



**"We Care About You & Your Property"**

**(561)742-7222**

**[www.inspectionxpress.com](http://www.inspectionxpress.com)**



**Client:** Sample

**Address:** Sample **City:** Sample

**Inspector:** Bryan Larsen **License #:** HI13470

**Inspection Xpress**

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## 4-Point Inspection Form

Insured/Applicant Name: Sample Application / Policy #: \_\_\_\_\_

Address Inspected: Sample

Actual Year Built: Sample Date Inspected: Sample

### Minimum Photo Requirements:

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

**A Florida-licensed inspector must complete, sign and date this form.**

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.

### Electrical System

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

#### Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

#### Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: \_\_\_\_\_

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)

#### 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

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing
- ☐ Double taps
- ☐ Exposed wiring
- ☐ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

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

### Supplemental information

#### Main Panel

Panel age: 15 yrs

Year last updated: 2009

Brand/Model: Siemens

#### Second Panel

Panel age: \_\_\_\_\_

Year last updated: \_\_\_\_\_

Brand/Model: \_\_\_\_\_

#### Wiring Type

- ☒ Copper
- ☐ NM, BX or Conduit

## 4-Point Inspection Form

### HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: \_\_\_\_\_

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: NA

### Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

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: 3 yrs

Year last updated: 2021

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

### Plumbing System

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

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Garage

#### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Toilets	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Refrigerator	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sinks	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Washing machine	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Sump pump	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water heater	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Main shut off valve	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Showers/Tubs	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All other visible	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

### Supplemental Information

Age of Piping System:

\_\_\_\_ Original to home

\_\_\_\_ Completely re-piped

X Partially re-piped

(Provide year and extent of renovation in the comments below)

Water heater replaced in 2007.

#### Type of pipes (check all that apply)

☒ Copper

☒ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

## 4-Point Inspection Form

**Roof** (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

### Predominant Roof

Covering material: Tile

Roof age (years): 16 yrs

Remaining useful life (years): 10 yrs

Date of last roofing permit: 02/21/2008

Date of last update: 02/21/2008

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 ceilings ☐ Yes ☒ No

### Secondary Roof

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years): \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

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 ceilings ☐ Yes ☒ No

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

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.

  
Inspector Signature

Home Inspector  
Title

HI13470  
License Number

Sample  
Date

Inspection Xpress  
Company Name

Home Inspector  
License Type

561-742-7222  
Work Phone

## 4-Point Inspection Form

**Special Instructions:** This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

### Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

### Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

*Note:* A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

### Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

### Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

### Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.





Front Elevation

<b>Permit #: 08-00000729</b>		
Permit Type:	REROOFING PERMIT-STAND ALONE	Applied date: Feb 21, 2008
Description:	TILE TO TILE tile to tile	Issued date: Feb 25, 2008
Work class:	REROOF	Status date: Mar 27, 2008
Permit status:	CLOSED	
Job Cost:	\$ 21,000.00	
<b>Contractors</b>		
NEIL O'NEAL JR BEM RICHARD & BEM TRACY		
<b>Inspections</b>		
Date	Type	Result Description
Feb 27, 2008	ROOF METAL	CA
Feb 27, 2008	ROOF SHEATHING	CA
Feb 28, 2008	ROOF METAL	AP
Feb 28, 2008	ROOF SHEATHING	AP
Mar 04, 2008	ROOF IN PROGRESS	AP
Mar 20, 2008	ROOF FINAL	DA
Mar 25, 2008	ROOF FINAL	AP

