plumbing condition:	Good
Plumbing comments: None.	