



ACCREDITED
BUSINESS



**ENGLAND'S HOME INSPECTION
SERVICES LLC.**

4 POINT INSPECTION



123 ANYWHERE TOWN, FL 33333

4 POINT FORM AND SUPPORTING PHOTOS ARE INCLUDED

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION IN THE REPORT.

CLIENT AND HOUSE INFORMATION

CLIENT: DOE, JOHN

PROPERTY ADDRESS: 123 ANYWHERE TOWN, FL
33333

INSPECTION DATE: 04/25/2023

INSPECTION TIME: 3:00 P.M.

CONSTRUCTION TYPE: SINGLE FAMILY / TWO

STORY / CONCRETE BLOCK / STUCCO

BUILT YEAR: 1981

BATHROOMS: 3

BEDROOMS: 4

ROOF COVERING TYPE: METAL / ROLL ROOFING

ROOF CONSTRUCTION: GABLE / FLAT

TOTAL SQUARE FT. 3,335

UNDER ROOF: 3,335

TOTAL HEATED LIVING AREA: 2,220

INSPECTOR'S NAME: Scott England

INSPECTOR'S COMPANY: England's Home Inspection
Services

COMPANY WEBSITE: www.englandshomeinspection.com

COMPANY PHONE # 863-835-0078

FLORIDA LIC. # HI14403

INTERNACHI LIC. # 20010640

<u>Customer</u>	<u>Property Location</u>
DOE, JOHN	123 ANYWHERE TOWN, FL 33333

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms, conditions and limitations in the INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the report in its entirety. Call us for an explanation of any aspect of this report, written or printed, which you do not fully understand. Also, call us if you want a more thorough inspection, and can obtain the sellers permission.

This report is prepared for the sole, confidential and exclusive use of the named Customer; no other person should rely on, or take action based on, its contents. No other use is permitted, and England's Home Inspection Services shall not be responsible for any such use unless authorized in writing and signed by both the customer and the Owner of England's Home Inspection Services.

Inspection Date: 04/25/2023 **Weather Conditions:** Clear **Outside Temperature:** 90.2 degrees

Home Inspector: Scott England

Florida State Lic#: HI14403

InterNACHI Lic#: 20010640

Inspector Signature: *Scott England*

Unless otherwise noted in the comments below each section, all building systems and components within the scope of the inspection, as outlined in the INSPECTION AGREEMENT, were found to function as intended, allowing for normal wear and tear, and did not, in the opinion of the inspector, negatively affect the habitability of the dwelling.

England's Home Inspection Services strongly encourages anyone relying on this report for a 4 Point inspection to have all the findings and items discussed further evaluated by qualified contractors so the full scope of work and associated costs can be known. Repairs and necessary work may extend beyond what is recommended in the report or discussed by the inspector during the course of the inspection.

4-Point Inspection Form

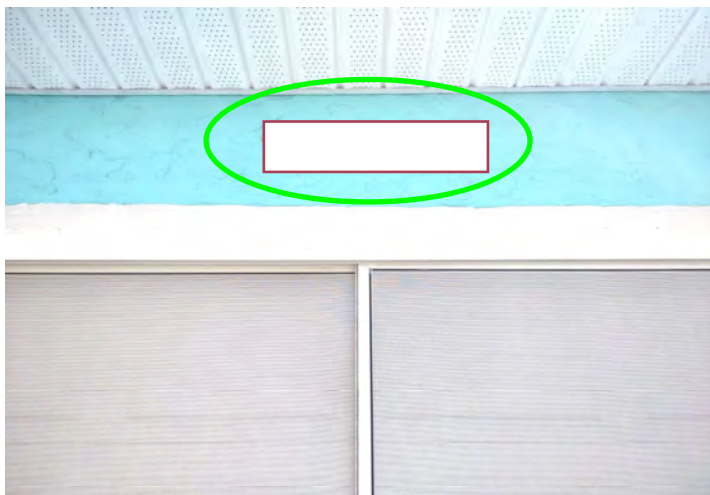
Insured/Applicant Name: DOE, JOHN Application / Policy #: _____
 Address: 123 ANY WHERE TOWN City: ANY WHERE CITY State: FL Zip: _____
 Phone: 123 ANY WHERE TOWN Email: 123 ANY WHERE TOWN
 Actual Year Built: 1981 Date Inspected: 04/25/2023

Minimum Photo Requirements:

- ☒ Dwelling: Each side
- ☒ Roof: Each slope
- ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☒ Electrical box with panel off
- ☒ Main electrical service panel with interior door label
- ☒ All hazards or deficiencies noted in this report

A Florida-licensed inspector of your choice must complete, sign and date this form. Be advised that Underwriting will rely on the information in this form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information is only used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Elevation Photos



SHOWING ADDRESS VERIFICATION.



SHOWING NORTH FRONT ELEVATION OF THE HOUSE.



SHOWING SOUTH BACK ELEVATION OF THE HOUSE.



SHOWING EAST SIDE ELEVATION OF THE HOUSE.



SHOWING WEST BACK SIDE ELEVATION OF THE HOUSE.



SHOWING WEST FRONT SIDE ELEVATION OF THE HOUSE.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Panel: MAIN		Type: <input checked="" type="checkbox"/> Circuit Breaker <input type="checkbox"/> Fuse
Total Amps: <u>200</u>	Panel Age <u>18-19 YEARS</u>	Is amperage sufficient for current usage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)
Year last updated: <u>04-05</u>	Brand/Model: <u>SQUARE D</u>	
Panel: MAIN		Type: <input checked="" type="checkbox"/> Circuit Breaker <input type="checkbox"/> Fuse
Total Amps: <u>100</u>	Panel Age <u>18-19 YEARS</u>	Is amperage sufficient for current usage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)
Year last updated: <u>04-05</u>	Brand/Model: <u>SQUARE D</u>	

Wiring Type:

- ☒ Copper
 ☐ Aluminum
 ☒ NM, BX or Conduit

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

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Blowing fuses | <input type="checkbox"/> Tripping breakers | <input type="checkbox"/> Exposed wiring | <input type="checkbox"/> Improper breaker size |
| <input type="checkbox"/> Empty sockets | <input type="checkbox"/> Loose wiring | <input type="checkbox"/> Scorching | <input type="checkbox"/> Unsafe Wiring |
| <input type="checkbox"/> Improper grounding | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Other: | |
| <input type="checkbox"/> Over fusing | <input type="checkbox"/> Double taps | | |

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

Electrical system was functional at the time of the inspection.

