

HAZELBAKER CONSTRUCTION SERVICES
8965 QUARRY DRIVE
NAPLES, FLORIDA
(239)213-8046

FOUR POINT INSPECTION

Doc #: 1611-000

Date: 11/07/2016

Dwelling Address: 1234 Sample Road, Naples, FL 34120

Client Name: John and Jane Doe

This four point inspection is not intended to be used in place of a home inspection. The Home inspection is a much more thorough review of the home. This form is for insurance purposes only.

GENERAL CONDITIONS

- 01 Structure Type Single-family dwelling; concrete block construction.
- 02 Levels 1 story structure.
- 03 Lot Type Home is built on a flat lot.
- 04 Estimated Age 28 Years.



FRONT VIEW



REAR VIEW

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ROOF

Step #	Component	Comments
101	Roofing Type & Materials	Sloped; Shingle. If the roof is composed of materials (such as tile) that can be damaged if walked upon, the roof is not mounted. Observed from the roof.
102	Number of Layers	One.
103	Conditions	Roof appears to be water tight. No visible leakage noted at time of inspection. Estimated age of the roof is approximately 1 years old. (2014) Permit prbd20140720859 07/23/2014 Estimated approximate life remaining of 20 years.
		
104	Roof Comments	This inspection of the roof is not a 'Code Compliance' inspection nor is 'Manufacturer's Specifications' for installation/repairs a part of this inspection. Code compliance/manufacturer's specifications or any product/component/item should be verified through the local building authorities, the company who manufactured the product or item, or with seller.

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HEATING/ COOLING

Step #	Component	Comments
201	Heating	Electric; split system; forced air. Electrical disconnect provided near this unit. Unit is located at attic.
202	Heating Conditions	Estimated age of the Heating System is 04 years old. (2010) Estimated approximate life remaining of 06-10 years.
203	Heater Manufacturer	Goodman. Model # aruf486016ba Serial # 1063645915



204	Heating Comments	Functional. The heating system was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit
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- 205 Cooling Functional. The cooling system was tested using normal operating controls
Electric; split system; forced air. Electrical disconnect provided near this unit.
Unit is located atside of house
- 206 Cooling Estimated age of the Cooling System is 09 years old. (2005)
Conditions Estimated approximate life remaining of 3-5 years.
- 207 Cooling Mfr. International Comfort.
Model: tca248akc4 Serial: e053312378



- 208 Cooling Functional. The cooling system was tested using normal operating controls
Comments and appeared to function properly at time of inspection. Due to inaccessibility
of many of the components of this unit, the review is limited. Unit was
operated by the thermostat. As with all mechanical equipment the unit can fail
at anytime without warning. Inspectors cannot determine future failures. If a
detailed inspection is desired, a licensed heating contractor should be consulted
prior to closing to ensure proper and safe operation of this unit.
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PLUMBING

Step #	Component	Comments
301	Plumbing Supply System	Property has a public water supply. Water pressure at time of inspection was 60 psi. Main water shut off is located at left side of building.



302	Plumbing Waste System	Property is connected to a public waste system.
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303	Supply Pipes	Copper. No leaks noted at time of inspection.
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Estimated age of the Plumbing is 4-28 years old. (2010-1986)
Estimated approximate life remaining of 20-25 years.

304	Waste Pipes	PVC.
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305 Water Heater
Manufacturer

Whirlpool.
Model # e1f50rdo45v Serial # 0328135470



Temperature pressure relief valve installed as a safety feature.



306 Plumbing
System
Comments

None.

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PLUMBING PHOTOS

Kitchen



Guest bath



Master bath



Master bath



Washer hook up



Laundry tub

NONE

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ELECTRICAL SYSTEM

Step #	Component	Comments
401	Electrical Main Box	120 volts; 240 volts; 200 amps. Service entrance is overhead. The main panel is located at the garage. Main disconnect noted main meter. Breakers present to provide overload protection. Main conductor is aluminum, 4/0. Low amperage branch conductor is copper, preferred for safety



Estimated age of the Electrical System is 28 years old. (1987)
Estimated approximate life remaining of 25-35 years.

402	Electrical Main Box Comments	Functional. ITE Panel
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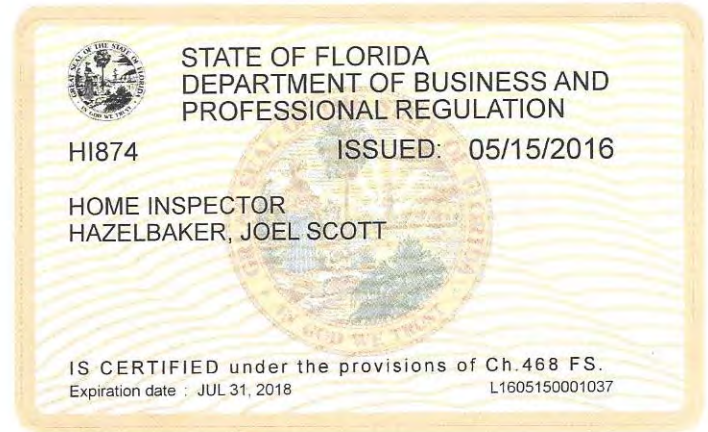
FOUR POINT INSPECTION

Licensed Florida Home Inspector:
State License No. HI874
Expiration: 7/31/2018



Joel Hazelbaker
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Certified Home Inspectors
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SAMPLE