



My Safe Home Inspection

http://www.MySafeHomeInspection.com

111 Enterprise Ave Ste 1
Palm Bay, FL 32909
Toll Free: 1 (888) 697-2331



Anna Marsh

2010 Adams Ave
Melbourne, Florida 32935



Inspected By

Gregory Sprayberry

Home Inspector: 3831



Approved by Quality Assurance

Sep 12, 2013

Legacy Four Point Report Summary

Electrical System (Good Condition)

Blowing Fuses Or Breakers	No	Electrical Repair Type (If the property has Aluminum wiring)	
Loose Wiring	No	Improper Grounding	No
Over Fusing	No	Hazardous Panel	No
Double Tap Breaker	No	Unsafe Or Exposed Wiring	No

HVAC System (Good Condition)

Age (years)	13	Year Last Updated	2000
Central Hvac	Yes	Hvac Source is Portable	No
Professional Fireplace or Woodstove Install	No	Space Heater is Primary Heat Source	No

Plumbing System (Good Condition)

Age (years)	12	Year Last Updated	2001
Plumbing Types	PEX, Cast Iron, Flex Metal, PVC	Active Leaks	No
Indication Of Prior Leaks	No	Connections Or Hoses Leaking Or Cracked	No

Roof (Excellent Condition)

Date Last Updated	2013-08-01	Percentage Replaced	100%
Covering Material	Shingle	Damage	No
Leaks	No	Remaining Life (years)	25

My Safe Home Inspection is a leading **statewide Inspection** Company and has inspected over 100,000 properties.

All inspection reports are passed through our **Quality Assurance** team in order to ensure data accuracy across the board.

Updates on Inspection Reports are emailed automatically. If your email is on file, **download inspection reports** at anytime through our website.

Four Point Reinspection Notice

Any items in the report that are considered discrepancies and in need of repair/replacement must be updated within 30 days of the date that the original inspection was performed.

We must receive notice of the reinspection or update within 30 days via email or phone call, voicemails are also accepted. We must reschedule within one week of the 30 days unless the inspector's availability prohibits it. If this is the case, we will schedule as soon as the inspector next has appointments available.

All repairs must be done by licensed professionals in order to update an inspection without the reinspection fee. We require documentation such as the professional's company invoice or letter signed with the license and contact information of the professional. Either of these options must state what repairs were done. The original inspection date will be kept on the report, and the photos and information will be added to the original report.

Any repairs that were not performed by a licensed professional, if done within the 30-day window, will require a reinspection for the update and can be done at a cost of \$50. The original inspection date will be kept on the report and the photos and information will be added to the original report.

If the update is done after the 30-day window, we will have to complete a full new inspection at full inspection cost.

Please contact us with any questions or update requests at 1 (888) 697-2331.



INSURED/APPLICANT NAME: Anna Marsh

APPLICATION/POLICY#:

ADDRESS INSPECTED: 2010 Adams Ave , Melbourne, Florida, 32935

DATE INSPECTED: Sep 11, 2013, 10:00:00 AM

YEAR BUILT: 1958

Minimum Photo Requirement:

- Front Elevation Back Elevation
- Open Main Electrical Panel and Interior Door
- HVAC Heating Systems Equipment (with dated manufacturer's plate)
- ALL Hazards or Deficiencies Noted In This Report

A Florida-Licensed Inspector MUST Complete, Sign and Date This Form.

ELECTRICAL SYSTEM (*Separate Documentation of Any Aluminum Wiring Remediation Must be Provided and Certified by a Licensed Electrician)

• **Panel #1**

Age (years): 13

Brand: Cutler-Hammer

Wiring Type: Romex (Copper)

Amps: 200 amp circuit breaker

Year Last Updated: 2000

Description:

Cutler Hammer electrical distribution panel located in laundry room

Hazards Present:

- Blowing Fuses or Breakers
- Empty Breaker Sockets
- Loose Wiring
- Improper Grounding
- Over Fusing
- Hazardous Panel
- Double Taps
- Exposed/Unsafe Wiring

* If single strand (aluminum branch) wiring, provide details of all remediation. Separate documentation of all work must be provided and certified by a licensed electrician.

- Entire home rewired with copper
- Connections repaired with COPALUM
- Connections repaired with AlumiConn

Is the electrical system in good working order? Yes

Use this section below to provide full details of all updates, hazards, etc:

Electrical distribution wiring looked good. Panel has two missing blank plates at top.

HVAC SYSTEM

Age (years): 13

Central HVAC: Yes

Is the Source Portable? No

Year Last Updated: 2000

Hazards Present:

Wood burning stove or central gas fireplace professionally installed?

- Yes
 No

Space heater used as primary heating source?