Electrical Photos



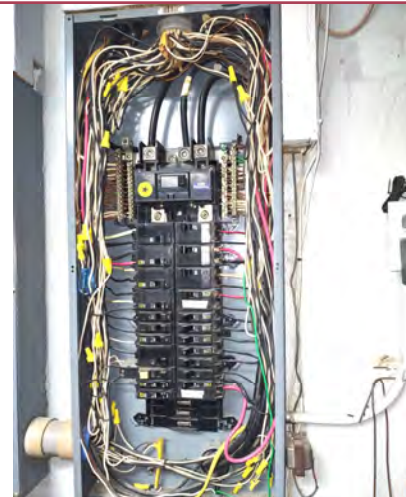
SHOWING MAIN ELECTRICAL SERVICE METER.



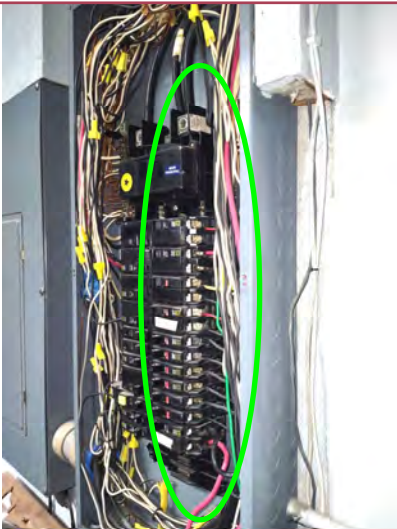
SHOWING BOTH MAIN PANELS WITH COVERS CLOSED. LOCATION IS IN THE GARAGE.



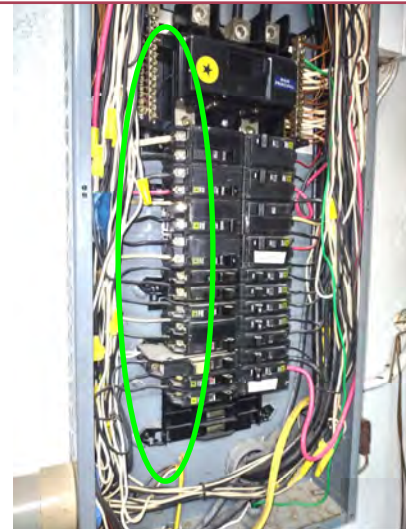
SHOWING 200 AMP MAIN PANEL WITH COVER OPEN AND LABELING PRESENT.



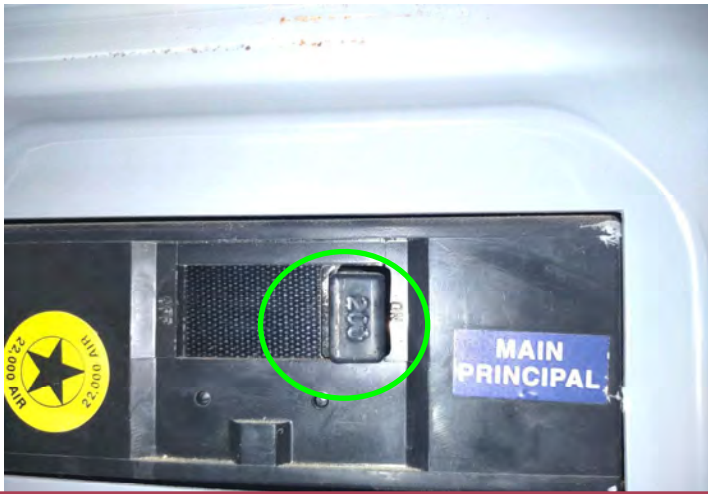
SHOWING 200 AMP MAIN ELECTRICAL PANEL WITH THE COVER OFF.



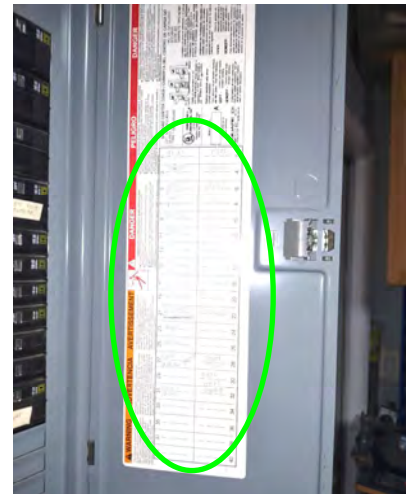
SHOWING 200 AMP MAIN ELECTRICAL PANEL RIGHT SIDE VIEW.



SHOWING 200 AMP MAIN ELECTRICAL PANEL LEFT SIDE VIEW.



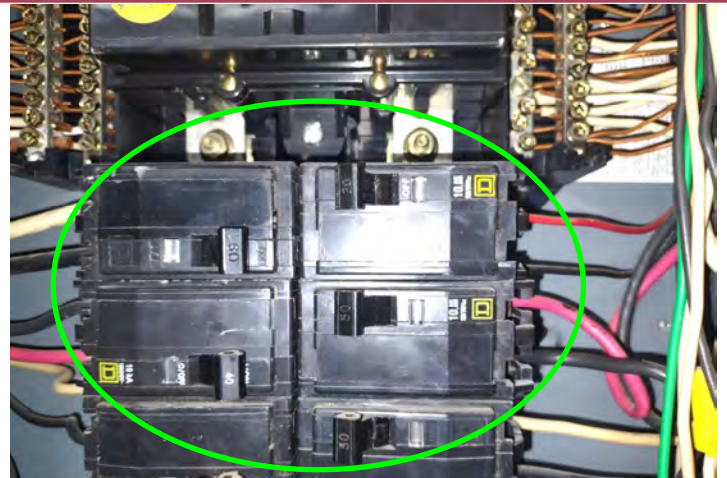
SHOWING 200 AMP MAIN ELECTRICAL PANEL SERVICE SIZE.



