

# Four-Point Insurance Inspection

## Property Information

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12155 Metro Pkwy  
Fort Myers, FL  
33966  
USA



## Client Information

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Client Name Client Test 05232011

## Inspection Details

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Inspection Date: **Test Date**

Inspection Time: Test Time

## Inspection Conducted By

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### Kross Inspectors

12155 Metro Parkway, 4  
Fort Myers, Florida, 33966  
Phone: 239-677-4403 1877-496-4662  
Fax: 239-241-2684  
E-Mail: info@krossinspectors.com  
Web: www.krossinspectors.com

### Inspected by:

Jim-Kreider

Inspector's Signature:

Signature Date

6/28/2011

# Four-Point Insurance Inspection

## Property Details:

|                         |                  |
|-------------------------|------------------|
| Date of Inspection:     | Test Date        |
| Property Civic Address: | 12155 Metro Pkwy |
|                         | Fort Myers       |
|                         | FL, 33966        |

## Construction Details:

|                                |                   |
|--------------------------------|-------------------|
| Type of home:                  | Detached          |
| Number of stories:             | Single Floor      |
| Approximate total living area: | Test Living Sq Ft |
| Approximate total square feet: | Test Total Sq Ft  |
| Year Built:                    | Test Year Built   |

## Insurance Details:

|                                  |                 |
|----------------------------------|-----------------|
| Name of client/owner:            | Test Owner Name |
| Insurance Company/Policy Number: |                 |

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# 1 HEATING AND COOLING SYSTEMS

## Heating/Air Conditioning

### Heating system(s) Details:

Design: Central Forced Air

Estimated age of heating system(s)

Heating system upgraded? Year?      Yes  
2007

Is/are fuel tank(s) located on premises? NA

**Condition of heating system(s):**      Good general condition  
Operational at time of inspection

### **Heating system comments:**

### Cooling System(s):

Type(s) of cooling system(s):      Central

Estimated Age of cooling system(s):

cooling system upgraded? Year?      Yes  
2007

**Condition of cooling system(s):**      Good general condition  
Operational at time of inspection

**cooling system comments:**

Your Comments Here

---

## 2 Plumbing

### Water Supply System:

|                                     |                     |
|-------------------------------------|---------------------|
| Main water supply service type:     | Public              |
| Main water supply piping material:  | Copper<br>PVC       |
| Overall water pressure              | Acceptable; typical |
| Main water shut-off valve location: | Right Wall          |

### Water Distribution System:

|  |                                       |
|--|---------------------------------------|
| Distribution water supply piping material: | Copper<br>PVC                         |
| Plumbing facilities served:                | Kitchen<br>Main<br>Ensuite<br>Laundry |
| Number of bathrooms:                       | 2                                     |
| Fixture shut-off valves present?           | Toilets<br>Sinks<br>Taps<br>Laundry   |

### Drainage & Venting System:

|                           |          |
|---------------------------|----------|
| Drainage service type(s): | Sanitary |
|---------------------------|----------|

Main waste/vent piping material: PVC

Fixture waste/vent piping material: PVC

**Hot Water Supply:**

Water heating type: Tank

Water heater location: In Closet

Water heater energy source: Electricity

Approximate age of water heater: 5-10

TPR valve present? Yes

**Noted Observations and Conditions:** Good general condition  
Operational at time of inspection

**Report Number**

83

Fire sprinkler system present? No

Freeze hazards Noticed? No

Polybutylene piping noticed? No

Plumbing leaks noticed? No

Recent plumbing update? Year? Yes, 2007

**Condition of plumbing system:** Good general condition  
Operational at time of inspection

**Plumbing system comments:**

Your Comments Here

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## 3 Roofing

Roof Styles:

Type of roof covering: Asphalt Shingles

Estimated age of roof covering: 0-5

Number of shingle layers: One

Type of sheathing:

Flashing damage noticed? None

Missing shingles or covering? None Noticed

Truss or rafter damage notices? None Noticed

Roof Leaks notices? None Noticed

Estimated remaining life expectancy:

**Condition of roofing systems:** Good general condition

**Roofing system comments:**

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## 4 Electrical System

|   |                                 |
|---|---------------------------------|
| Service amperacy:                       | 200 Amperes                     |
| Size of service sufficient?             | Yes                             |
| Fuses or circuit breaker protection?    | Circuit Breakers<br>GFI<br>AFCI |
| Main panel location:                    | Garage Interior                 |
| System ground observed? Location?       | At grounding stake/pad          |
| GFCIs observed where required?          | Yes                             |
| AFCI protected circuits where required? | No                              |
| Aluminum wiring observed?               | No                              |
| Active knob & tube wiring observed?     | No                              |
| Exposed or unsafe wiring observed?      | None Noticed                    |
| Smoke/CO detectors observed?            | 1st Floor                       |
| Recent electrical upgrades? Year?       | Yes, 2007                       |
| <b>Condition of electrical system:</b>  | Good general condition          |
| <b>Electrical system comments:</b>      | Your Comments Here              |

## 5 Photo Report

1.



**Location:** Laundry Room/Area **System:** Plumbing **Condition:** Damaged Shut Off Valve

**Explanation:** Shut off valve is damaged or inoperable.

**Impact Consequences:** A damaged or inoperable shut off valve is prone to leaking and may also restrict its intended use of being able to shut off the water supply to the fixture. Consult a licensed plumbing contractor for repairs.

**Recommended Action:** Repair

[Click here to find out more about this item](#)

1.



**Location:** Exterior Left **System:** Electrical **Condition:** An exterior switch has a damaged cover plate

**Explanation:** Electrical switches installed require protection from water entry and contaminants.

**Impact Consequences:** A switch with a missing or damaged cover is subject to damage and deterioration if its protection has been compromised. Switches displaying damage or deterioration should be immediately replaced and a suitable cover installed.

**Recommended Action:** Repair

[Click here to find out more about this item](#)



**Professional Services Certification and Disclosure**

I have personally made an inspection of the property that is the subject of this Report.

I do not have any undisclosed conflict of interest with the client, nor any undisclosed commissions, rebates, profits or other benefits resulting from the completion of this assignment.

I have not accepted any disclosed or undisclosed commissions, rebates, profits, or other benefit from Real Estate Brokers, Agents, or any other parties having financial interest in the subject property.

This Inspection Firm, and the designated inspector for this assignment, have not been offered or provided any disclosed or undisclosed financial compensation directly or indirectly to any Real Estate Broker, Agent, or Real Estate Company for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.

I have not and shall not communicate any information about this inspection to anyone except the named client without prior consent of the client, except where it may affect the safety of others or violate a law or statute.

I have not offered to perform any repairs to the subject property nor shall I accept or induce a referral fee from any contractor of which I refer a client to for repairs.

**Kross Inspectors**

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**Inspected by:**

Jim-Kreider

**Inspector's Signature:****Signature Date**

6/28/2011