



(850) 341-8591

Residential Commercial 4 Point Insurance Wind Mitigation

4 Point Insurance Report

Photos For: Gina Boyleston-11/14/22

Property Address: 8132 Imperial Dr. Pensacola, FL 32506

Front View



Rear View



Side View



Side View



4-Point Inspection Form

Insured/Applicant Name: Gina Boyleston Application / Policy #: _____

Address Inspected: 8132 Imperial Dr. Pensacola, FL 32506

Actual Year Built: 1974

Date Inspected: 11/14/22

Minimum Photo Requirements:

- ☐ Dwelling: Each side ☐ Roof: Each slope ☐ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
☐ Main electrical service panel with interior door label
☐ Electrical box with panel off
☐ All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: _____

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)

Indicate presence of any of the following:

- ☐ Cloth wiring
☐ Active knob and tube
☒ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring): whole house

* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*

- ☐ Connections repaired via COPALUM crimp
☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
☐ Tripping breakers
☐ Empty sockets
☐ Loose wiring
☐ Improper grounding
☐ Corrosion
☐ Over fusing

- ☐ Double taps
☐ Exposed wiring
☐ Unsafe wiring
☐ Improper breaker size
☐ Scorching
☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: 48yrs

Year last updated: 2002 est.

Brand/Model: GE

Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type

- ☐ Copper
☐ NM, BX or Conduit

Aluminum

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: _____

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 2002

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 20 yrs

Year last updated: 2002

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Garage

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	☒	☐	☐	Toilets	☒	☐	☐
Refrigerator	☒	☐	☐	Sinks	☒	☐	☐
Washing machine	☒	☐	☐	Sump pump	☐	☐	☒
Water heater	☒	☐	☐	Main shut off valve	☒	☐	☐
Showers/Tubs	☒	☐	☐	All other visible	☒	☐	☐

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:

☒ Original to home

☐ Completely re-piped

☐ Partially re-piped

(Provide year and extent of renovation in the comments below)

Type of pipes (check all that apply)

☒ Copper

☐ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: Comp. Shingles

Roof age (years): 24 yrs

Remaining useful life (years): 27⁺-yrs

Date of last roofing permit: 2020

Date of last update: 2020

If updated (check one):

- ☒ Full replacement
☐ Partial replacement

% of replacement: _____

Overall condition:

- ☒ Satisfactory
☐ Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: Rollled Comp

Roof age (years): 10 yrs est.

Remaining useful life (years): 8⁺-yrs

Date of last roofing permit: Unknown

Date of last update: 2012 est.

If updated (check one):

- ☒ Full replacement
☐ Partial replacement

% of replacement: _____

Overall condition:

- ☒ Satisfactory
☐ Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Additional Comments/Observations (use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
 I certify that the above statements are true and correct.



Inspector Signature

Inspector- Anthony Campbell HI9516

Title

License Number

11/14/22
Date

Sims Inspections

Company Name

FL Home Inspector
License Type

850-341-8591
Work Phone

Note: This inspection and report are for insurance purposes only, and are NOT to be construed as a guarantee or warranty. This inspection report is based on a LIMITED VISUAL observation of the systems noted above, during the time inspected, and there is no implication that all deficiencies have been identified and described in this report. Any life expectancies given are based on the professional opinion of the inspector. This inspection report cannot be substituted for a Home Inspection and will not be addressed as one by Sims Inspections.



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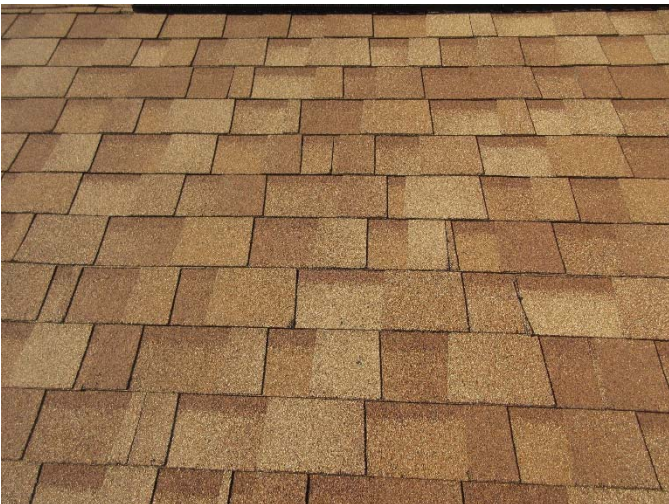
Roof View – Photo 1



Roof View – Photo 2



Roof View – Photo 3



Roof View – Photo 4





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Photos For: Gina Boyleston-11/14/22

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GE Subpanel – Front Cover



GE Subpanel – Aluminum Branch Wiring



Exterior A/C Unit – 2002 – 3 Ton



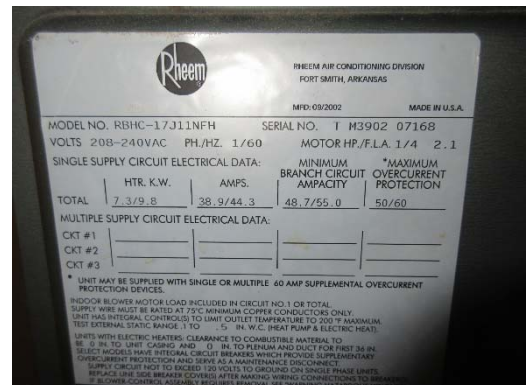
Exterior A/C Unit Label



Electric Heating Unit – 2002 – 3 Ton



Interior Heating Unit Label





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Kitchen Sink



Electric Water Heater - 2002



Washing Machine Plumbing



Copper Piping





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Bathroom Sink



Bathroom Sink



Toilet Shut-off Valve



Toilet Shut-off Valve





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INVOICE

This Invoice Has Been Prepared Exclusively For: Gina Boyleston

Property Address: 8132 Imperial Dr. Pensacola, FL 32506

Date of Inspection: 11/14/22 Start Time: 9:00 A.M.

Type of Inspection: 4 Point Insurance Inspection Report

Payment Paid: \$ 125.00

If you have any questions, please call me.

Thank you,

Anthony Campbell
FL. Home Inspector License # HI9516
(850) 341-8591

2215 McCutchen Place Pensacola, FL 32503

Email SimsInspections@cox.net

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