SHOWING 200 AMP MAIN ELECTRICAL PANEL WITH CLOSEUP OF THE LABELING.



SHOWING 200 AMP MAIN ELECTRICAL PANEL BRAND IS A SQUARE D.



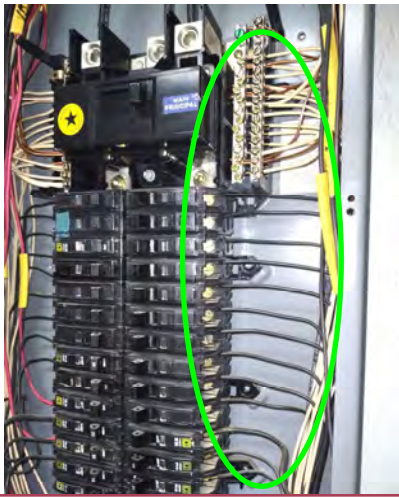
SHOWING 200 AMP MAIN ELECTRICAL PANEL CLOSEUP OF THE CIRCUIT BREAKERS. BRAND IS SQUARE D.



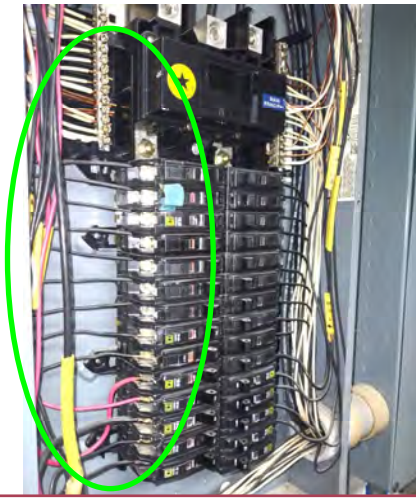
SHOWING 100 AMP MAIN ELECTRICAL PANEL WITH COVER OPEN AND LABELING PRESENT.



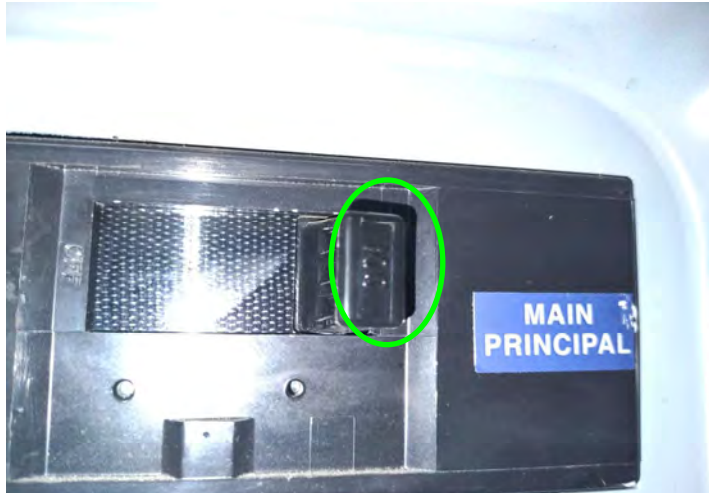
SHOWING 100 AMP MAIN ELECTRICAL PANEL WITH COVER OFF.



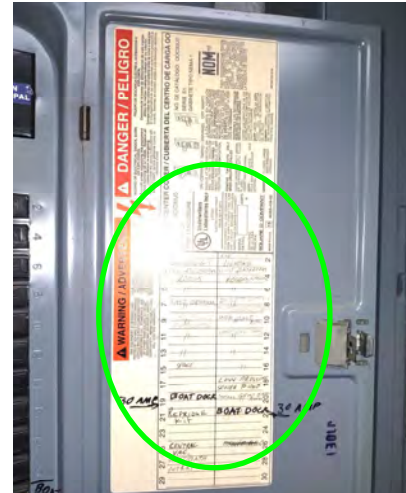
SHOWING 100 AMP MAIN ELECTRICAL PANEL RIGHT SIDE VIEW.



SHOWING 100 AMP MAIN ELECTRICAL PANEL LEFT SIDE VIEW.



SHOWING 100 AMP MAIN ELECTRICAL PANEL SERVICE SIZE IS 100 AMPS.



SHOWING MAIN ELECTRICAL PANEL WITH CLOSEUP OF THE LABELING.



SHOWING 100 AMP MAIN ELECTRICAL PANEL BRAND IS SQUARE D.



SHOWING 100 AMP MAIN ELECTRICAL PANEL WITH CLOSEUP OF THE CIRCUIT BREAKERS. SHOWING CIRCUIT BREAKERS BRAND SQUARE D.



SHOWING RECEPTACLES TESTED IN ABOVE AND BELOW PICTURES WERE ALL WORKING CORRECTLY.



HVAC System 1 of 1 COMFORTMAKER AC /HEATING SYSTEM

Central AC: ☒ Yes ☐ No Central Heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: N.A.

