



FOUR POINT INSPECTION

333 Turquoise Terrace
Jensen Beach, FL 34957

Dawn Matano

JUNE 21, 2024



Inspector
Justin Kirch
Justin Kirch

license #H111631, Internachi Certified
Professional Home Inspector
7725294436
Justin@prospectionhi.com



Agent
kristen.greatmobilehomes@gmail.com
kristen.greatmobilehomes@gmail.com

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the inspection. Along with defects that I might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present

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

1: GENERAL INFORMATION

Information

Information: Inspection Date
06/19/2024

Information: City
Jensen Beach

Information: Contact Person
Dawn Matano

Information: Owner/Client Name
Dawn Matano

Information: Zip
34957

Information: Cell Phone
772-342-1754

Information: Address
333 Turquoise Terrace

Information: Year of Home
1979

Information: Email
dawnmatano@gmail.com

Address



Front



Left side



Rear

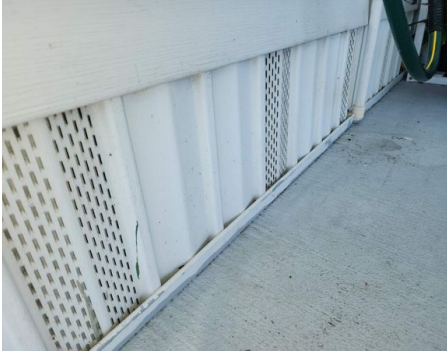


Right side



Crawlspace

There was limited access to the crawlspace at the time of inspection. For this reason I was not able to fully evaluate this area.



2: ELECTRICAL SYSTEM

Information

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

Indicate presence of any of the following:

N/A

Main Panel age

45

Second Panel age

N/A

Panel with cover



Main Type

Circuit breaker

Is amperage Sufficient for current usage?(Main)

Yes

Hazards Present

N/A

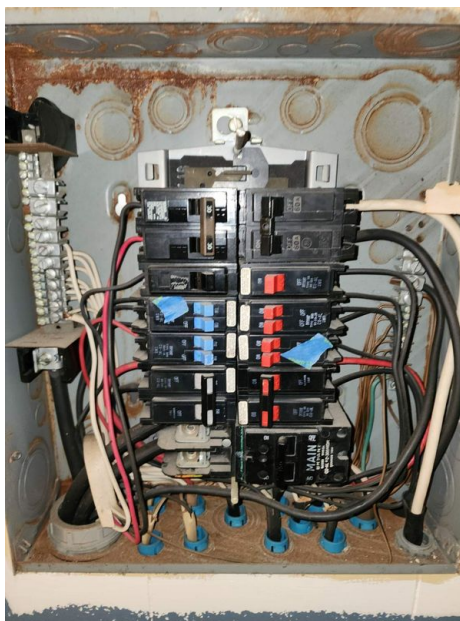
Main Panel brand

Bryant

Wiring Type

Copper

Panel without cover



Main Total Amps

150

Is amperage Sufficient for current usage?(Second)

