

# Four-Point Insurance Inspection Report

Date of inspection	January 4, 2007
Property's address:	123 Maple Street
Property's city, state, zip code:	Miami, Florida 33128
Type of home:	Single family
Type of construction:	Masonry
Type of foundation:	Slab
Number of stories:	1
Approximate square feet:	2400
Approximate age of home:	22
Client/owner's name:	Joe Homeowner
Insurance company/policy number:	Citizens
Inspector's name:	John H. Inspectorinsky
NACHI ID number:	NACHI04030201
Inspector's signature:	<i>John H. Inspectorinsky</i>
Inspector's company name:	John's Inspection Connection
Inspector's address:	456 Walnut Street
Inspector's city, state, zip code:	Fort Lauderdale, Florida 30847
Inspector's email address:	john@inspectionconnectiononline.com
Inspector's phone number:	(954) 456-7890

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.

## Heating/Air Conditioning:

Types of heating systems:	Heat pump
Estimated age of heating systems:	10 years
Heating systems upgraded?	No
Fuel tank located?	N/A
Condition of heating systems:	Good shape overall
Heating system comments:	programmable thermostat
Types of cooling systems:	Heat pump
Estimated age of cooling systems:	10
Cooling systems upgraded?	No
Condition of cooling systems:	Good condition
Cooling system comments:	

## Plumbing:

Number of bathrooms:	2.5
Overall water pressure?	Strong
Main supply line material:	Copper
Main waste/vent material:	ABS
Fixture supply line material:	Copper
Fixture drain line material:	ABS
Shut off valves present?	Yes, at each fixture and main near entrance
Water heater location?	In laundry room
Water heater fuel type?	Electric
Approximate age of water heater:	17 years old. New one will be needed soon.
TPR valve present?	Yes, but discharge line is short.
Fire sprinkler system present?	None noticed
Freeze hazards noticed?	None noticed
Polybutylene noticed?	No.
Plumbing leaks noticed?	None noticed
Recent plumbing upgrades?	New kitchen sink with garbage disposal
Overall plumbing condition:	Good
Plumbing comments:	Time to change water heater

## Roof:

Roof style:	<i>Gable</i>
Type of roof covering:	<i>Shingles</i>
Estimated age of roof covering:	<i>4 years. Owner showed me roofing documents.</i>
Number of shingle layers:	<i>1</i>
Type of sheathing:	<i>Plywood, nailed to trusses.</i>
Flashing damage noticed?	<i>No</i>
Missing shingles or covering?	<i>No</i>
Truss or rafter damage noticed?	<i>No</i>
Evidence of active leaks?	<i>None</i>
Estimated life expectancy:	<i>20 years</i>
Roof comments:	<i>Good shape</i>

## Electrical:

Service amps:	<i>200 AMPS</i>
Size of service sufficient?	<i>Yes</i>
Fuses or Circuit breakers?	<i>Breakers</i>
Main panel location:	<i>Garage</i>
Panel ground observed?	<i>Yes, grounded to water main.</i>
GFCIs present where required?	<i>Yes</i>
AFCIs present in bedrooms?	<i>No, none.</i>
Aluminum branch circuits?	<i>No</i>
Active knob and tube wiring?	<i>No</i>
Exposed or unsafe wiring noticed?	<i>Missing blank at panel exposing live buss bar</i>
Recent upgrades?	<i>No</i>
Overall electrical system condition:	<i>Good except for missing blank at panel.</i>
Electrical comments:	<i>Overall good.</i>