Is this heating, ventilation and air conditioning system in good working order? ☒ Yes ☐ No (explain, see Additional Comments)

Date of last HVAC servicing/inspection: UNKNOWN

Hazards Present

Is wood-burning stove or central gas fireplace professionally installed? ☐ Yes ☐ No ☒ None Installed

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: 10 YEARS Year last updated: 2013

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

HVAC System 1 Photo



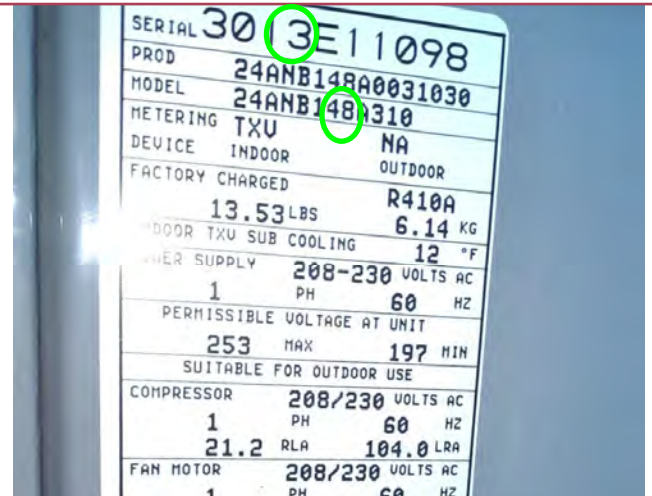
SHOWING AC COMPRESSOR WITH A PROPERLY LOCATED DISCONNECT.



SHOWING AC LIQUID AND SUCTION LINES AND CONDENSATE LINE WITH ADEQUATE DRAINAGE.



SHOWING AC COMPRESSOR BRAND IS A CARRIER.



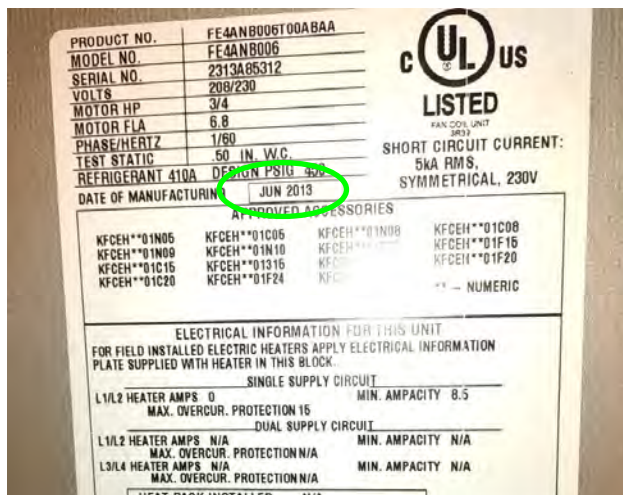
SHOWING AC COMPRESSOR DATA PLATE. MFR DATE 2013 AND A 4 TON UNIT.



SHOWING CARRIER AC AIR HANDLER UNIT LOCATION IN THE ATTIC.



SHOWING AC AIR HANDLER LIQUID AND SUCTION LINES AND AIR HANDLER OVERFLOW SHUT OFF SWITCH. NO LEAKS AT THE TIME OF THE INSPECTION.



SHOWING AIR HANDLER DATA PLATE. MFR DATE IS 2013.



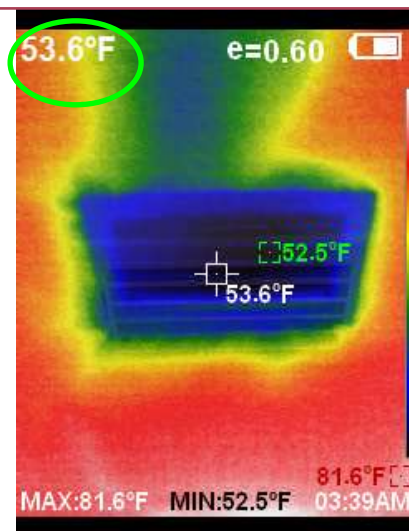
SHOWING SWIMMING POOL HEATER.



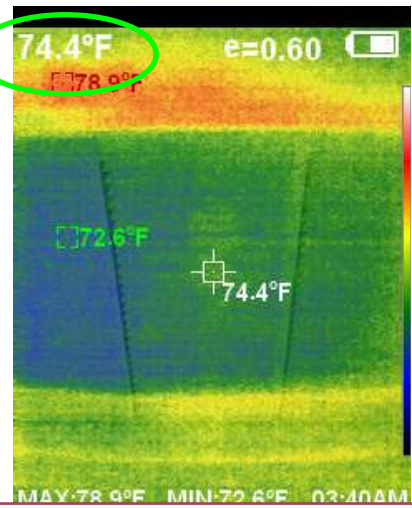
SHOWING LEISURE TEMP HEATER BRAND.



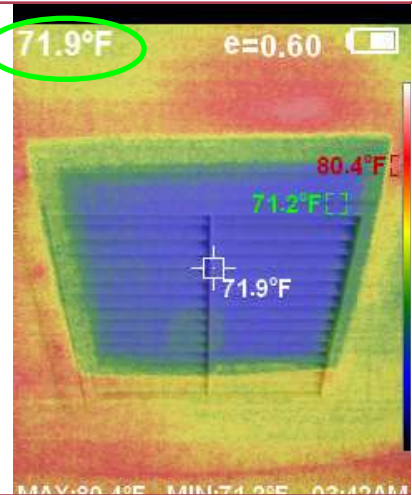
SHOWING LEISURE TEMP DATA PLATE.



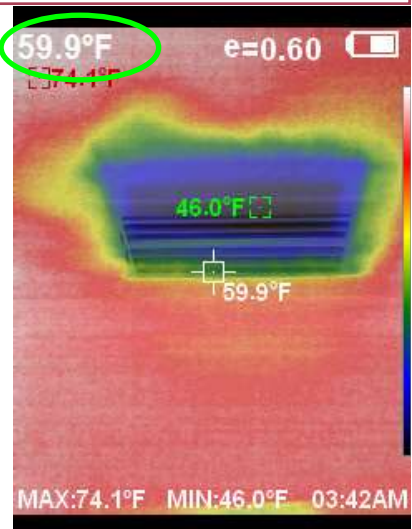
SHOWING SUPPLY VENT INFRARED TEMPERATURE SCAN.