N/A

General Condition of the Electrical system

Further evaluation recommended

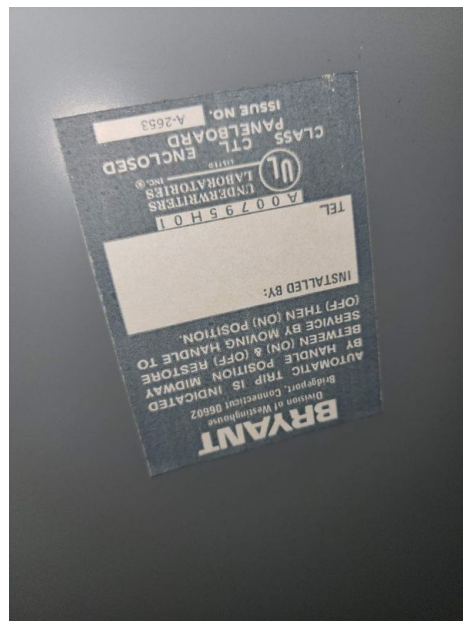
Main Panel last update

No information provided

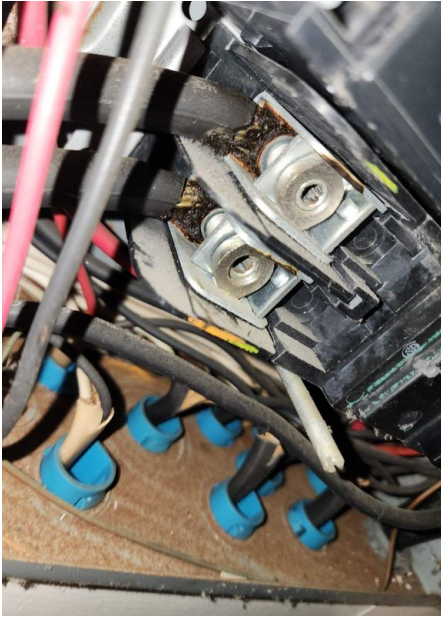
Main Feed Wire Material

Multi-Strand Aluminum

Panel Name



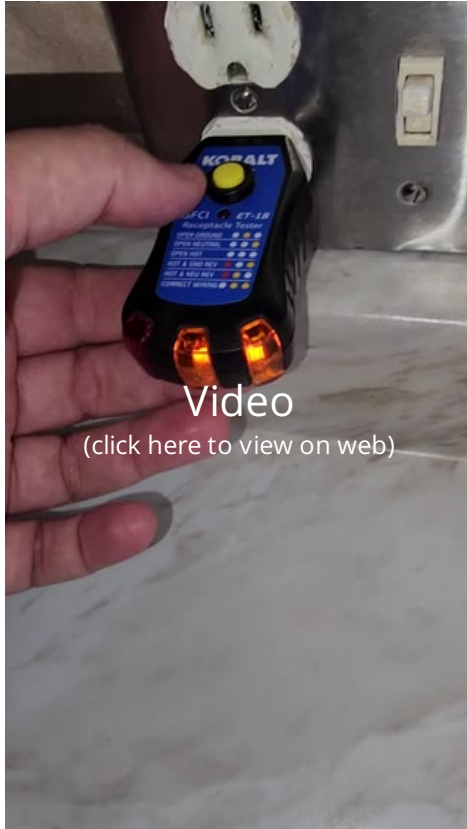
Main feed wires



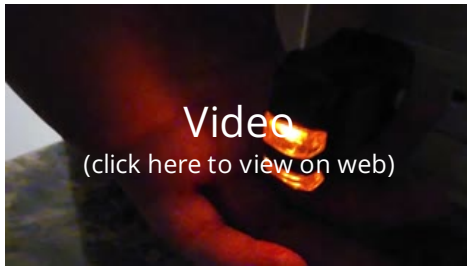
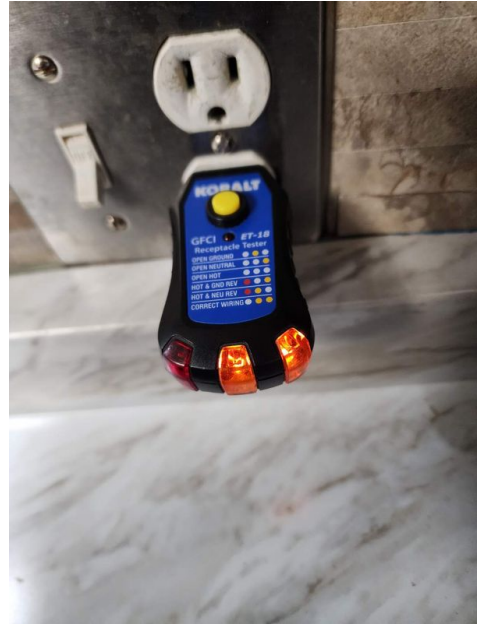
Main Breaker



