

# 4-Point Inspection Form

Insured/Applicant Name: 4 Point Inspection Application / Policy #: \_\_\_\_\_

Address Inspected: 4 Point Inspection, Greater Tampa, FL 33333

Actual Year Built: 1991

Date Inspected: \_\_\_\_\_

**Minimum Photo Requirements:**

- Dwelling: Each side  Roof: Each slope  Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Main electrical service panel with interior door label
- Electrical box with panel off
- All hazards or deficiencies noted in this report

**A Florida-licensed inspector must complete, sign and date this form.**

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

## Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

**Main Panel**

Type:  Circuit breaker  Fuse

Total Amps: 200

Is amperage sufficient for current usage?  Yes  No (explain)

**Second Panel**

Type:  Circuit breaker  Fuse

Total Amps: \_\_\_\_\_

Is amperage sufficient for current usage?  Yes  No (explain)

**Indicate presence of any of the following:**

- Cloth wiring
- Active knob and tube
- Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
- \* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- Connections repaired via COPALUM crimp
- Connections repaired via AlumiConn

**Hazards Present**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Blowing fuses</li> <li><input type="checkbox"/> Tripping breakers</li> <li><input checked="" type="checkbox"/> Empty sockets</li> <li><input type="checkbox"/> Loose wiring</li> <li><input checked="" type="checkbox"/> Improper grounding</li> <li><input type="checkbox"/> Corrosion</li> <li><input type="checkbox"/> Over fusing</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Double taps</li> <li><input type="checkbox"/> Exposed wiring</li> <li><input type="checkbox"/> Unsafe wiring</li> <li><input type="checkbox"/> Improper breaker size</li> <li><input type="checkbox"/> Scorching</li> <li><input type="checkbox"/> Other (explain)</li> </ul> |
|--|---|

**General condition of the electrical system:**  Satisfactory  Unsatisfactory (explain)

**See the photos in Hazards and Deficiencies section at the end of this report.**

## Supplemental information

**Main Panel**

Panel age: original  
 Year last updated: unknown  
 Brand/Model: GE

**Second Panel**

Panel age: \_\_\_\_\_  
 Year last updated: \_\_\_\_\_  
 Brand/Model: \_\_\_\_\_

**Wiring Type**

- Copper
- NM, BX or Conduit

# 4-Point Inspection Form

## HVAC System

Central AC:  Yes  No  
 Central heat:  Yes  No  
 If not central heat, indicate **primary** heat source and fuel type: n/a  
 Are the heating, ventilation and air conditioning systems in good working order?  Yes  No (explain)  
 Date of last HVAC servicing/inspection: not provided

### Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed?  Yes  No  
 Space heater used as primary heat source?  Yes  No  
 Is the source portable?  Yes  No  
 Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?  
 Yes  No

### Supplemental Information

Age of system: 5 yrs  
 Year last updated: 2019  
 (Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

## Plumbing System

Is there a temperature pressure relief valve on the water heater?  Yes  No  
 Is there any indication of an active leak?  Yes  No  
 Is there any indication of a prior leak?  Yes  No  
 Water heater location: garage

### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).**

*See the photos in Hazards and Deficiencies section at the end of this report.*

### Supplemental Information

Age of Piping System:  
 Original to home  
 Completely re-piped  
 Partially re-piped  
 (Provide year and extent of renovation in the comments below)

#### Type of pipes (check all that apply)

- Copper
- PVC/CPVC
- Galvanized
- PEX
- Polybutylene
- Other (specify)

# 4-Point Inspection Form

**Roof** (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

**Predominant Roof**

Covering material: architectural shingle

Roof age (years): 20 to 22

Remaining useful life (years): 3 to 5

Date of last roofing permit: not provided

Date of last update: not provided

If updated (check one):

- Full replacement  
 Partial replacement

% of replacement: \_\_\_\_\_

Overall condition:

- Satisfactory  
 Unsatisfactory (**explain below**)

**Any visible signs of damage / deterioration?**

(check all that apply and explain below)

