

Atlantic Building Inspections, Inc.

4-Point Inspection Form



58 Windsor Ln, Palm Beach Gardens, FL 33418

Inspection prepared for: Charlie Kamm

Date of Inspection: 3/24/2025 Time: 9:00 AM

Age of Home: 1987 Size: 1597

Weather: Clear

Order ID: 39576



Inspector: Chad Thielk

HI16052

PO BOX 772276, Miami, FL 33177

Phone: 305-851-2909

Email: Chad@atlanticbuildinginspections.com

4-Point Inspection Form

 Insured/Applicant Name: Charlie Kamm Application / Policy #: _____

 Address Inspected: 58 Windsor Ln Palm Beach Gardens, FL 33418

 Actual Year Built: 1987 Date Inspected: 3/24/2025
Minimum Photo Requirements:

- ☒ Dwelling: Each side
 ☒ Roof: Each slope
 ☒ Plumbing: Water heater (incl TPRV), 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 single strand 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):
 * 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: 38 years

 Year last updated: 1987

 Brand/Model: Challenger
Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type(s)

- | | |
|--|--|
| ☒ Copper
☐ Single Strand AL
☐ Multistrand AL | ☐ Copper Clad AL ☒ NM, BX or Conduit
☐ Cloth (Knob & Tube) ☐ Other
☐ Cloth Jacket Rubber Insulated |
|--|--|

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ NoCentral heat: ☒ Yes ☐ NoIf 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: N/A

Hazards Present

Is a wood-burning stove or central gas fireplace present? ☐ Yes ☒ No Was it professionally installed? ☐ Yes ☐ NoSpace heater used as primary heat source? ☐ Yes ☒ NoIs the source portable? ☐ Yes ☒ NoDoes 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: 3 yearsYear last updated: 2022

(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 ☐ NoIs there any indication of an active leak? ☐ Yes ☒ NoIs there any indication of a prior leak? ☐ Yes ☒ NoWater 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 Supply System:

☒ Original to home☐ Completely re-piped☐ Partially re-piped

Age of Piping Drain System:

☒ Original to home☐ Completely re-piped☐ Partially re-piped

Age of water heater _____

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

Type of pipes (check all that apply)

☒ Copper☒ PVC/CPVC☐ Galvanized☐ Cast Iron☐ Polybutylene☐ ABS☐ PEX Year Installed: _____☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the <i>Roof Inspection Form</i> .)	
Predominant Roof Covering material: <u>Concrete Tile</u> Roof age (years): <u>11 years</u> Remaining useful life (years): <u>9 years</u> Date of last roofing permit: <u>6/24/14</u> Date of last update: <u>8/26/14</u> If updated (check one): ☒ Full replacement ☐ Partial replacement % of replacement: _____ Overall condition: ☐ Satisfactory ☒ Unsatisfactory (explain below) Multiple water stains in the attic tested WET with a moisture meter 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 (If "yes" explain below) Attic/underside of decking ☒ Yes ☐ No Interior ceilings ☐ Yes ☒ No	Secondary Roof Covering material: _____ Roof age (years): _____ Remaining useful life (years): _____ Date of last roofing permit: _____ Date of last update: _____ 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 (If "yes" explain below) Attic/underside of decking ☐ Yes ☐ No Interior ceilings ☐ Yes ☐ No

Additional Comments/Observations (use additional pages if needed): Multiple water stains were observed and tested WET in the attic.			
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 Title	HI16052 License Number	3/24/2025 Date
Atlantic Building Inspections Company Name	Home Inspector License Type	305-851-2909 Work Phone	

4-Point Inspection Form

Special Instructions: This sample *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 report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, 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 Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