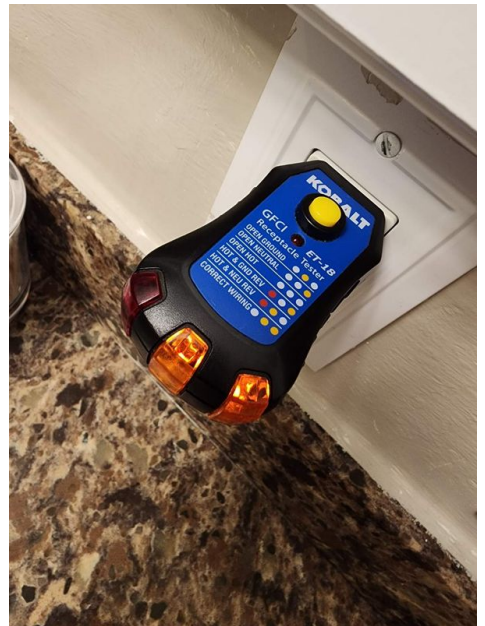
Outlets

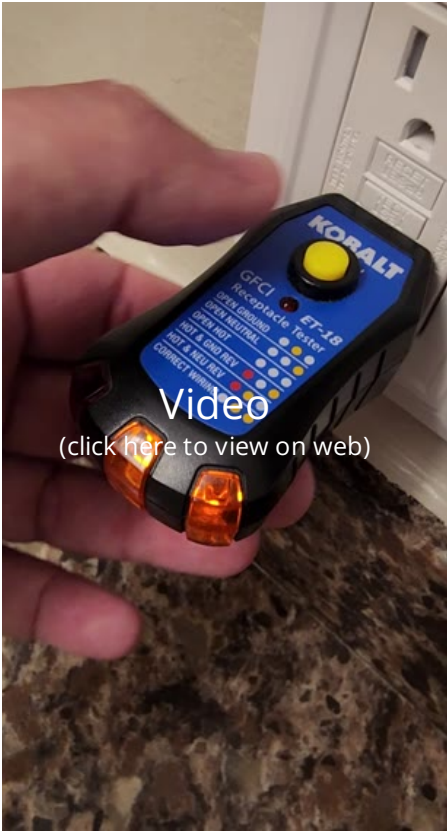


Video
(click here to view on web)



Video
(click here to view on web)





Video

(click here to view on web)

3: HVAC SYSTEM

Information

Central AC

Yes

Central Heat

Yes

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

N/A

HVAC systems in good working order?

Yes

Explain working order

Functioned properly at the time of inspection



Date of Last HVAC service or inspection:

2024, biannual maintenance

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

No

Space heater used as primary heat source?

No

Is the source portable?

No

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

No

Age of system

Unverified, no tag present

Year last updated

Unknown

Package Unit



Package Unit Tag

No tag present



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

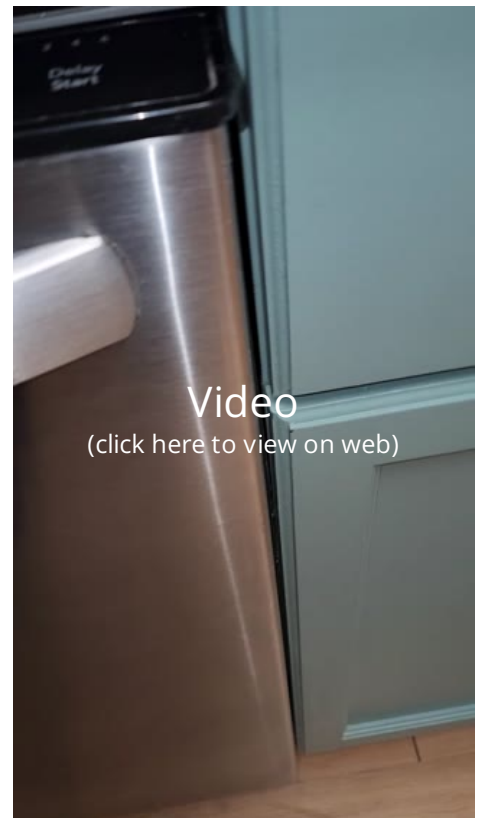
Exterior shed

Age of water heater

21

Dishwasher

Satisfactory



Video
(click here to view on web)

Refrigerator

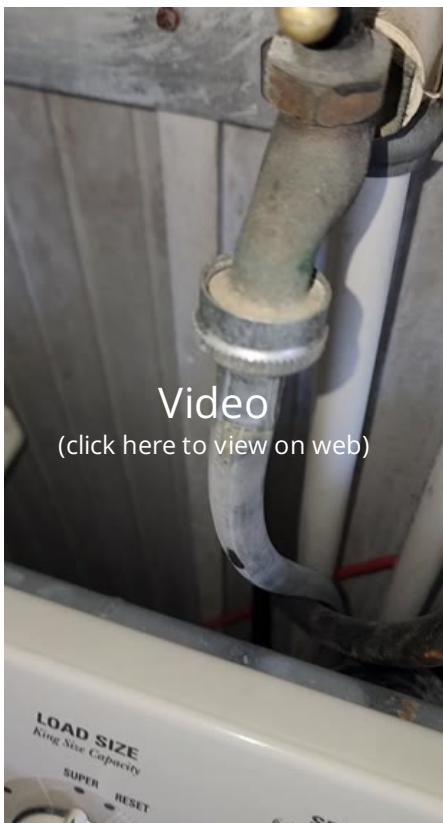
Satisfactory

Ice maker was not in use at the time of inspection.



