

Four-Point Inspection Form

Insured/Applicant Name: David Gansky

Application/ Policy#:

Address Inspected: 3502 Washington Rd. West Palm Beach, FL 33405

Actual Year Built: 1955

Date Inspected: 2/11/2025

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. 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: 225

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

Second Panel

Type: ☒ Circuit breaker Fuse

Total Amps: Sub

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

Blowing fuses

Tripping breakers

Empty sockets

Loose wiring

Improper grounding

Corrosion

Over fusing

Double taps

Exposed wiring

Unsafe wiring

Improper breaker size

Scorching

Other (explain)

Missing knockouts each panel

MIs matched breakers guest apt. Panel

General condition of the electrical system:

Satisfactory

☒ Unsatisfactory (explain)

Several areas of exposed wiring. Improper splice under kitchen sink. main house panel is obstructed

Open ground upstairs hallway outlets

Supplemental information

Main Panel

Panel age: Est. 15 yrs

Year last updated: Est 2010

Brand/Model: Siemens

Second Panel

Panel age: Unknown

Year last updated: Unknown

Brand/Model: Square D

Wiring Type

☒ Copper

☒ MN, BX or Conduit

HVAC System

Central AC: ☒ Yes No

Central heat: ☒ Yes No

If not central heat, indicate primary heat source and fuel type:

Are the heating, ventilation, and air conditioning systems in good working order? Yes ☒ No (Explain)

No thermostat located guest apartment

Date of last HVAC servicing/inspection: Unknown

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: 20 yrs

Year last updated: 2022

(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 an prior leak? Yes ☒ No
 Water heater location: Electric tankless in garage

General conditions of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	☒			Toilets		☒	
Refrigerator	☒			Sinks		☒	
Washing machine	☒			Sump pump			☒
Water heater	☒			Main shut off valve	☒		
Showers/Tubs		☒		All other visible	☒		

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

Water damage right of sink guest apartment bath, missing shutoff guest apt. Washer stem
 Leak at store room toilet. Work in progress master bathroom

Supplemental information**Age of Piping Supply Systems noticed:**

Original to home Completely re-piped ☒ Partially re-piped
 (Provide year and extent of renovation)

Current renovations**Age of Piping Drain Systems noticed:**

Original to home Completely re-piped ☒ Partially re-piped
 (Provide year and extent of renovation)

See above, drain line under house and to road not viewed

**Type of main pipe supply noticed:
(check all that apply)**

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

**Type of main waste/vent noticed:
(check all that apply)**

☒ PVC
☒ Cast Iron
 ABS
 Copper
 Brass
 Other (specify)

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

Covering material: Painted shingle

Roof age (years): 18 yrs

Remaining useful life (years): 0 yrs

Date of last roofing permit: 4/2/2007

Date of last update: 4/2/2007

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

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):

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

Brian Vandenbraak
 Inspector Signature

Brian Vandenbraak
 Name/Title

HI7897
 License Number

2/11/2025
 Date

Affordable Home Inspection
 Company Name

HI7897
 License Type

561-694-7716
 Work Phone



Photograph Page
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Front



Left

Photograph Page
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Rear



Right

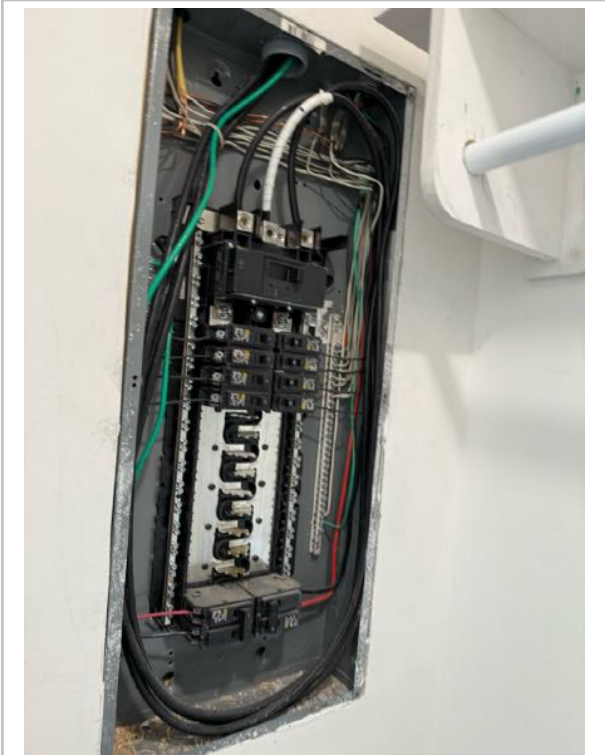
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Affordable Home Inspection, Inc.



