



## Four-Point Inspection Report

### GENERAL INFORMATION

Date of inspection:	09-17-2009
Property's Address:	1234 NW 56 Ave
Property's City, State, Zip Code:	Miami, Florida 33333
Type of home:	Single Family Home
Type of construction:	Masonry and Concrete
Type of foundation:	Concrete
Number of stories:	One
Approximate square feet:	2139
Approximate total living area:	2139
Approximate age of home:	1974
Client/owner's name:	John Doe
Insurance company/policy number:	
Inspector's company name:	Atlantic Building Inspections
Inspector's phone number:	1-800-286-8983

### HEATING / AIR CONDITIONING

Types of heating systems:	Package Unit
Estimated age of heating systems:	17 Years
Heating systems upgraded? Year?	Yes 1992
Condition of heating systems:	Average
Fuel Tank located?	No
Heating system comments:	None
Types of cooling systems:	Package System
Estimated age of cooling systems:	17 Years
Cooling systems upgraded? Year?	Yes 1992
Condition of cooling system:	Average
Cooling system comments:	None

### PLUMBING

Number of bathrooms:	Two
Overall water pressure:	Acceptable
Main supply line material:	Copper
Main waste/vent material:	Cast Iron
Fixture supply line material:	Copper and Galvanized
Plumbing continued: Fixture drain line material:	Plastic and Steel
Shut off valves present:	Yes
Water heater location?	Laundry Room
Water heater fuel type?	Electric
Approximate age of water heater:	8 Years (2001)
TPR valve present?	Yes
Fire sprinkler system present?	No
Freeze hazards noticed?	No

Polybutylene noticed?	No
Plumbing leaks noticed?	No
Recent plumbing upgrades? Year?	No
Overall plumbing condition:	Good
Plumbing comments:	None

### ROOF

Roof style:	Gable and Flat
Type of roof covering:	Tile and Roll Roofing
Estimated age of roof covering	Sloped: 17 Years Flat: 1-3 Years
Number of shingle layers:	One
Type of sheathing:	No
Flashing damage noticed?	No
Missing shingles or covering?	No
Truss or rafter damage noticed?	No
Evidence of active leaks?	No
Estimated life expectancy:	Flat and Sloped: 10-15 Years
Roof comments:	None

### ELECTRICAL

Service amps:	150
Size of service sufficient?	Yes
Fuses or Circuit breakers?	Breakers
Main panel location:	Exterior
Panel ground observed?	Yes
GFCIs present where required, by today's standards?	Kitchen: Yes   Bathrooms: No
AFCIs present in bedrooms?	No
Aluminum branch circuits?	No
Active knob and tube wiring?	No
Exposed or unsafe wiring noticed?	No
Recent upgrades? Year?	Yes 1990's and 2000's
Overall electrical system condition:	Good
Electrical comments:	None

### ADDITIONAL COMMENTS

Are there any deficiencies which need correction? If so, explain.	No
When will the deficiencies be corrected? Please provide an approximate date of completion.	N/A
Have all deficiencies been corrected? If so, when was this work completed?	N/A

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 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.

# PHOTOS



Front Elevation



Right Elevation



Back Elevation



Left Elevation



Electrical Panel



Phone/Fax: 1-800-286-8983  
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