


## Four-Point Insurance Inspection Report

Date of Inspection:	Monday, April 28, 2008
Property address:	123 Crystal Bay Cove
Property's City, State, Zip Code:	Tampa, Florida 33606
Type of Home:	Single Family
Type of Construction:	Concrete block
Type of Foundation:	Masonry
Number of Stories:	1
Approximate Total Square Feet:	3200
Approximate Total Living Area:	2815
Approximate Age of Home:	53
Client/Owner's Name:	Mr. John Smith
Insurance Company/Policy Number:	
Inspector's Name:	James Booth
NACHI ID Number:	NACHI000000
Inspector's Signature:	
Inspector's Company Name:	Britannia Building Consultants, Inc.
Inspector's Address:	400 Douglas Avenue, Suite D
Inspector's City, State, Zip Code:	Dunedin, Florida 34698
Inspector's E-Mail Address:	<a href="mailto:James@britanniabci.com">James@britanniabci.com</a>
Inspector's Phone Number:	727.446.0110

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 as 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:	Furnace
Estimated age of heating systems:	~10
Heating systems upgraded? Year?	Yes, 10+ yrs ago
Fuel tank located?	N/A
Condition of heating systems:	Satisfactory cosmetic condition
Heating system comments:	Unable to test due to gas being turned off
Types of cooling systems:	Straight cool
Estimated age of cooling systems:	6
Cooling systems upgraded?	Yes
Condition of cooling systems:	Satisfactory
Cooling systems comments:	System tested to industry standards

## Plumbing:

Number of bathrooms:	4
Overall water pressure?	Satisfactory
Main supply line material:	Undetermined
Main waste/vent material:	PVC, Cast Iron
Fixture supply line material:	CPVC, Galvanized Steel, Copper
Fixture drain line material:	PVC, Cast Iron
Shut off valves present?	Yes
Water heater location?	Garage
Water heater fuel type?	Electric
Approximate age of water heater:	~ 5
TPR valve present?	Yes
Fire sprinkler system present?	N/A
Freeze hazards noticed?	N/A
Polybutelyne noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrades? Year?	Yes, 2007
Overall plumbing condition:	Satisfactory
Plumbing comments:	

## Roof:

Roof Style:	Hip
Type of roof covering:	Shingle
Estimated age of roof covering:	3 yrs
Number of shingle layers:	1
Type of sheathing:	1 x 6 Planking
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	Yes, old,
Estimated life expectancy:	16 yrs
Roof comments:	Flat roof over rear of house is older but very well maintained

## Electrical:

Service amps:	200 amps
Size of service sufficient?	Yes
Fuses or circuit breakers?	Breaker (s)
Main panel location:	Garage
Panel ground observed?	Yes
GFCIs present where required?	Some
AFCIs present in bedrooms?	Not present
Aluminum branch circuits?	Not present
Active knob and tube wiring?	Not present
Exposed or unsafe wiring noticed?	Yes
Recent upgrades? Year?	Yes, >10 yrs
Overall electrical system condition:	Numerous repairs needed in terms of protecting exposed wire splices and closing open junction boxes.
Electrical comments:	