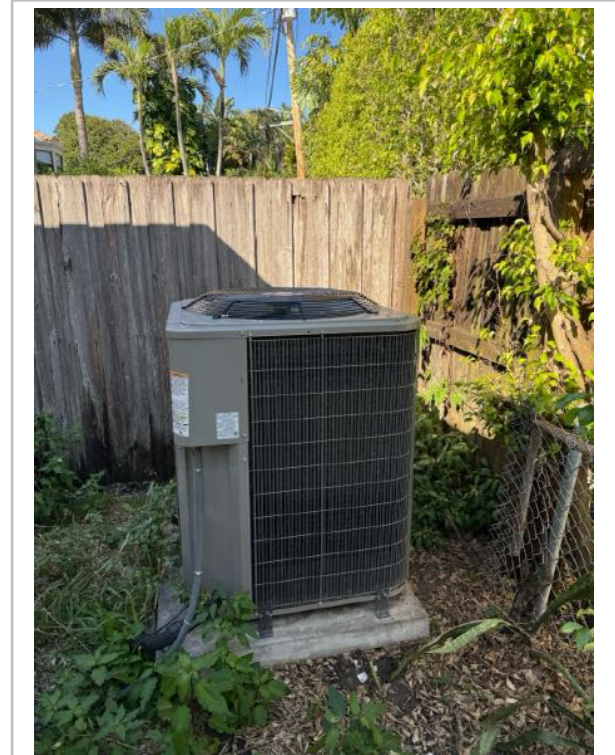
Electrical panel



Panel cover



Electrical panel



HVAC

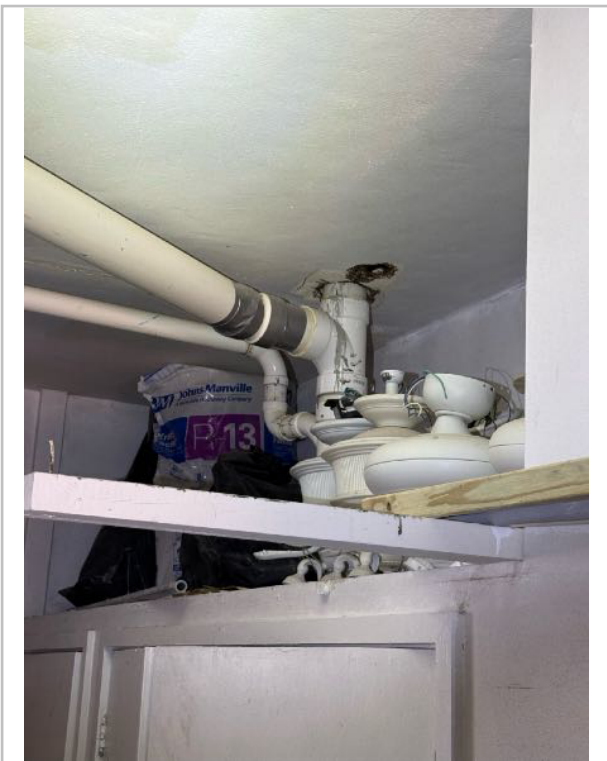
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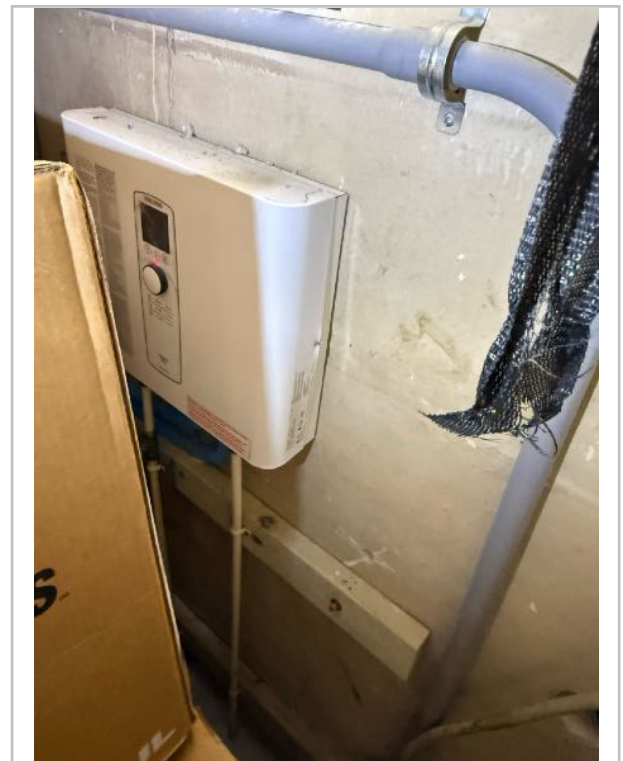
HVAC