Photos



Right Elevation



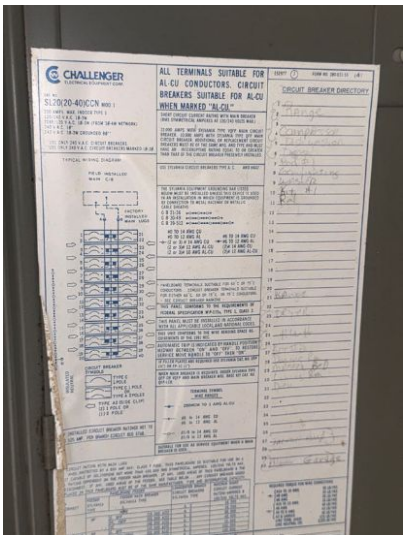
Left Elevation



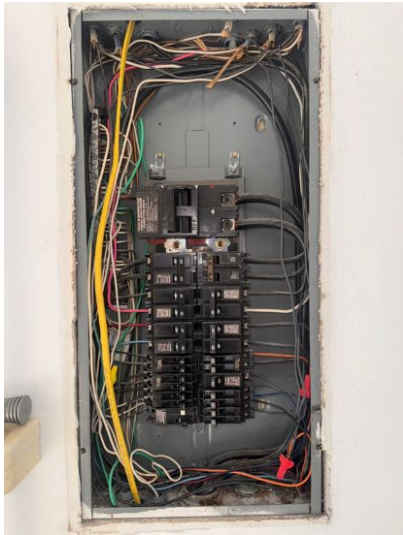
Back Elevation



Electrical



Electrical



Electrical



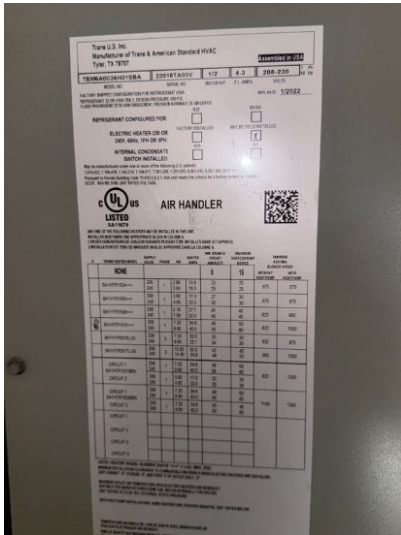
HVAC



HVAC



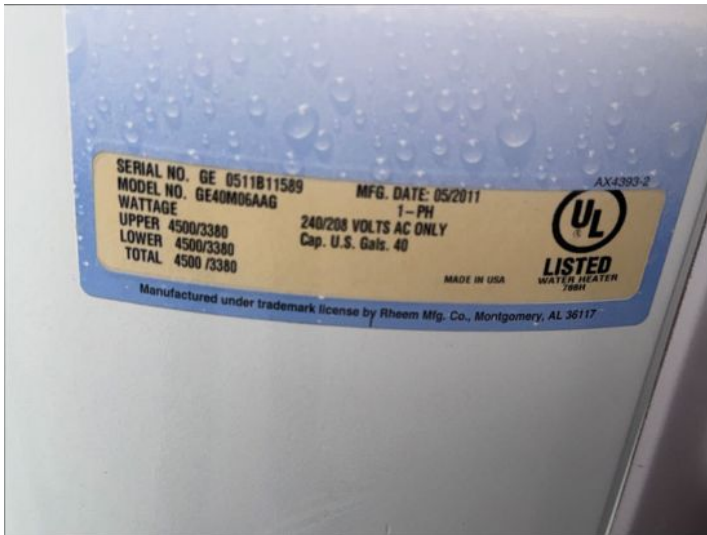
HVAC



HVAC



Plumbing



Plumbing



Plumbing



Plumbing



Plumbing



Plumbing



Plumbing



Plumbing



Plumbing



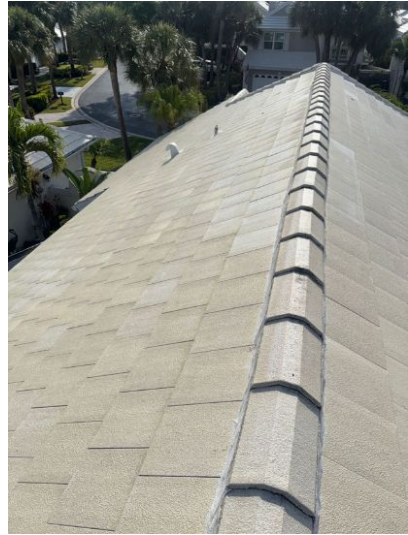
Roof



Roof



Roof



Roof



Roof



Roof



Unsatisfactory (attic water stain tested WET)



Unsatisfactory (attic water stain tested WET)



Unsatisfactory (attic water stain tested WET)



Unsatisfactory (attic water stain tested WET)

BuildFax Report: 58 WINDSOR LN PALM BEACH GARDENS FL 33418



Below are the details on all permits found on this property.

2014

Permit #: BLDG-14-07-068850

Permit Type: WINDOW / DOOR / SKYLIGHT REPLACEMENT
Description: replacement of 5 sliding glass doors
Permit status: final
Job Cost: \$ 0.00

Applied date: Jul 15, 2014
Issued date: Jul 22, 2014
Status date: Jul 22, 2014

Contractors

TOBY TOKES (ARMORVUE WINDOW & DOOR)

Permit #: BLDG-14-06-068536

Permit Type: RE-ROOF
Description: RE ROOF - TILESEAL, SAXONY 900 TILE, FOAM
DOWN supplied new form 100 and corrected
description 7/9/10
Permit status: final
Job Cost: \$ 15,000.00

Applied date: Jun 24, 2014
Issued date: Jun 30, 2014
Completed date: Aug 26, 2014
Status date: Jun 30, 2014

Contractors

GREG GAST (A TITE SEAL LLC)

2008

Permit #: BLDG-08-07-028218

Permit Type: HURRICANE SHUTTERS
Description: INSTALLATION OF 12 HURRICANE SHUTTERS
Permit status: final
Job Cost: \$ 0.00

Applied date: Jul 23, 2008
Issued date: Jul 31, 2008
Status date: Jul 31, 2008

Contractors

(ARMOR SCREEN CORP.)