Roof Permit Info



Left Elevation



Rear Elevation



Right Elevation

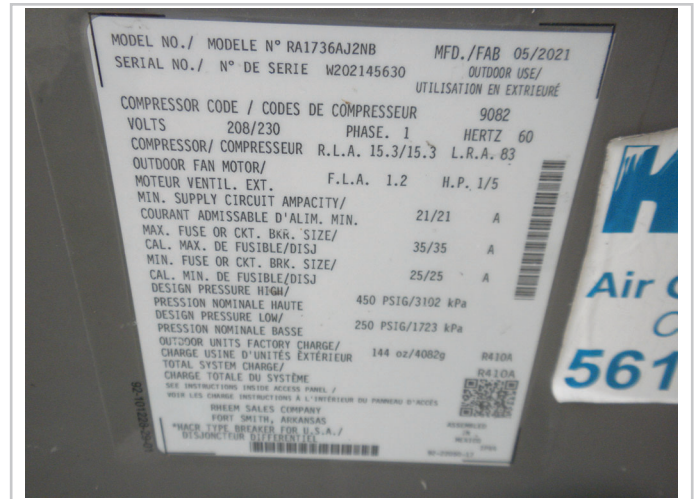


Address Verification





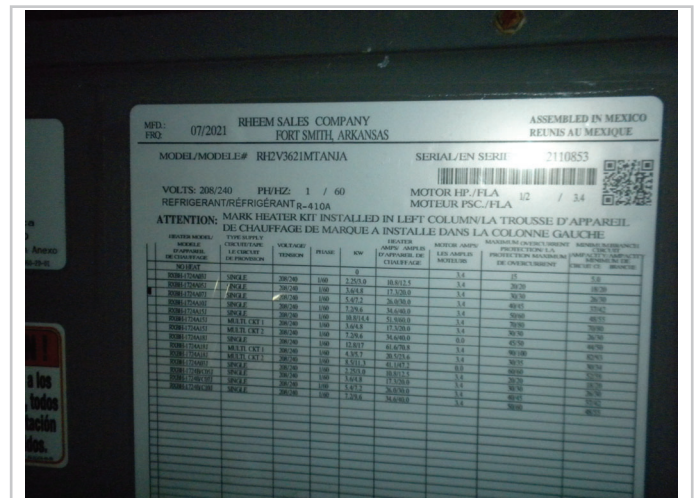
### Condensing Unit



### Condensing Unit Specs



## Air Handling Unit



## Air Handling Unit Specs

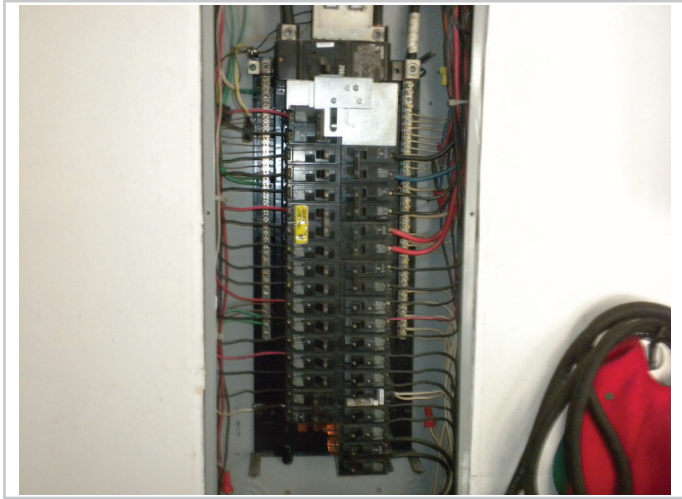


### Breaker Box and Brand Sticker



## 200 Amp Main Shutoff

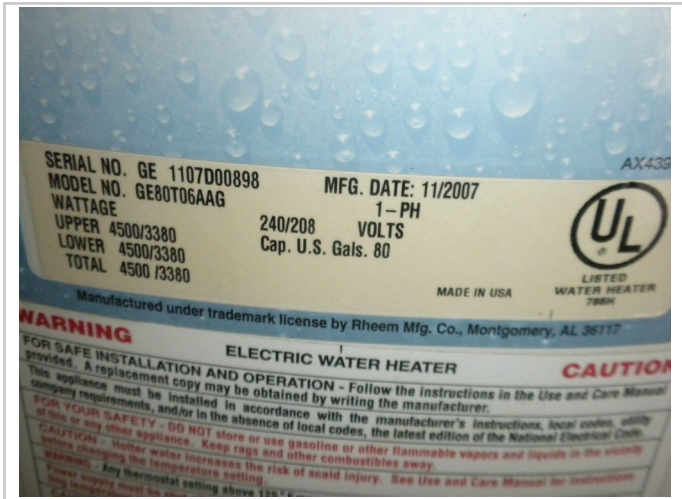




Electrical Details



Water Heater



Water Heater Specs



Plumbing Details



Plumbing Details



Plumbing Details





Plumbing Details



Plumbing Details



Plumbing Details



Plumbing Details



Tile Roof Detail



Tile Roof Detail





Tile Roof Detail



Tile Roof Detail



Tile Roof Detail



Tile Roof Detail



Pool



Pool