



BLESS THIS NEST INSPECTIONS, LLC

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<https://www.BlessThisNestInspections.com>



## FOUR POINT INSPECTION

3251 NW 66th St  
Fort Lauderdale FL 33309

Keith Grant  
JANUARY 12, 2019



Inspector

**Matthew Miller**

InterNACHI Certified Professional  
Inspector

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# 1: GENERAL

## Information

**Actual Year Built**

1973

**Address****Left side****Right side****Four Point Insurance Inspection**

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.

**This report contains the exact information that Form Insp4pt 01 18 requires.**

**Front**

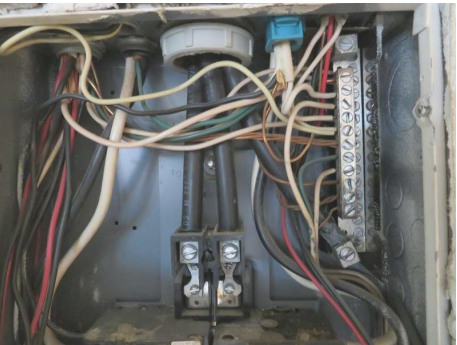


Rear





2: ELECTRICAL SYSTEM

Information

<b>Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.</b>	<b>Main Type</b> Circuit breaker	<b>Main Total Amps</b> 150
<b>Is amperage Sufficient for current usage?(Main)</b> Yes	<b>Indicate presence of any of the following:</b> N/A	<b>Hazards Present</b> N/A
<b>General Condition of the Electrical system</b> Satisfactory	<b>Main Panel brand</b> Federal Pacific Electric(FPE)	<b>Wiring Type</b> Copper
<b>Main Feed Wire Material</b> Copper	<b>Panel with cover</b> 	<b>Panel without cover</b> 
<b>Main feed wires</b> 	<b>Main Breaker</b> 	<b>Deficienies</b>
<b>Panel Name</b> 		

# 3: HVAC SYSTEM

## Information

Central AC

Yes

Date of Last HVAC service or inspection:

Unknown

Is the source portable?

No

Year last updated

2016

Central Heat

Yes

Wood-burning stove or central gas fireplace not professionally installed?

N/A

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?

No

Package Unit

HVAC systems in good working order?

Yes

Space heater used as primary heat source?

No

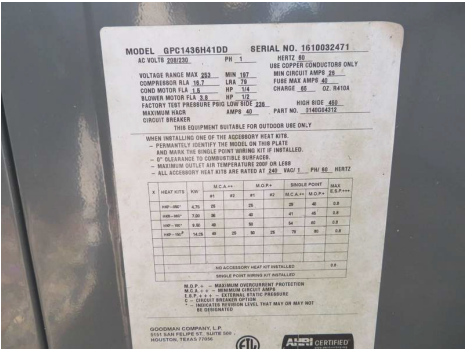
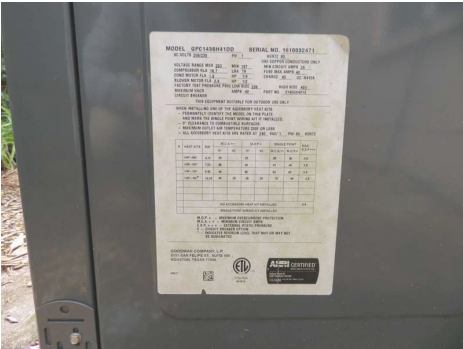
Age of system

3 Years

Deficiencies



Package Unit Tag



## 4: PLUMBING SYSTEM

### Information

**Is there a temperature pressure relief valve on the water heater?**

Yes

**Is there any indication of an active leak?**

No

**Is there any indication of a prior leak?**

No

**Water Heater location**

Garage

**Dishwasher**

Unsatisfactory

**Refrigerator**

Satisfactory

**Washing Machine**

Satisfactory

**Water Heater**

Satisfactory

**Showers/Tubs**

Satisfactory

**Main shut off valve**

Satisfactory

**Sinks**

Satisfactory

**Sump Pump**

N/A

**Toilets**

Satisfactory

**All other visible**

Satisfactory

**Unsatisfactory-comments/details(leaks, wet/soft spots, mold, corrosion, grout/caulk, etc)**

Dishwasher has a leak and was inoperable during inspection.