HVAC



Plumbing

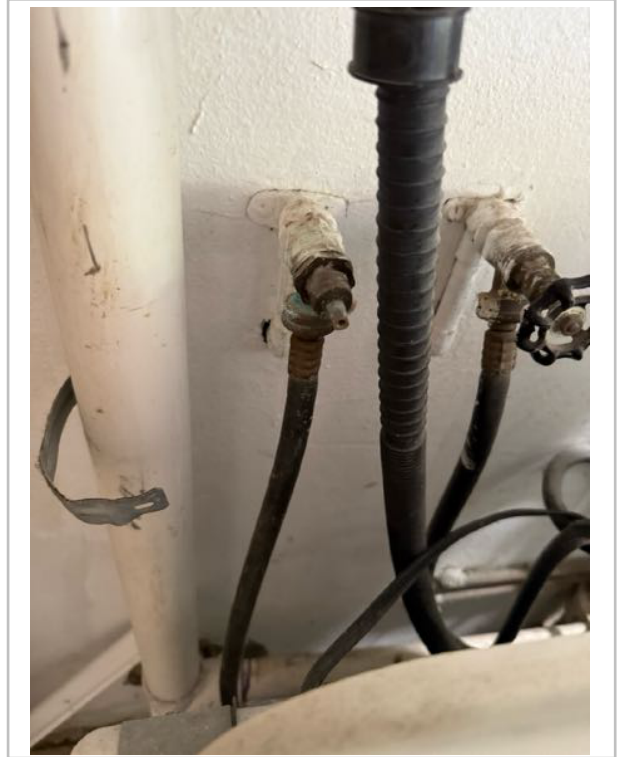


Tankless water heater

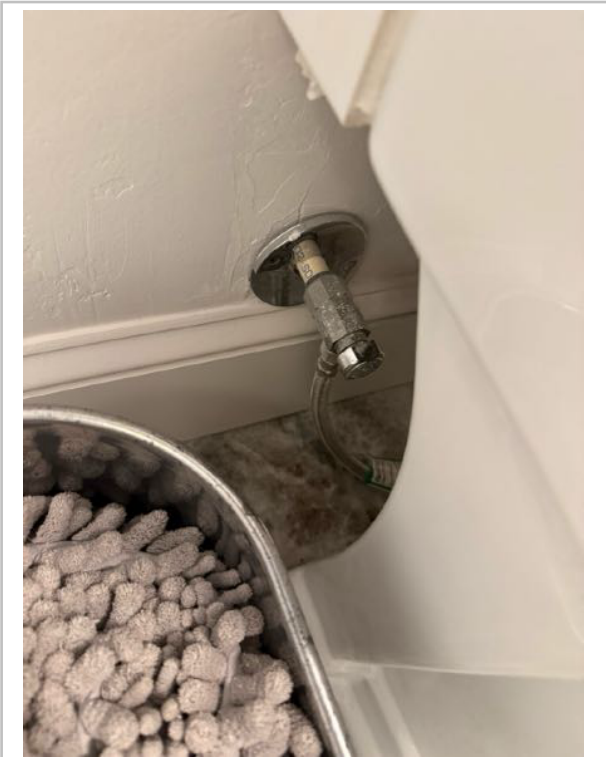
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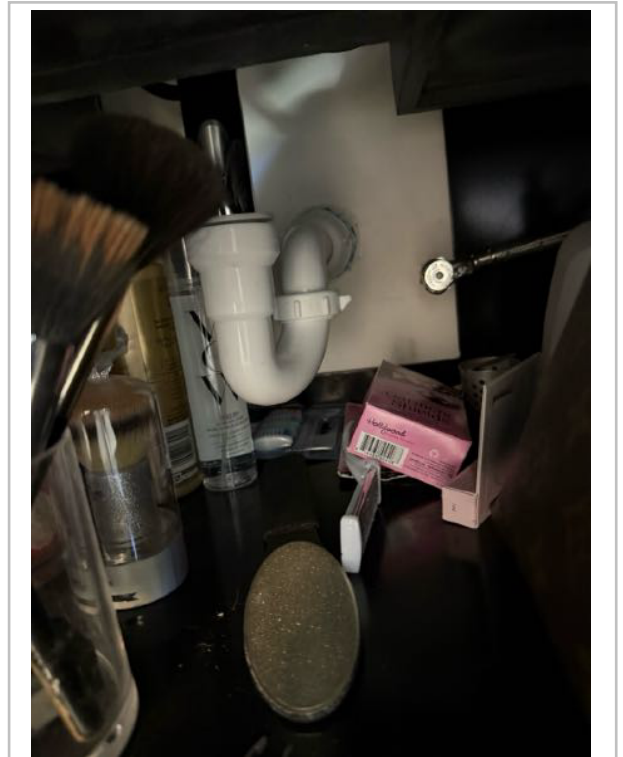
Plumbing



