



4-Point Inspection Report

LOCATED AT:
1234 Sample Dr
Sunny, FL

PREPARED EXCLUSIVELY FOR:
Happy Homeowner

INSPECTED ON:
Friday, March 18, 2022



Inspector, Brandon Testone HI8889
BLT Inspections, Inc.



4-Point Inspection Form

Insured/Applicant Name: Happy Homeowner Application / Policy #: _____

Address Inspected: 1234 Sample Dr Sunny, FL

Actual Year Built: 1960

Date Inspected: 3/18/22

This is NOT a standard home inspection. A Four-Point Insurance Inspection is a limited, non-evasive visual inspection of the roof, heating/cooling, electrical and plumbing systems. Latent or unobserved defects may be present. Any age disclosures listed in this report without documentation is solely based on the opinion of the inspector. By utilizing this report, all parties agree to hold BLT Inspections, Inc harmless for the results and/or consequences of the reports' findings. This report does not guarantee the insurability of the inspected property.

Electrical System

Our opinions stated herein concerning the electrical system are based on a limited visual inspection and do not constitute any type of certification or warranty. Underground, concealed and/or inaccessible circuits are excluded from this inspection. Determining the actual capacity of the system requires load calculations which is beyond the scope of this inspection. If more assurances are warranted, further evaluation by a licensed electrical contractor is recommended.

Main Panel

Type: Circuit breaker Fuse

Total Amps: 200

Is amperage sufficient for current usage? Yes Unknown

Second Panel

Type: Circuit breaker Fuse

Total Amps: N/A

Is amperage sufficient for current usage? Yes Unknown

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 breaker slots
- Loose wiring
- Improper grounding
- Corrosion
- Over fusing
- Double taps
- Exposed wiring
- Unsafe wiring
- Improper breaker size
- Scorching
- Other (explain)

Supplemental information

Main Panel

Panel age: 6 years

Year last updated: 2016

Brand/Model: Eaton

Second Panel

Panel age: N/A

Year last updated: _____

Brand/Model: _____

Wiring Type

- Copper
- NM, BX or Conduit

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

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HVAC System

Our opinions stated herein concerning the hvac system(s) are based on a limited visual inspection and do not constitute any type of certification or warranty. The unit(s) will be activated briefly to ensure a normal response only. If more assurances are warranted, further evaluation by a licensed HVAC contractor is recommended.

Central AC: Yes No

Central heat: Yes No

Date of last HVAC servicing/inspection: Unknown

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

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: 4 years

Year last updated: 2018 (Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

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

Plumbing System

Our opinions stated herein concerning the plumbing system are based on a limited visual inspection and do not constitute any type of certification or warranty. We do not test fixture overflows as they can sometimes be defective and cause interior water damage. If more assurances are warranted, further evaluation by a licensed plumbing contractor is recommended.

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: Laundry room / 11 years

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Supplemental Information

Age of Piping System:

_____ Original to home

4 years Completely re-piped

_____ Partially re-piped

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

2018 based on permits/documentation obtained

Home updated w/PEX and PVC where viewed

Underground or concealed materials used is unknown

Type of pipes (check all that apply)

Copper

PVC/CPVC

Galvanized

PEX

Polybutylene

Other (specify)

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Roof

Our opinions stated herein concerning the roof are based on a limited visual inspection and do not constitute any type of certification or warranty. The inspector cannot conclusively state whether the roof is, or will remain free of leaks. If more assurances are warranted, further evaluation by a licensed roofing contractor is recommended.

Predominant Roof

Covering material: Asphalt
 Roof age (years): 7.5 years
 Remaining useful life (years): 10 years
 Date of last roofing permit: 12/17/14
 Last year updated: 2014

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: N/A
 Roof age (years): _____
 Remaining useful life (years): _____
 Date of last roofing permit: _____
 Last year updated: _____

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

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.



Inspector Signature

Title

HI8889

License Number

3/18/22

Date

BLT Inspections, Inc.

Company Name

Home Inspector

License Type

(813) 777-9848

Work Phone

Photo Summary

Hazards- any listed in this report, Exterior- all sides, Roof- each slope, Plumbing- water heaters/data, under cabinet plumbing/drains, exposed valves, Electrical- panels/data w/cover off, Hvac- units/data

STANDARD PHOTOS

Photo summary



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Photo summary