SHOWING RETURN VENT INFRARED TEMPERATURE SCAN



SHOWING RETURN VENT 2 INFRARED TEMPERATURE SCAN.



SHOWING SUPPLY VENT 2 INFRARED TEMPERATURE SCAN.

NOTE: TYPICALLY AT LEAST 14-22 DEGREES DIFFERENCE SHOULD BE BETWEEN THE SUPPLY AND RETURN VENT.



SHOWING THERMOSTAT LOCATION IN THE HALLWAY. SYSTEM WAS OPERATED BY NORMAL THEROMSTAT CONTROLS.

Plumbing System

Water Heater 1 of 1

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No ☐ N/A

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 Water heater year: 2011

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"/>	Sink	<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 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"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Age of Piping System: <input type="checkbox"/> Original to home <input type="checkbox"/> Completely re-piped <input checked="" type="checkbox"/> Partially re-piped	Type of pipes (check all that apply) <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC/CPVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Polybutylene <input type="checkbox"/> Cast Iron <input type="checkbox"/> Other:
(Provide year and extent of renovation in the comments below) Estimated kitchen re-piped in 2004-2005 from copper to CPVC.	

Plumbing System Photos



SHOWING ADEQUATE WATER PRESSURE 78 PSI. 30-80 IS ACCEPTABLE.



SHOWING HOT WATER HEATER LOCATION IN THE LAUNDRY ROOM.



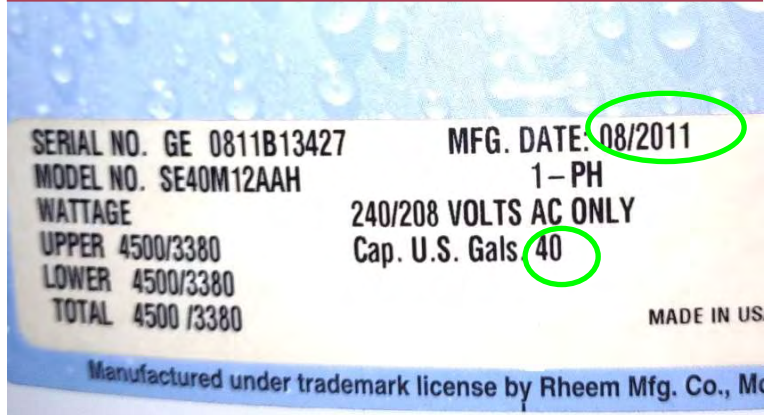
SHOWING WATER HEATER COPPER SUPPLY PIPING AND SHUT OFF VALVE ARE PRESENT.



SHOWING WATER HEATER TPR VALVE IS PRESENT.



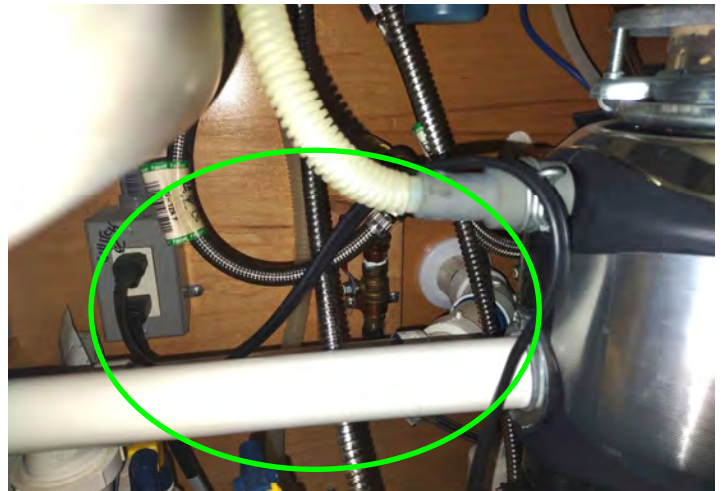
SHOWING WATER HEATER EXPANSION TANK.



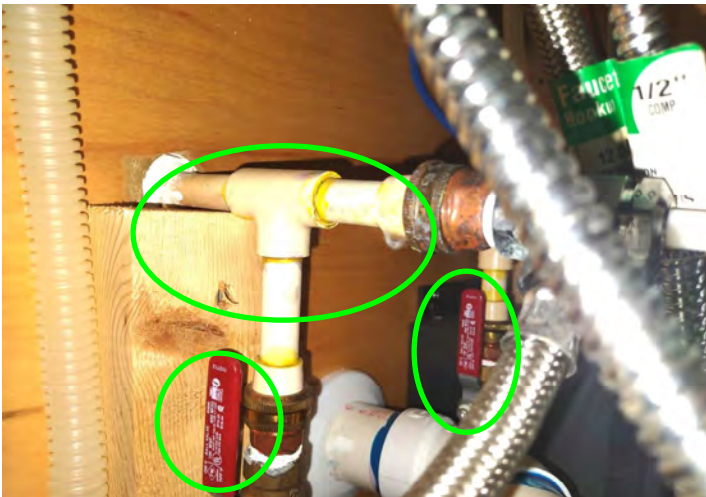
SHOWING WATER HEATER DATA PLATE. MFR DATE IS 2011 WITH A 40 GALLON CAPACITY.



SHOWING KITCHEN SINK WITH ADEQUATE WATER PRESSURE AND DRAINAGE.



