4-Point Inspection Form

Insured/Applicant Name: Peggy Miller Application / Policy #: _____

Address Inspected: 2061 Big Pass Ln, Punta Gorda, FL 33955

Actual Year Built: 1994 Date Inspected: 07/08/2024

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: 150
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 repair via COPALUM crimp

☐ Connections repair via AlumiConn

Hazards Present

☐ Blowing fuses
☐ Empty sockets
☐ Loose Wiring
☐ Tripping breakers
☐ Improper grounding
☐ Corrosion
☐ Double taps

☐ Exposed wiring
☐ Over fusing
☐ Unsafe wiring
☐ Improper breaker size
☐ Scorching
☐ Other (explain)

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

Supplemental information

Main Panel
Panel age: 30
Year last updated: 1994
Brand/Model: Siemens

Second Panel
Panel age: _____
Year last updated: _____
Brand/Model: _____

Wiring Type
☑ Copper
☑ NM, BX or Conduit

Dream Protection Home Inspection LLC 07/08/2024

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: _____

Are the heating, ventilation and air conditioning systems in good working order? ☑ Yes ☐ No (explain)

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: 7

Year last updated: 2017

(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/2017

General condition of the following plumbing fixtures and connections to applicances:

	Satisfactory	Unsatisfactory	N/A
Dishwasher	☑	☐	☐
Refrigerator	☑	☐	☐
Washing Machine	☑	☐	☐
Water Heater	☑	☐	☐
Showers/Tubs	☑	☐	☐

	Satisfactory	Unsatisfactory	N/A
Toilets	☑	☐	☐
Sinks	☑	☐	☐
Sump pump	☐	☐	☑
Main shut off valve	☑	☐	☐
All other visible	☑	☐	☐

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

Supplemental Information

Age of Piping System:

_____ Original to home

X Completely re-piped

_____ Partially re-piped

(Provide year and extent of renovation in the comments below)

2020

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: Concrete Tile
Roof age (years): 2
Remaining useful life (years): 20+
Date of last roofing permit: 2022-03-17
Date of last update: 2022-03-17
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
- ☐ Missing/loose/cracked tabs or tiles
- ☐ Exposed felt
- ☐ 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: N/A - BLANK SECTION
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 systems were in good condition at the time of the inspection.

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.

Inspector Signature	Title	License Number	Date
Dean Fano	Dean Fano	HI 15091	2024-07-08

Company Name	License Type	Work Phone
Dream Protection Home Inspectior	Home Inspector	239-233-1269