Washer connection

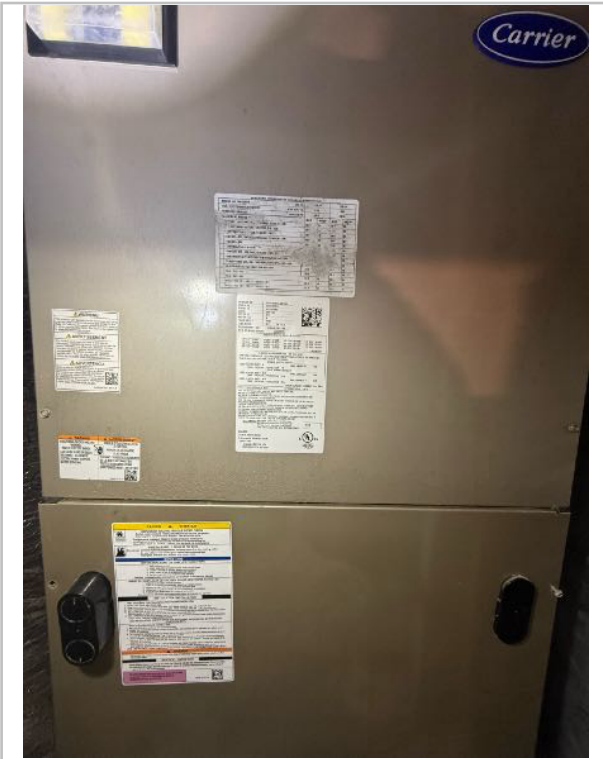


Toilet shutoff



Plumbing

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HVAC



HVAC

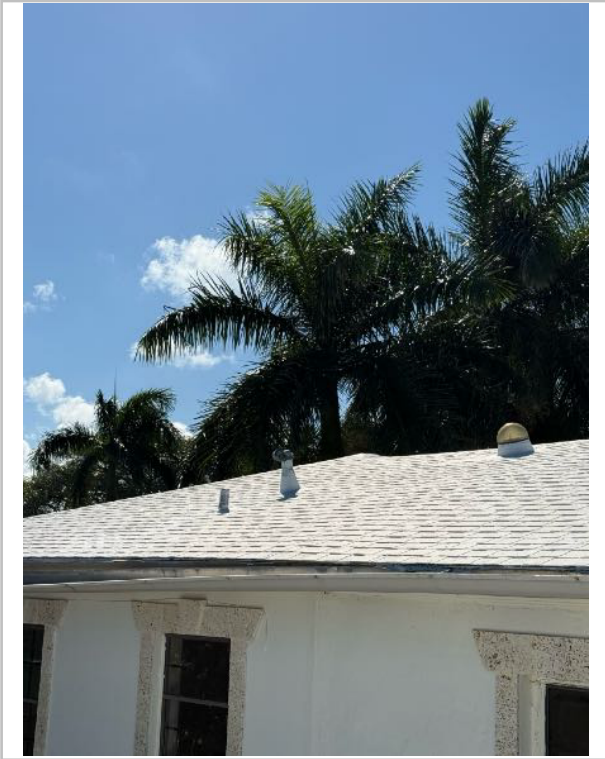