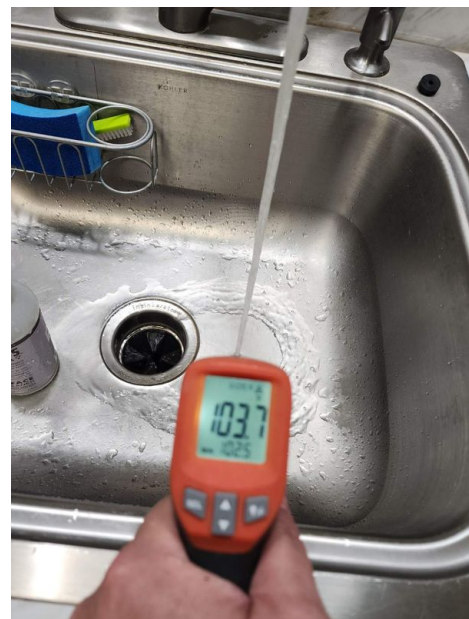
Washing Machine

Satisfactory



Water Heater

Satisfactory



Type of pipes (Check all that apply)

PVC/CPVC, Flexible braided, Rubber Washer Hose, Where Visible

Showers/Tubs

Satisfactory

Main shut off valve

Satisfactory

Sinks

Satisfactory

Sump Pump

N/A

Toilets

Satisfactory

Piping Supply system

Partially re-piped

Year and extent of renovation(Piping)

Visible supply piping appeared to have been replaced with CPVC, no dates provided.

Piping Drain system

Partial re-pipe

Year and extent of renovation(Drain)

Visible above ground plumbing appeared to have been replaced with PVC, no dates provided.

Type of waste/vent(Check all that Water Heater apply)

PVC, ABS, Where visible



Water heater tag



Water heater connections



Running water-Kitchen sink



Below Kitchen sink

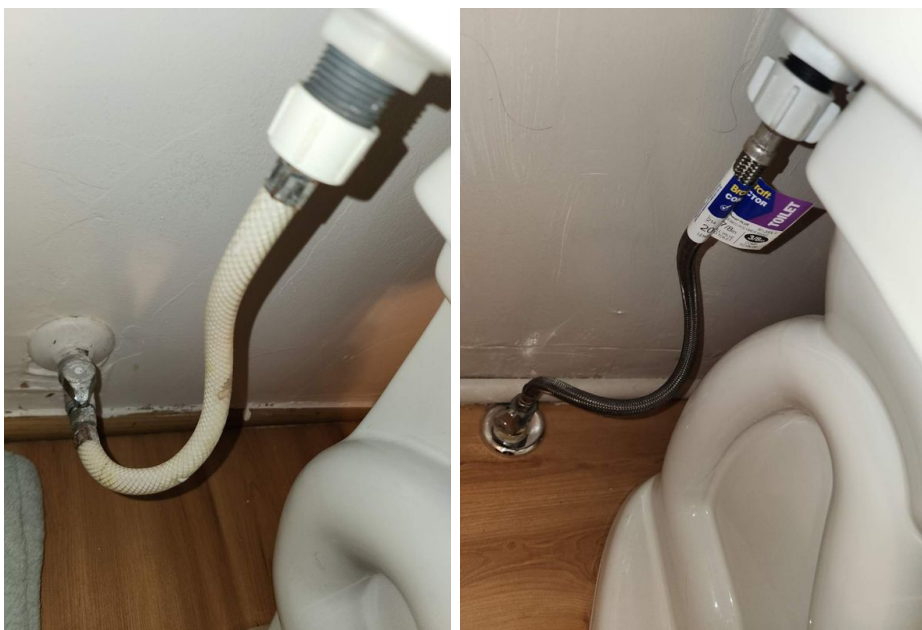


Laundry connections

Note: Corrosion was observed on the cold water supply line. No leak was present at the time of inspection. Recommend replacement.