**Piping Supply system**

Original to home

**Type of pipes (Check all that apply)**

Copper, PVC/CPVC

**Water Heater**



**Water heater connections**



**Running water-Kitchen sink**



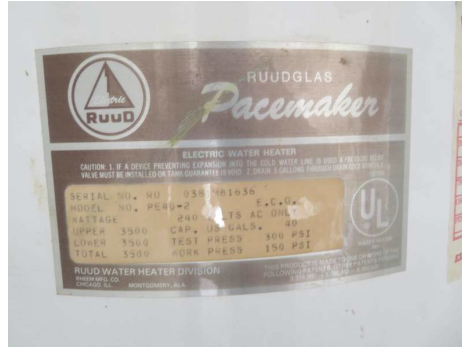
**Below Kitchen sink**



## Deficiencies



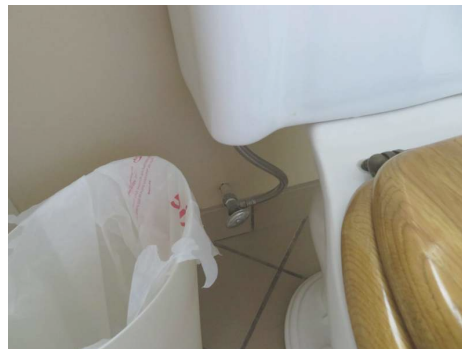
## Water heater tag



## Laundry connections

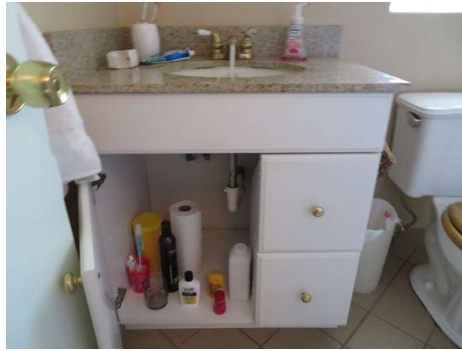


## Toilet connections





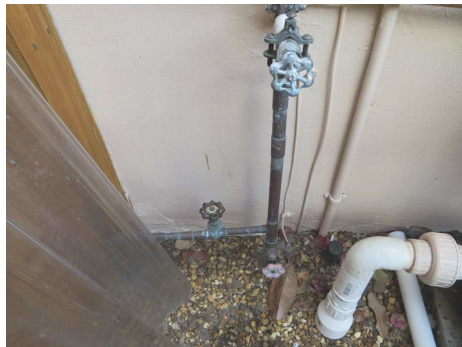
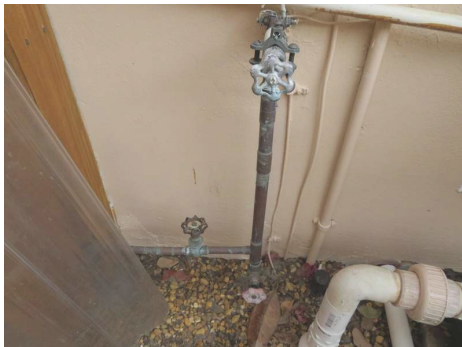
### Below bathroom sinks



### Running water bathrooms





### Main water shut off



5: ROOF

Information

<b>Covering Material</b> 3-Tab	<b>Roof Age</b> 13	<b>Remaining useful life (years)</b> 10 years
<b>Date of last roof permit</b> 4/18/2005	<b>Date of last update</b> Unknown	<b>Any visible signs of leak Interior ceilings?</b> No
<b>If updated(Check one)</b> Full replacement	<b>Overall Condition</b> Unsatisfactory(explain below)	<b>Any Visible signs of damage/deterioration?(explain below)</b> Missing/loose/cracked tabs or tile, Shingles damage
<b>Any visible signs of leaks?</b> Yes	<b>Any visible signs of leak Attic/underside of decking?</b> Yes	<b>Covering Material</b> Modified Bitumen
<b>Roof Age</b> 13	<b>Remaining useful life (years)</b> 3 years	<b>Date of last roof permit</b> 4/18/2005
<b>Date of last update</b> Unknown	<b>Any visible signs of leak Interior ceilings?</b> No	<b>If updated(Check one)</b> Full replacement
<b>Overall Condition</b> Satisfactory	<b>Any Visible signs of damage/deterioration?(explain below)</b> N/A	<b>Any visible signs of leaks?</b> No
<b>Any visible signs of leak Attic/underside of decking?</b> No	<b>Rear Slope</b>	<b>Right slope</b>
		



## Other Elevations



## Explanation of visible leak

Sign of leak in attic due to discoloration on insulation that corresponds to area of ripped shingle.

## Front Slope



## Deficiencies



6: INFORMATION

Information

<b>Inspector Name</b> Matthew Miller	<b>Inspector Signature</b> 	<b>Title</b> Inspector
<b>License Number</b> HI11502	<b>Date of Inspection</b> 1/12/19	<b>Company Name</b> Bless This Nest Inspections LLC
<b>License Type</b> Home Inspector	<b>Work Phone Number</b> 954-593-0601	



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# STANDARDS OF PRACTICE

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**General**

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. 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.