



PROFESSIONAL BUILDING INSPECTORS

Anthony Gimenez - ASHI204602 * ICC8000987-B1

P.O. Box 163 Ellenton, Florida 34221 (941)761-8503 Fax:(941)776-8632 proinspect@tampabay.rr.com



FOUR-POINT INSURANCE INSPECTION - 1511 72nd Street West, Bradenton, FL 34209

GENERAL INFORMATION:

THIS IS NOT A HOME INSPECTION -The contents of the four-point insurance inspection is for INSURANCE purposes only and are not to be used or relied upon as a complete home inspection. This four-point inspection requires specific information to be recorded in this report. Please refer to the glossary for additional information regarding the terms and specifications of the report. A full Home Inspection evaluates more systems, components and conditions that the Report and emphasizes those items from the point of view of a home buyer. A comprehensive Home Inspection can take up to 2 1/2 hours or more to perform to the ASHI Standards of Practice.

Date of Inspection:

Inspection Date: 12-26-2008.

Homeowner Information:

Property Owner Name: Rock Pollock.
Property Owner Address: 1511 72nd Street West Bradenton FL 34209.

Dwelling Information:

Year built: 1972.
Type of construction: Reinforced masonry.
Type of Use: Single Family.
Number of stories: One story.
Square Feet Total: 2258.
Square Feet Livable: 1555.

ROOF:

Primary roof:

Roof Geometry: Hip roof with gable roof.
Type & condition: Concrete tiles. Average condition, minor wear noted.
Age: 7 years.
Type of roof sheathing: 1/2" plywood roof sheathing.
Type of gable sheathing: Plywood sheathing.
Roof structure: Wood trusses.
Active leaking: No.
REMAINING LIFE OF ROOF: Estimated at **15-20 years**.

Secondary Roof:

Roof Geometry: Flat / low pitched roof only.
Type & condition: Rolled asphalt composition.
Age: Estimated age is seven years.
Type of roof sheathing: 1/2" plywood roof sheathing.
Roof structure: Wood joists, common frame.
Active leaking: No.
REMAINING LIFE OF ROOF: Estimated at **5-10 years**.

PLUMBING:

Supply & Waste:

Supply source: Municipal.
Waste disposal: Municipal.
Supply line material: Copper.
Waste line material: PVC & CPVC.

Water Heater:

Age: Five years old.
Type & location: 40 gallon- electric, located at garage.
Condition: Good. All components properly installed.
REMAINING LIFE: 10-12 years.

System Condition:

of bathrooms: Two bathrooms, shut-off valves present.
System upgraded: No upgrades noted.
Leaks: There is no indication of leaks.
REMAINING LIFE OF PLUMBING: Estimated at **10-15 years**.

ELECTRICAL:

Service:

Age of Electrical system: Thirty six years.



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Type of Service: Overhead, 110/220v.
Service amps: 150 amp service, appears adequate for size of house.

Electrical Panel(s):

Main Panel: Located at garage, consists of circuit breakers, ground conductor present.
Sub Panel: Located at garage, consists of circuit breakers.

Branch Wiring:

Type of wiring: Copper, non-metallic insulated.
Condition: Good.
GFCI's Present: Yes, at bathrooms.
AFCI's Present: No AFCI's present.
Exposed wires: No exposed wires noted.

System Condition:

Overall Condition: Good.
Recent Upgrades: Yes, estimated at six to nine years.
REMAINING LIFE OF ELECTRICAL SYSTEM: Estimated at **10-15 years**.

HEATING & AIR-CONDITIONING:

HEATING SYSTEM:

Type: Heat pump with electric resistance heat as backup.
Age: Seven years old.
Fuel tank present: None present.

A/C SYSTEM:

Type: Central split system.
Age: Eight years old.
Location: At garage.
Condensate Pan/Drain line: Yes, terminates at exterior, approximately twelve feet in length.

OVERALL CONDITION:

Condition: Good.
HVAC- REMAINING LIFE: Estimated at **12-16 years**.

INSPECTOR INFORMATION

THIS REPORT IS NOT TRANSFERABLE IN ANY PART
This report meets or exceeds the American Society of Home Inspectors Standards of 4 Point Inspections

INSPECTOR INFORMATION:

Inspector Signature: _____ Date: _____
ICC Certified Building Inspector (ICC 8000987-B1)
Certified ASHI Inspector (CAM 204602)

Inspectors Email Address: proinspect@tampabay.rr.com Phone: (941) 761-8503

