



4 POINT INSPECTION (ONLY FOR PROPERTIES 25 YEARS OR OLDER)

6210 Leonardo St
Coral Gables FL 33146

Christopher Marotta
SEPTEMBER 10, 2018



Inspector

Luis Perez

HI7112/MRSA2947/CRC1330244

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TABLE OF CONTENTS

1: 4 Point Inspection	3
2: Electrical	4
3: HVAC	5
4: Plumbing	6
5: Roof	7
6: Items Needing Repair or Comments	8
7: Inspector Information	9
8: Photos	10

1: 4 POINT INSPECTION

Information

4 Point Overview

This 4-Point Insurance Inspection is a direct replica of the most recent 01/18 Florida State Filed Citizens Property Insurance Corporation's 3-page, 4-Point Inspection form. All information contained herein contains the same level of detail to be acceptable to Citizens insurance, and most all other companies underwriting requirements. This form was created inside our inspection report writing software to aid in field data collection and completion, and to aid in any necessary revisions of forms in instances where issues are present and repaired and/or revisions would be necessary without completing an entirely new inspection. The purpose of a 4 point inspection is to verify certain features of a home's four major systems (roofing, plumbing, heating/cooling, and electrical). This 4 Point Inspection is conducted in accordance with the Florida Association of Building Inspectors (FABI) Standards of Practice for 4 Point Inspections, found on our website.

By acceptance and utilization of this report, both the Homeowner and the Insurance Agent, Agency, and Insurance Company agree to hold DG Inspekts harmless for the results of this report or the consequences of the report's findings, both now, and at any time in the future. The ratings, estimates, & life expectancies expressed on the report are professional opinions based upon observed conditions at time of inspection and understood known industry standards of those components. Life expectancies & ratings are not a guarantee or warranty and this report and its lifespans are wholly separate from any full building inspection report and its findings. A 4 Point Inspection is in no way to be utilized as a seller's disclosure or a substitute for a thorough, complete home inspection for purchase of real property. No warranty or guarantee of items inspected, or of insurance coverage or insurability, is expressed or implied by DG Inspekts.

2: ELECTRICAL

Information

Electrical: Electric System General Condition

Satisfactory

Electrical: Main Panel Type

Circuit Breaker

Electrical: Total Main Panel Amps

200A

Electrical: Main Panel Amperage Sufficient for Current Usage?

Yes

Electrical: Second Panel Type

Circuit Breaker

Electrical: Second Panel Total Amps

125A

Electrical: Second Panel Amperage Sufficient for Current Usage

Yes

Electrical: Indicate Presence Of Any Of The Following:

N/A

Electrical: Main Panel Age In Years

2013

Electrical: Main Panel Year Last Updated

2013

Electrical: Main Panel Brand

Siemens

Electrical: Second Panel Age In Years

2013

Electrical: Second Panel Year Last Updated

2013

Electrical: Second Panel Brand

GE

Electrical: Wiring Type

Copper

3: HVAC

Information

HVAC: Central AC Yes	HVAC: Central Heat Yes	HVAC: HVAC System in Good Working Order: Yes
HVAC: Date of Last HVAC Servicing 2015	HVAC: Age of System In Years 2015	HVAC: Year Last Updated 2015
Hazards Present: Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area? No	Hazards Present: Is The Source Portable No	Hazards Present: Space Heater Used As Primary Heat Source No
Hazards Present: Wood Burning Stove or Central Gas Fireplace Not Professionally Installed No		

4: PLUMBING

Information

Plumbing: Temperature Pressure Relief Valve on the Water Heater?

Yes

Plumbing: Water Heater Any Indication of an Active Leak?

No

Plumbing: Water Heater Indication of a Prior Leak?

No

Plumbing: Water Heater Location:

Garage

Plumbing: Water Heater Year of Manufacture:

2004

Plumbing: Types of Plumbing Noted

Copper

Plumbing: Age Of Piping System

Completely Re-Piped

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Dishwasher

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Refrigerator

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Washing Machine

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances: Water Heater

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Showers/Tubs

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances:

Toilets

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances: Sinks

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances: Sump Pump

N/A

General Condition of the Following Plumbing Fixtures and Connections to Appliances: Main Shut Off Valve

Satisfactory

General Condition of the Following Plumbing Fixtures and Connections to Appliances: All Other Visible

Satisfactory

5: ROOF

Information

Predominant Roof: Roof Age In Years	Predominant Roof: Date of Last Permit	Predominant Roof: Date of Last Update
2013	05/13/2014	05/13/2014

6: ITEMS NEEDING REPAIR OR COMMENTS

7: INSPECTOR INFORMATION

Information

Inspector Information: Date of Inspection	Inspector Information: Company Name	Inspector Information: Office Phone
9/10/2018	Truview Inspections	954-406-0096
Inspector Information: Inspector Luis Perez		
Florida State Certified Residential Contractor License # CRC1330244		
Florida Home Inspector License # HI7112		

8: PHOTOS

Information

Photos: 4 Point Photos