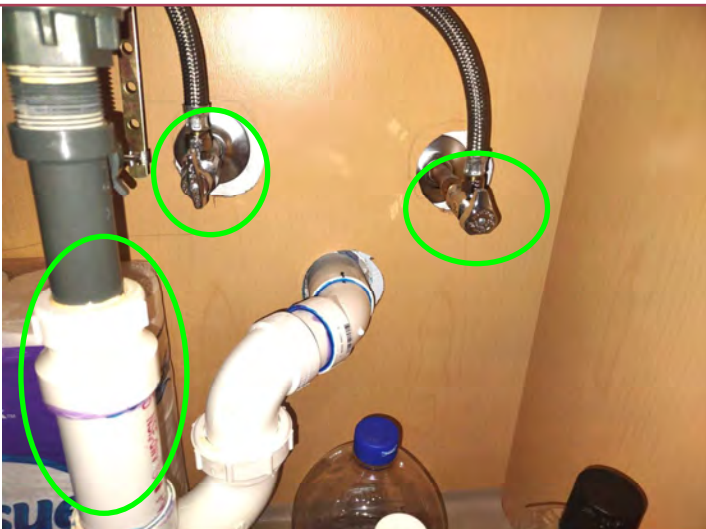
SHOWING UNDER KITCHEN SINK PVC DRAINAGE PIPING,



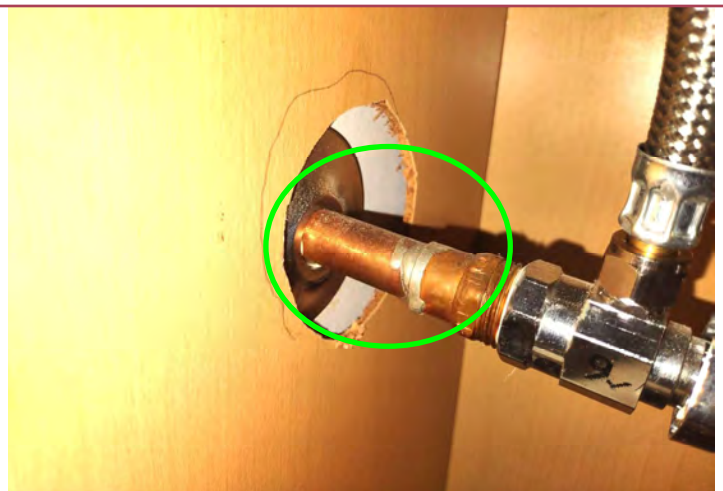
SHOWING CPVC SUPPLY PIPING UNDER THE KITCHEN SINK WITH QUICK SHUT OFF VALVES.



SHOWING BATHROOM 1 DOWNSTAIRS DUAL VANITY WITH ADEQUATE WATER PRESSURE AND DRAINAGE.



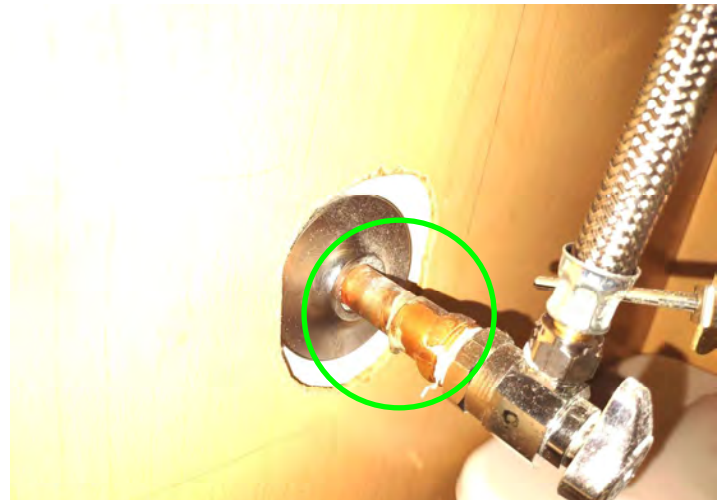
SHOWING BATHROOM 1 DOWNSTAIRS LEFT SIDE OF THE DUAL VANITY WITH QUICK SHUT OFF VALVES PRESENT AND PVC DRAINAGE PIPING.



SHOWING BATHROOM 1 DOWNSTAIRS UNDER LEFT SIDE SINK COPPER SUPPLY PIPING PRESENT.



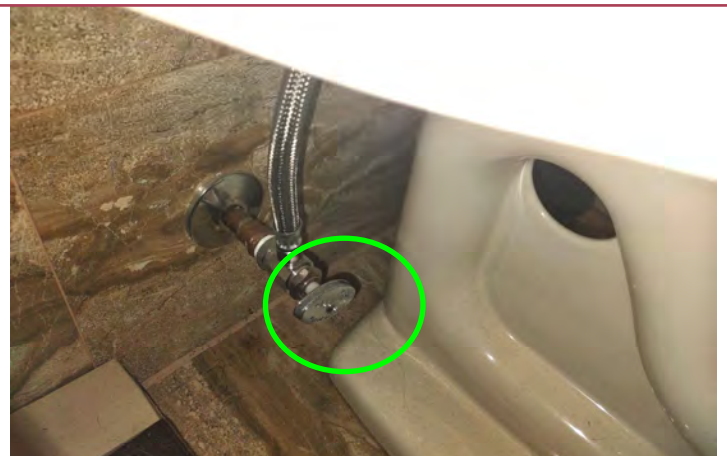
SHOWING DOWNSTAIRS BATHROOM 1 UNDER RIGHT SIDE OF THE SINK QUICK SHUT OFF VALVES PRESENT AND PVC DRAINAGE PIPING.



SHOWING DOWNSTAIRS BATHROOM 1 UNDER THE SINK LEFT SIDE VANITY COPPER SUPPLY PIPING PRESENT.



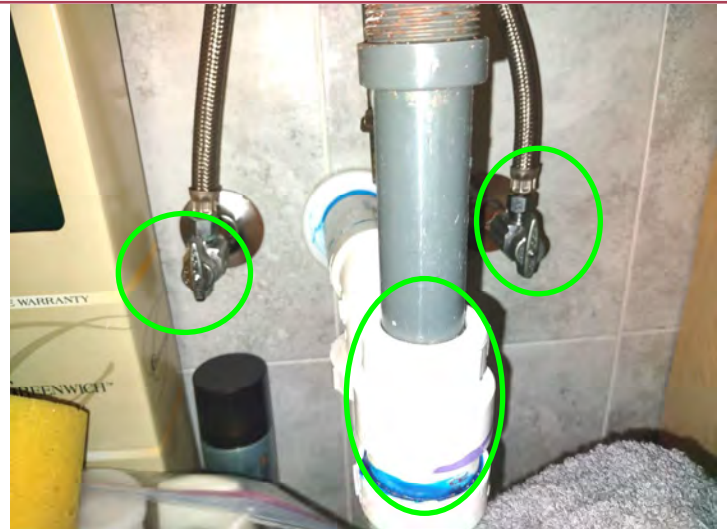
SHOWING DOWNSTAIRS BATHROOM 1 TOILET WITH ADEQUATE WATER PRESSURE AND DRAINAGE.