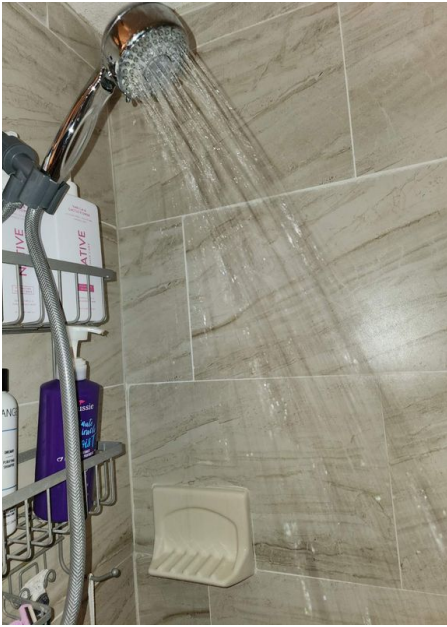
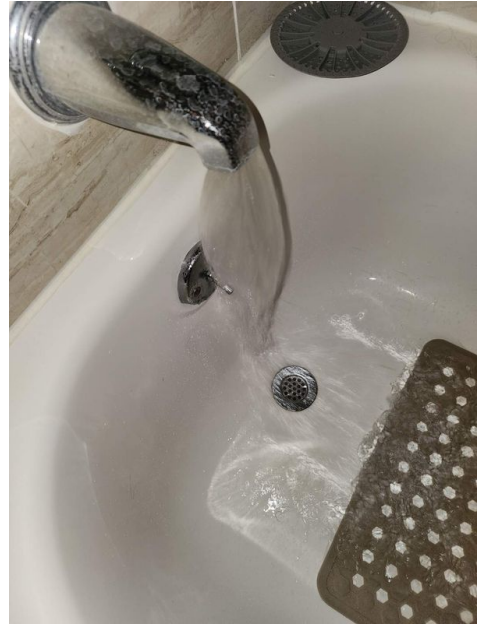
Toilet connections



Below bathroom sinks



Running water bathrooms



Main water shut off



5: ROOF

Information

Covering Material

Metal Panel

Roof Age

Estimated 15+

Remaining Useful Life Expectancy

Approx. 20

Date of last roof permit

No permit information available

Date of last update

No information provided. Roof appeared to have been recently sealed. Plumbing/ exhaust vents appeared to have been recently replaced.

Any visible signs of leak Interior ceilings?

No

If updated(Check one)

Full replacement

% of replacement

100

Overall Condition

Satisfactory

Any Visible signs of damage/deterioration?(explain below)

N/A

Any visible signs of leaks?

No

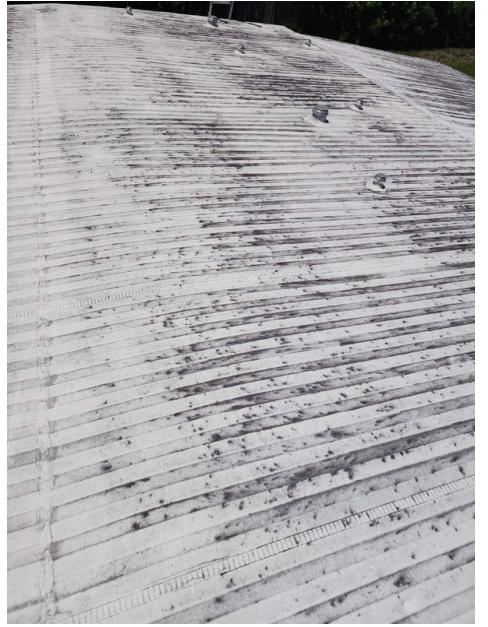
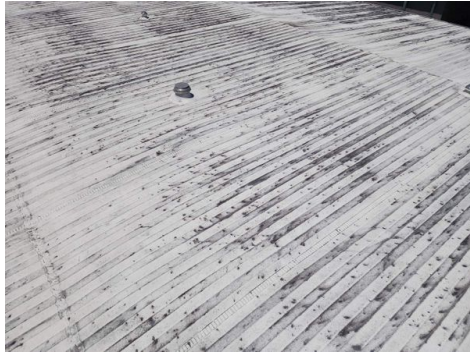
Any visible signs of leak Attic/underside of decking?

N/A

Left slope



Right slope



6: INFORMATION

Information

Inspector Name

Justin Kirch

Title: Owner/Inspector

License #: HI11631

License Type: Home Inspector

Phone #: (772)529-4436

Company Name**Inspector Signature**

I certify that the information provided in this document is true to the best of my Knowledge

No Warranty or Guarantee is expressed or implied. Ages and Updates are approximate and based upon observed condition and known data. Ages and percentages may not be exact.

Justin Kirch

STANDARDS OF PRACTICE