- Yes
 No

Is the HVAC system in good working order? Yes

Use this section below to provide full details of all updates, hazards, etc:

Package heating and cooling unit

PLUMBING SYSTEM

Age (years): 12

Year Last Updated: 2001

Water Heater Year Last Updated: 2004

Main Supply Plumbing Type: PEX

Main Drain Plumbing Type: Cast Iron

Fixture Supply Plumbing Type: Flex Metal

Fixture Drain Plumbing Type: PVC

Washer Hose Material Type:

Hazards Present:

- Active leak(s)
 Indication of prior leak(s)
 Connections/hoses leaking or cracked
 Washer hoses leaking or cracked
 Water Heater missing TPR valve
 Water Heater has severe corrosion
 Water Heater has improper venting
 Water Heater TPR not vented to exterior or garage

Is the plumbing system in good working order? Yes

Use this section below to provide full details of all updates, hazards, etc:

PEX water supply lines ran throughout home. No leaks observed at time of inspection. Shut off valves installed on all fixtures.

ROOF (*With 2 roof photos, this portion can take the place of the roof condition verification form CIT RCF-1)

Age (years): 0

Year Last Updated: Aug 1, 2013

Percentage Replaced: 100%

Covering Material: Shingle

Roofing Permit Date: Jan 12, 2000

Useful Remaining Life (years): 25

Hazards Present:

- Damage/Deterioration
(e.g. curling/lifted/loose/missing shingles or tiles, sagging or uneven roof deck)
- Leaks

Roof Condition:

- Poor
- Fair
- Good
- Excellent

Use this section below to provide full details of all updates, hazards, etc:

New roof recently installed.

Additional Comments Or Observations:

I certify that I personally inspected the premises at the location address listed above on the inspection date noted.
I certify that the above statements are true and correct.

Gregory A. Spradling

Home Inspector
License Type

3831
License Value

Sep 12, 2013
Date

Inspector Signature

Certifying The Condition Of Each System

The Florida-licensed inspector is required to certify the condition of the electrical, HVAC and plumbing systems. "Acceptable Condition" means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments Or Observations

This section of the 4-Point inspection must be completed with full details/descriptions if **any** of the following are noted on the inspection:

- Updates (provide full details of the types of updates completed, date completed and by whom)
- Any system determined to be **NOT** in good working order
- Any hazards/deficiencies are present

A 4-Point Inspection is required for all homeowner, dwelling and mobile home applications for properties over 30 years old.

The Florida 4-Point Inspection form includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection submitted for consideration must include at least this level of detail to be acceptable to Florida.

Photo Requirements

Photos must accompany each 4-Point inspection submitted to Florida. The minimum photo requirement for all submissions is a front and rear elevation. However, there are additional photo requirements for a 4-Point inspection such as:

- Open Main Electrical Panel and Interior Door
- HVAC heating system (with dated manufacturer's plate)
- ALL hazards or deficiencies noted

Roof Requirements

The Florida 4-Point inspection may be submitted in lieu of the Florida Roof Condition Certification Form (CIT RCF-1) if a minimum of 2 photos of the roof are also provided. This will satisfy the required roof documentation listed in the Florida Rules Manual.

Inspector Requirements

All inspections must be performed (and certified) by the appropriately Florida-licensed professional. Without a verifiable, certified inspector's dated signature, the documentation will not be accepted. The following **FLORIDA-LICENSED** individuals may complete a 4-Point Inspection for Florida in its entirety:

Note: A trade-specific, licensed professional may sign off only on their trade component of the 4-Point inspection form (e.g., a roofing inspector may sign off only on the roofing portion of the form).

- A general, residential, or building contractor
- A building code inspector
- A registered architect
- A home inspector
- A professional engineer
- A building code official who is authorized by the State of Florida to verify building code compliance

Note To All Agents

The writing agent must fully review each 4-Point inspection submitted with an application for coverage in advance. It is the agent's responsibility to ensure that all Florida rules and requirements are met before the application is bound.

3 Permits Found

Type	Permit #	Description	Permit Date	Final Date
Roof	0000140	Description1: REROOF, SHINGLE MAN OWENS CORNING, PITCH 2 1/2-12, SQ'S 2 Notes1: INSTALL PER SHINGLE MAN SPEC'S. CALL FOR DRY-IN AND FINAL. Notes2: WORK APPEARS DONE W/OUT FINAL INSPECTION	Jan 12, 2000	Jan 12, 2000
Electrical	0003223	Description1: REPLACE 200 AMP SERVICE	Jul 17, 2000	Jul 17, 2000
Roof	13-03522	Re-roof	Aug 28, 2013	Aug 30, 2013

29 Inspection Photos



Front Elevation



Address Verification



Right Elevation



Rear Elevation



Rear Elevation



Left Elevation



Heating & AC package unit



Heating & AC package unit label - mfg 2000



Gas water heater



Water Heater label - mfg 2004



Washer and Dryer



Washer Connections



Dryer Connections



Kitchen Sink



Kitchen Plumbing (under sink) - PEX water supply lines, PVC and galvanized drain



Bath Sink



Bath Plumbing (under sink) - shut off valves, flex vinyl water supply lines



Toilet water shut off valve and flex metal water supply lines



Bath Sink



Bath Plumbing (under sink)



Toilet shut off valve



Electrical Service to Home (at meter)



Electrical Distribution Panel (cover on)



Circuit breakers - panel wiring looked good



Main Breaker - 200a



Roof ridge vent



Architectural shingle roof - 2013



Roof penetrations looked good



Roof Attic Sheathing - plywood