SHOWING DOWNSTAIRS BATHROOM 1 TOILET WITH QUICK SHUT OFF VALVE PRESENT.



SHOWING DOWNSTAIRS BATHROOM 2 WITH ADEQUATE WATER PRESSURE AND DRAINAGE.



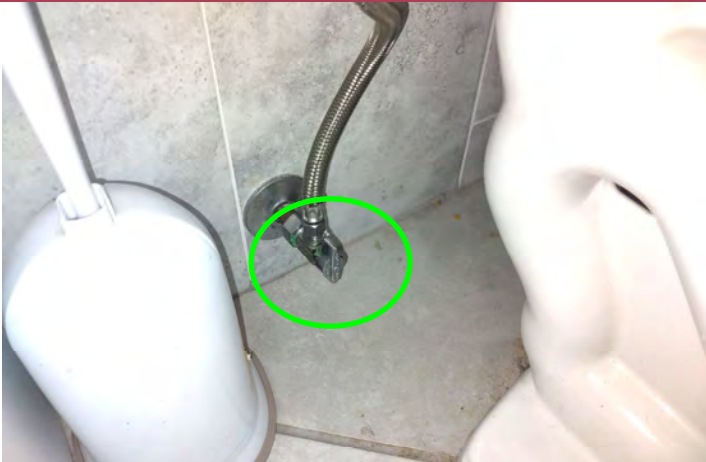
SHOWING DOWNSTAIRS BATHROOM 2 UNDER THE SINK. QUICK SHUT OFF VALVES AND PVC DRAINAGE PIPING PRESENT.



SHOWING DOWNSTAIRS BATHROOM 2 UNDER THE SINK WITH COPPER SUPPLY PIPING PRESENT.



SHOWING DOWNSTAIRS BATHROOM 2 TOILET WITH ADEQUATE WATER PRESSURE AND DRAINAGE.



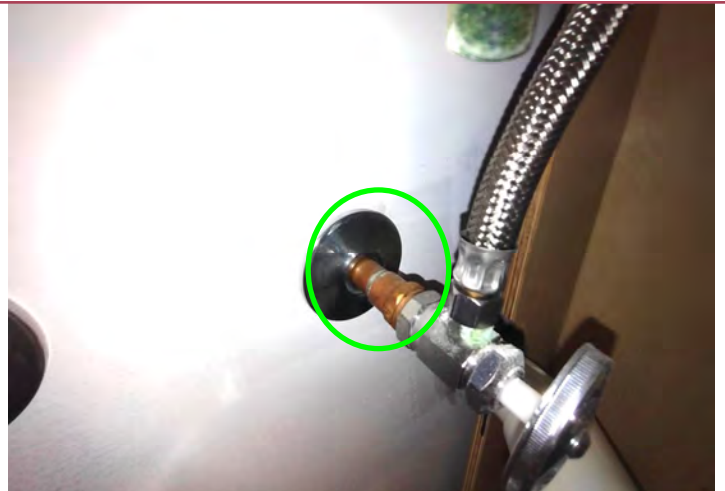
SHOWING DOWNSTAIRS BATHROOM 2 TOILET WITH QUICK SHUT OFF VALVE PRESENT.



SHOWING UPSTAIRS BATHROOM DUAL VANITY WITH ADEQUATE WATER PRESSURE AND DRAINAGE.



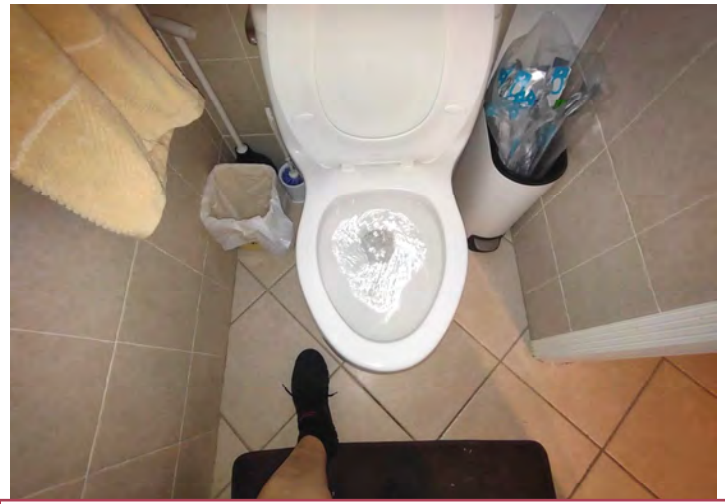
SHOWING UPSTAIRS BATHROOM LEFT SIDE UNDER THE SINK WITH QUICK SHUT OFF VALVES AND PVC DRAINAGE PIPING.