Roof

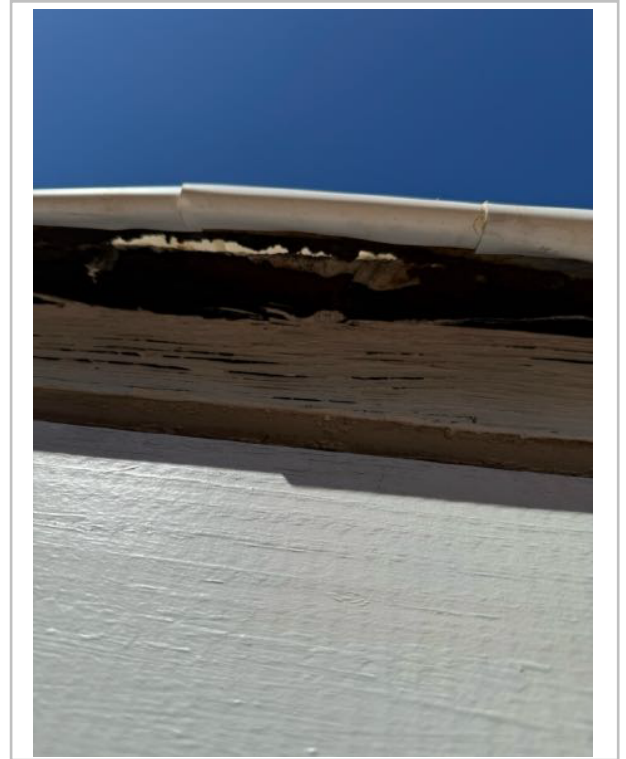


Roof leak over kitchen guest apartment

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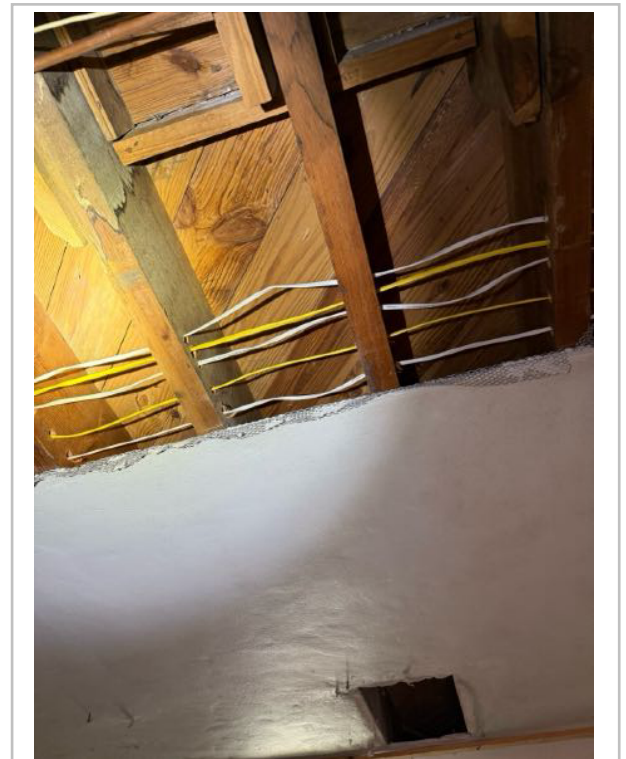
Roof



