

# **A1 Certified Home Inspections**

## **Four Point Inspection Report**



<b>Date of Inspection:</b>	01/01/2009
<b>Property's Address:</b>	123 Main Street
<b>Property's City, State, &amp; Zip:</b>	Anytown, USA 12345
<b>Type of Home:</b>	Single Family
<b>Type of Construction:</b>	Wood Frame
<b>Type of Foundation:</b>	Concrete
<b>Number of Stories:</b>	1
<b>Approximate Total Square Feet:</b>	2000
<b>Approximate Total Living Area:</b>	1850
<b>Approximate Age of Home:</b>	1995
<b>Client / Owner's Name:</b>	Mr. & Mrs. John Q. Public
<b>Insurance Company / Policy #:</b>	Citizens Group—#1234567890
<b>Inspector's Name:</b>	Eric W. Augustin
<b>Inspector's Signature:</b>	<i>Eric W. Augustin</i>
<b>Inspector's Company Name:</b>	A1 Certified Home Inspections
<b>Inspector's Address:</b>	9039 SW Tustenuggee Avenue
<b>Inspector's City, State, &amp; Zip:</b>	Lake City, FL 32024-1447
<b>Inspector's E-mail Address:</b>	Eric@a1certifiedhomeinspections.com
<b>Inspector's Phone Number:</b>	1-800-863-8831

**Office - (386) 758-4540 / Cellular - (386) 984-8580 / Fax - (386) 754-5919**  
Please visit our website at [www.a1certifiedhomeinspections.com](http://www.a1certifiedhomeinspections.com)

## Heating and Air Conditioning

<b>Types of Heating Systems:</b>	Forced Air Furnace
<b>Estimated Age of Heating Systems:</b>	5 Years
<b>Heating Systems Upgraded? Year?</b>	Yes, 2006
<b>Fuel Tank Located?</b>	None
<b>Condition of Heating Systems:</b>	Very Good
<b>Heating System Comments:</b>	Heating system tested, adequate for home
<b>Types of Cooling Systems:</b>	Air Cooled Central Air Conditioning
<b>Estimated Age of Cooling Systems:</b>	5 Years
<b>Cooling Systems Upgraded? Year?</b>	Yes, 2006
<b>Condition of Cooling Systems:</b>	Very Good
<b>Cooling System Comments:</b>	Good temperature drop and air return

## Plumbing

<b>Number of Bathrooms:</b>	2
<b>Overall Water Pressure:</b>	25 PSI
<b>Main Supply Line Material:</b>	Copper
<b>Main Waste / Vent Material:</b>	PVC
<b>Fixture Supply Line Material:</b>	Plastic
<b>Fixture Drain Line Material:</b>	Plastic
<b>Shut Off Valves Present?</b>	On West side of Garage Exterior
<b>Water Heater Location:</b>	Garage
<b>Water Heater Fuel Type:</b>	240 Volt Electric
<b>Approximate Age of Water Heater:</b>	10 Years
<b>Pressure Relief Valve Present?</b>	Yes
<b>Fire Sprinkler System Present?</b>	No
<b>Freeze Hazards Noticed?</b>	No
<b>Polybutylene Noticed?</b>	No
<b>Plumbing Leaks Noticed?</b>	No
<b>Recent Plumbing Upgrades? Year?</b>	No
<b>Overall Plumbing Condition:</b>	Very Good
<b>Plumbing Comments:</b>	No problems at time of inspection

<b>Roof</b>	
<b>Roof Style:</b>	Gable
<b>Type of Roof Covering:</b>	Asphalt Architectural Style Shingle
<b>Estimated Age of Roof Covering:</b>	5 Years Old
<b>Number of Shingle Layers:</b>	1
<b>Type of Sheathing:</b>	Plywood
<b>Flashing Damage Noticed?</b>	No
<b>Missing Shingles or Covering?</b>	No
<b>Truss or Rafter Damage Noticed?</b>	No
<b>Evidence of Active Leaks?</b>	No
<b>Estimated Life Expectancy:</b>	25+ Years
<b>Roof Comments:</b>	Overall, the roof is in very good condition
<b>Electrical</b>	
<b>Service AMPS:</b>	200
<b>Is the Size of Service Sufficient?</b>	Yes
<b>Fuses or Circuit Breakers?</b>	Breakers
<b>Main Panel Location:</b>	Garage, rear wall
<b>Panel Grounding Observed?</b>	Yes
<b>GFCI's Present Where Required?</b>	Yes
<b>AFCI's Present in Bedrooms?</b>	N/A
<b>Aluminum Branch Circuits?</b>	No
<b>Active Knob and Tube Wiring?</b>	No
<b>Exposed or Unsafe Wiring Noticed?</b>	No
<b>Recent Upgrades? Year?</b>	No
<b>Overall Electrical System Condition:</b>	Very Good
<b>Electrical Comments:</b>	No problems at time of inspection

**Are there any deficiencies which need correction? If so, explain:**

The filters in the A/C unit need to be changed more often (every 30 days in Summer). Keep trees trimmed away from roof, and keep debris off.