Dream Protection Home Inspection LLC 07/08/2024

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 or Observations

Exterior Photos



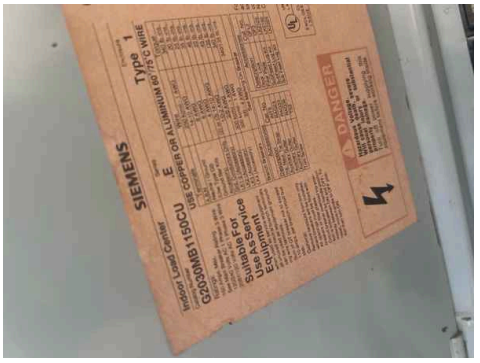


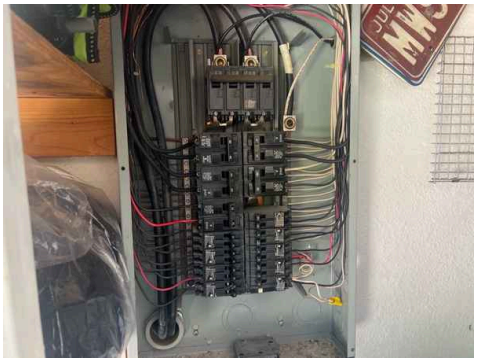



Electrical System

Panel Photos





Additional Photos



HVAC System

HVAC Equipment







2017

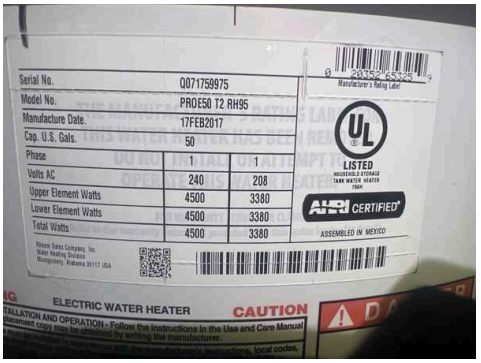
2017



Plumbing System

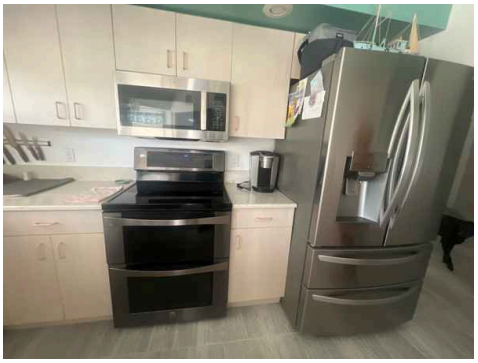
Water Heater





2017

Under cabinet plumbing & drains

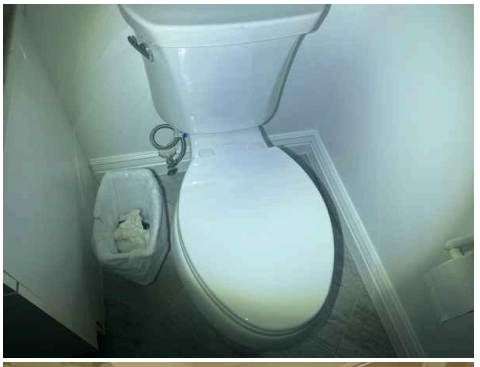




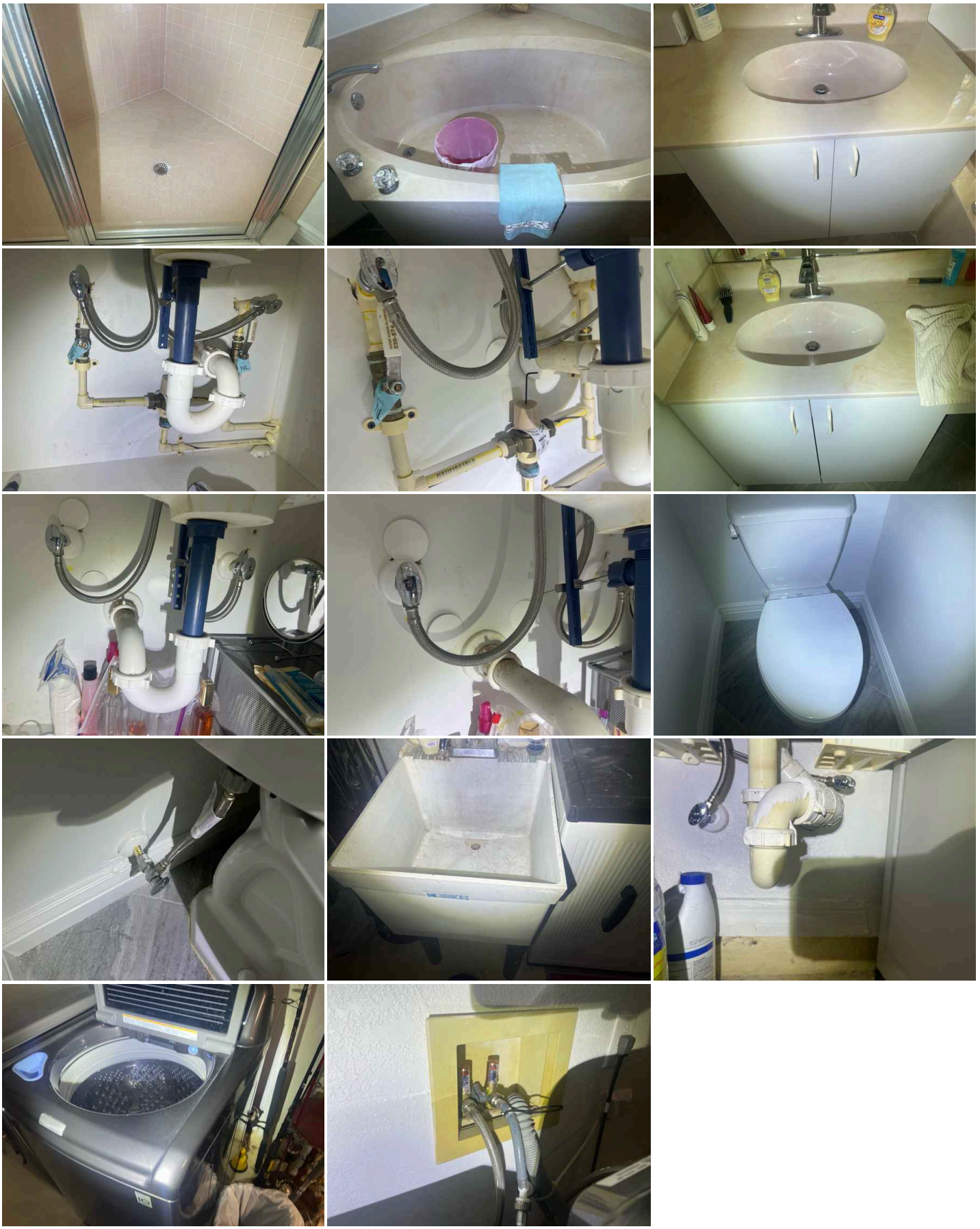








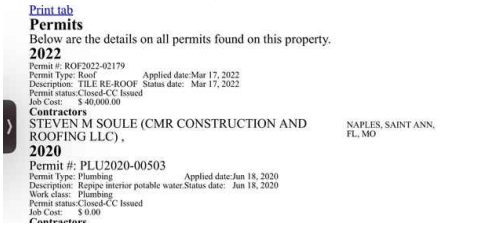



Plumbing



Roof

Photos of Each Slope



Print tab

Permits

Below are the details on all permits found on this property.

2022

Permit #: ROF2022-02179
Permit Type: Roof Applied date:Mar 17, 2022
Description: TILE RE-ROOF Status date: Mar 17, 2022
Permit status:Closed-CC Issued
Job Cost: $ 40,000.00
Contractors
STEVEN M SOULE (CMR CONSTRUCTION AND ROOFING LLC) , NAPLES, SAINT ANN, FL, MO

2020

Permit #: PLU2020-00503
Permit Type: Plumbing Applied date:Jun 18, 2020
Description: Repipe interior potable water.Status date: Jun 18, 2020
Work class: Plumbing
Permit status:Closed-CC Issued
Job Cost: $ 0.00
Contractors