- Cracking - exposed fasteners  
 Cupping/curling See the photos in Hazards and Deficiencies section at the end of this report.  
 Excessive granule loss  
 Exposed asphalt  
 Exposed felt  
 Missing/loose/cracked tabs or tiles  
 Soft spots in decking  
 Visible hail damage

**Any visible signs of leaks?**  Yes  No

Attic/underside of decking  Yes  No

Interior ceilings  Yes  No

**Secondary Roof**

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years): \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

If updated (check one):

- Full replacement  
 Partial replacement

% of replacement: \_\_\_\_\_

Overall condition:

- Satisfactory  
 Unsatisfactory (**explain below**)

**Any visible signs of damage / deterioration?**

(check all that apply and explain below)

- Cracking  
 Cupping/curling  
 Excessive granule loss  
 Exposed asphalt  
 Exposed felt  
 Missing/loose/cracked tabs or tiles  
 Soft spots in decking  
 Visible hail damage

**Any visible signs of leaks?**  Yes  No

Attic/underside of decking  Yes  No

Interior ceilings  Yes  No

**Additional Comments/Observations** (use additional pages if needed):

*See at the end of this report for additional comments.*

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.  
 I certify that the above statements are true and correct.

*Sang M. Park*

Home Inspector

HI12491

Inspector Signature

Title

License Number

Date

Fair Winds Building Inspection Services

Home Inspector

813-445-3043

Company Name

License Type

Work Phone

# 4-Point Inspection Form

**Special Instructions:** This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

## Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

## Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

*Note:* A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

## Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

## Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

## Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

# Photos & Additional Comments

## Dwelling - Each Side



*Front*



*Left*



*Back*

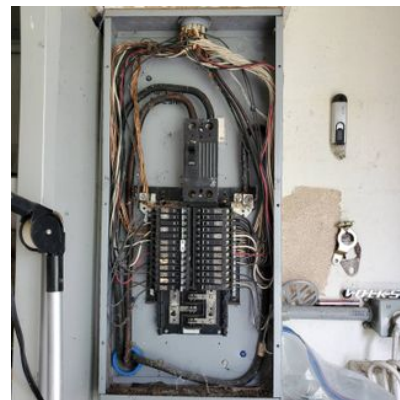


*Right*



*Right*

## Main Panel



## Plumbing - Water Heater

# Photos & Additional Comments



## Under Cabinet Plumbing/Drains



Master Bathroom



Master Bathroom



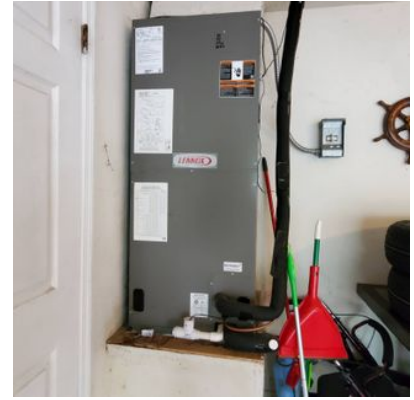
Kitchen



Guest Bathroom

## HVAC System

# Photos & Additional Comments



## Roof - Each Slope



Front



Front



Right

## Photos & Additional Comments



*Right*



*Back*



*Back*



*Back*

## Hazards and Deficiencies



*Open socket at the main panel*



*Improper grounding inside the main panel*



*Leaking pipe under the master bathroom lavatory*



## Photos & Additional Comments



*Improper repair of a drain pipe under the guest bathroom lavatory*



*Stain on the kitchen ceiling*



*Stain on the garage ceiling*



*Exposed fasteners on the right side of the roof*



*Loose shingles at multiple locations*



*Stain on the underside of roof decking above the garage*

### **Additional Comments:**

- The inspection was limited due to the presence of household goods through the house.
- The inspection in the attic was limited due to restricted access and obstructed views. Insulation and ducts blocked the view of wood members and made it unsafe to traverse the attic floor. Very low pitched near the edges of the roof. A visual inspection was performed from point of access.
- Age of water heater: 22 yrs (manufactured in 2002)