

Home Inspections By Nolan

8935 Jonathan Manor Drive
Orlando FL 32819

Inspected by: Jim Nolan
09/12/2013



Office Phone: 407-876-3724

4-Point Insurance Inspection Report

This report has been approved solely for use by the members of the Florida Association of Building Inspectors

SITE INFORMATION:

<i>Inspection #</i>	0912131-4pt.
<i>Date:</i>	09/12/2013.
<i>Client:</i>	Ted Sample.
<i>Address:</i>	700 Sea Gull Ave.
<i>City:</i>	Altamonte Springs.
<i>State:</i>	FL.
<i>Zip:</i>	32701.
<i>Type of home:</i>	Townhouse.
<i>Type of Construction:</i>	Frame.
<i>Number of Stories:</i>	2
<i>Year Built:</i>	1984.

ELECTRICAL:

<i>Service Amps:</i>	125 amps.
<i>Sufficient for Service:</i>	Yes.
<i>Type:</i>	Circuit Breakers.
<i>Service Panel Location:</i>	Exterior of building.
<i>Grounding Visible:</i>	Ground rod.
<i>Branch wiring:</i>	Copper.
<i>GFCI present:</i>	Bathrooms, Exterior.
<i>Knob and tube wiring:</i>	No.
<i>Exposed or unsafe wiring:</i>	No.
<i>System updated:</i>	No.
<i>Estimated year of update:</i>	1984.
<i>Comments:</i>	The electrical system is comprised of principally original components from when the home was built in 1984. The breakers are Cutler Hammer brand and appear to be in serviceable condition at this time. No problems or concerns were noted.

PLUMBING:

<i>Main water supply material:</i>	CPVC Plastic.
<i>Waste supply material:</i>	PVC.
<i>Leaks noted:</i>	No.
<i>Polybutylene pipe visible:</i>	No.
<i>Shut off valves present:</i>	Yes.
<i>Location of water heater:</i>	Garage.
<i>Age of water heater (in years):</i>	14 years

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Plumbing upgraded: 40 gallon A O Smith water heater manufactured in 1999.
Estimated year of update: Yes.
Comments: 2007.
The home has been entirely re-plumbed with CPVC pipe that was manufactured January 17th, 2007.

ROOF:

Style: Simple Gable.
Covering type: Fiberglass shingles.
Estimated age (in years): 5 to 8 years.
Leaks: No.
Visible roof damage noted: No.
Condition of roof: Good.
Remaining Life (in years): 8 to 10 years.
Comments:

The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Due to high roof damage claims, some insurance companies now require agents to view the roof covering condition. At their option they may: 1. Accept the covering material in its current condition; 2. Require replacement in order to cover the roof; 3. Exclude the roof covering and any consequential damage resulting from water penetration. The inspector's opinion may or may not coincide with the insurance agent's opinion. The inspection report may help the agent in his inspection process. The inspector will not accept liability for any roof being rejected by an insurance company as we are looking at function in its current condition. The agent is looking to minimize risk.

HEATING/COOLING SYSTEM:

Type of heat system: Electric.
Age of system (in years): Manufactured in 2008 - five years ago.
Supplemental Heat System: Yes.
System Updated: Yes.
Year updated: 2008.
Type of cooling system: Central.
Age of system (in years): five.
Year updated: 2008.
Comments: The 3 ton central electric heat pump system was totally replaced - inside and out - in 2008.

FRONT AND REAR PICTURES OF DWELLING:

FRONT:



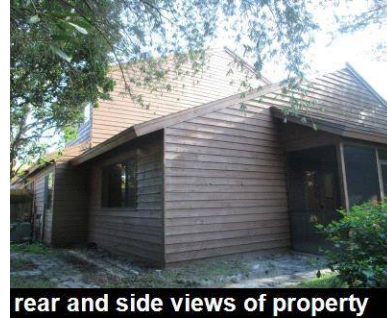
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REAR:



Additional Photos



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Inspectors Name:
FABI MEMBER #:
Inspectors Signature:

Jim Nolan.
FABI RPI-0590.

A handwritten signature in blue ink that reads "Jim Nolan".

Phone:

407-876-3724.