

Four-Point Insurance Inspection

Property Information



12155 Metro Pkwy
Fort Myers, FL
33966
USA



Client Information

Client Name Client Test 05232011

Inspection Details

Inspection Date: **Test Date**

Inspection Time: Test Time

Inspection Conducted By



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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J. L. Kreider
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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 PVC
Overall water pressure	Acceptable; typical
Main water shut-off valve location:	Right Wall

Water Distribution System:

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

Drainage & Venting System:

Drainage service type(s):	Sanitary
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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

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:

4 Electrical System

Service amperacy: 200 Amperes

Size of service sufficient? Yes

Fuses or circuit breaker protection? Circuit Breakers
GFI

Fuses or circuit breaker protection? 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

Condition of electrical system: Good general condition

Electrical system comments: 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.



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Inspected by:

Jim-Kreider

Inspector's Signature:

A handwritten signature in black ink, appearing to read 'J. L. Kreider', written over a white background.

Signature Date

6/28/2011