Example of leak at eaves

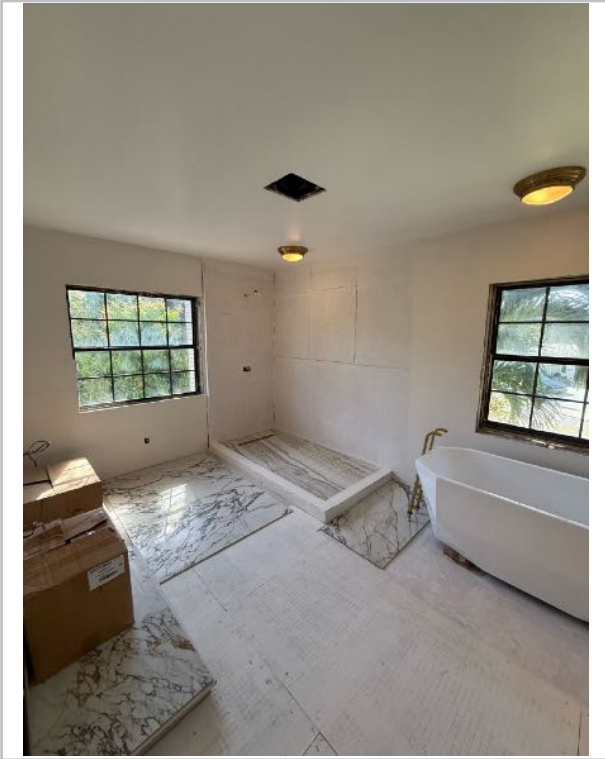


Breaker obstructed guest apt. panel

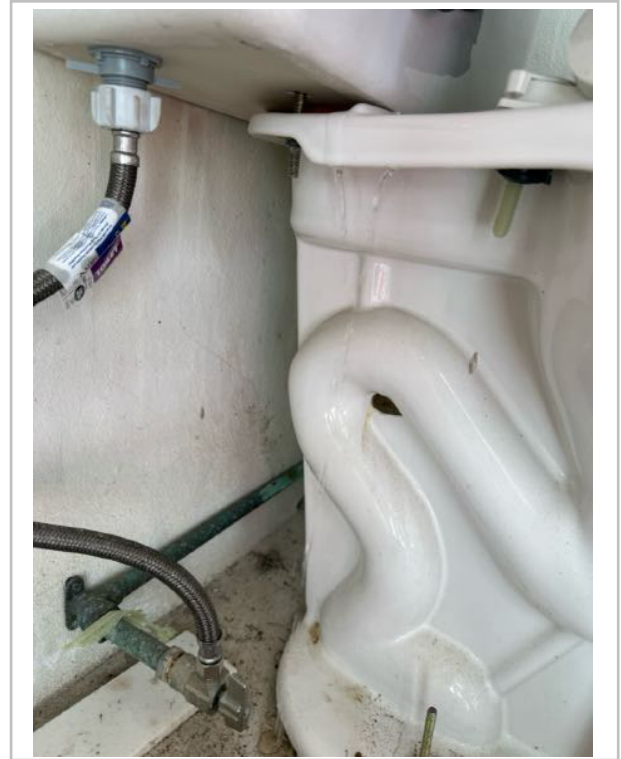


Example of exposed Romex wiring

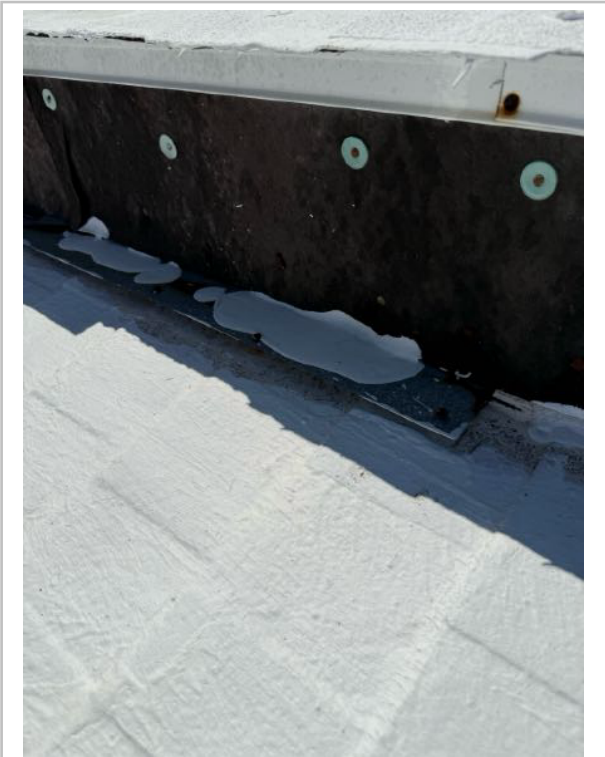
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Ex. of work in progress bathroom



Store room toilet leaks



Improper roof repair