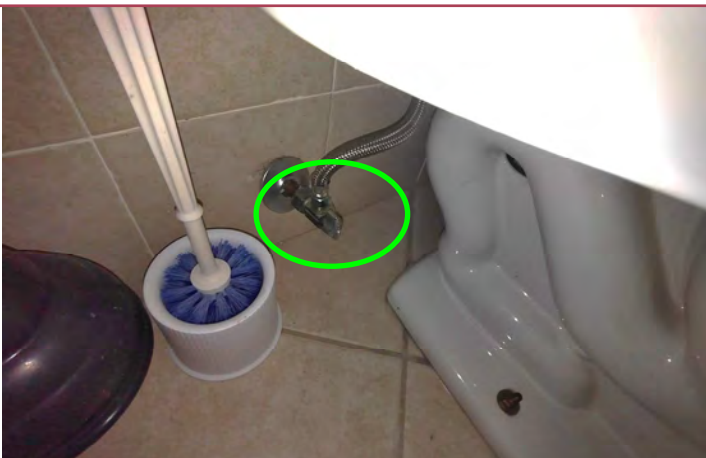
SHOWING UPSTAIRS BATHROOM LEFT SIDE UNDER THE SINK WITH COPPER SUPPLY PIPING.



SHOWING UPSTAIRS BATHROOM UNDER THE RIGHT SIDE OF THE SINK WITH QUICK SHUT OFF VALVES AND PVC DRAINAGE PIPING.



SHOWING UPSTAIRS BATHROOM TOILET WITH ADEQUATE WATER PRESSURE AND DRAINAGE.



SHOWING UPSTAIRS BATHROOM TOILET WITH QUICK SHUT OFF VALVE PRESENT.



SHOWING LAUNDRY ROOM SINK WITH ADEQUATE WATER PRESSURE AND DRAINAGE.



SHOWING UNDER LAUNDRY ROOM SINK QUICK SHUT OFF VALVES PRESENT AND PVC DRAINAGE PIPING.

Predominant Roof Type		
Covering material METAL	Any visible signs of damage / deterioration? (check all that apply and explain below) <input type="checkbox"/> Cracking <input type="checkbox"/> Cupping/curling <input type="checkbox"/> Excessive granule loss <input type="checkbox"/> Exposed asphalt <input type="checkbox"/> Exposed felt <input type="checkbox"/> Missing/loose/cracked tabs or tiles <input type="checkbox"/> Soft spots in decking <input type="checkbox"/> Visible hail damage	
Roof Age 18- 19 YEARS		
Remaining Useful life (years) 7-8		
Date of last roofing permit 2004-2005		
Date of last update 2004-2005		
If updated (check one): <input checked="" type="checkbox"/> Full replacement <input type="checkbox"/> Partial replacement % of replacement		
Overall condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory (explain below)		
Any visible signs of leaks? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Attic/underside of decking Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Interior ceiling Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Roof Photos

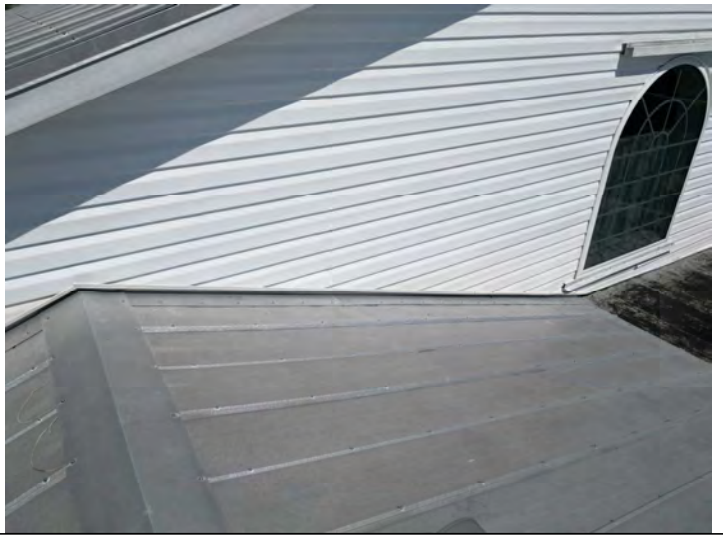
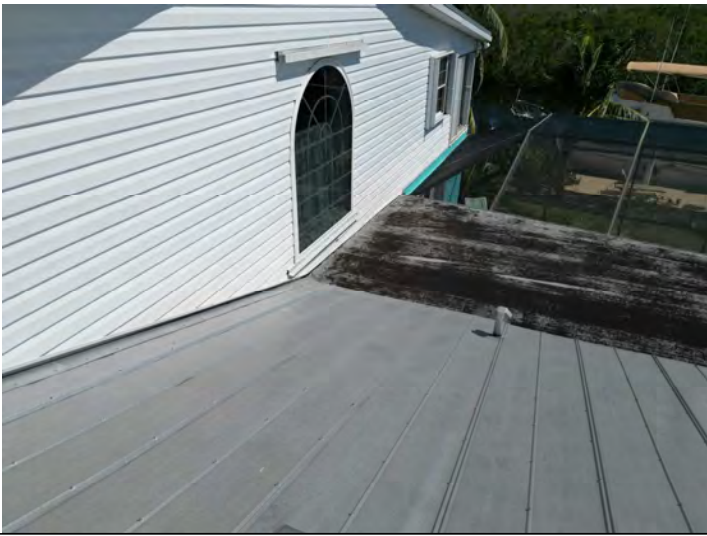


SHOWING HOUSE AND ROOFING OVERVIEW.



SHOWING CLOSEUP OF THE ROOF RIDGE CAP AND FASTENERS.







SHOWING WEST GABLE ENDS OF THE HOUSE.



SHOWING EAST GABLE END OF THE HOUSE.

Secondary Roof Type

Covering material Roll Roofing - Modified Bitumen

Roof Age 18-19 YEARS

Remaining Useful life (years) 5-6 YEARS

Date of last roofing permit 04-05

Date of last update 04-05

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 ceiling Yes ☐ No ☒

Roof Photos



Additional Comments/Observations *(use additional pages if needed):*

Roofing was acceptable at the time of the inspection with no active leaks.

All *4-Point Inspection Forms* must be completed and signed by a verifiable Florida-licensed inspector.
I certify that the above statements are true and correct.

Scott England

Owner
 Title

HI-14403

License Number

04/25/2023

Date

Inspector Signature

England's Home Inspection Services LLC.

Company Name

Home Inspector

License Type

863-835-0078

Work Phone