



P.O. Box 150974 Cape Coral, FL 33915 (239) 995-3622

FOUR POINT INSURANCE INSPECTION

Name : Mr. & Mrs. Insurance
Address : 123456 5th St
City : Ft. Myers
State, Zip : FL 33333

Property Location
123456 5th St
Ft. Myers FL
Approximate Year Built : 1976

This is our report of a **VISUAL** inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the **PRE-INSPECTION AGREEMENT**, which is a part of this report and incorporated herein. Please read the **REMARKS** printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

Date of inspection _____ Weather conditions Ptly Cloudy Outside temperature 80

PRE-INSPECTION AGREEMENT

Vision Technology, Inc. agrees to conduct an inspection for the purpose of alerting the customer to **major visual deficiencies** in the condition of the property. The inspection and report are performed and prepared for the sole and confidential and exclusive use and possession of the customer and Vision Technology, Inc. . The written report will include the following only:

- Roof System**
- Plumbing System**
- Electrical System**
- Air Conditioning System**

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, mold (unless noted), asbestos, formaldehyde, and toxic or flammable chemicals. Also excluded are inspections of and report on swimming pool structures, pool heating systems, plumbing shut off valves, timers of any type, wells, septic tanks, security systems and the presence of rodents, termites and other insects.

The parties agree that the Vision Technology, Inc., and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. **The inspection and report are not intended or to be used as a guarantee or warranty**, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. The cost of the inspection is agreed to be the maximum liability Vision Technology, Inc. will incur.

The parties acknowledge and understand that this Agreement will be entered into in duplicate originals to allow each party to retain an original. Further, to enable full execution of this Agreement to expedite the contracted-for inspection services, the parties also acknowledge and agree that each party may sign a facsimile copy of that executed page returned by facsimile to the other party will constitute and have the same effect as an "original" so as to fully bind that party as if the party had signed and returned a true original signature page to the other party. Finally, so long as each party to the Agreement executes the Agreement, the parties expressly agree that each party may countersign the Agreement, or a facsimile copy of the other party's signature page, such that each party's signature may be the sole "original" signature on a particular signature page although the parties agree that collectively all such executed signature pages, whether in original or facsimile form, will serve as a fully executed Agreement and legally binding contract.

Inspection Fee \$ _____

Inspection Number: 0711141 ins

Inspected By _____

Customer signature, customer attended inspection: YES

HEATING AND COOLING SYSTEM

Cooling System Type: Central Air Electric Compressor
Condenser
 Unit Age: 2 Years Capacity: 3 1/2 Ton
1 Tested Not Tested Satisfactory
 Temperature: In 75.8 Out 56.7 = 19.1 Degree Drop N/A
 *See Notes **

** The AC Cooling system is 2 years old and was updated (installed in 2005). System is in very good condition and System should have 15+ years of remaining life expectancy. Unit is proper size for home 2000 Sq ft living area. See Photo 8*

Cooling system appears to be in working condition

Heating System Type: Electric Forced Air
Air Handler
 Unit Age: 2 Years Capacity: 10 KW
1 Air Handler Location: Interior closet Satisfactory
 Temperature: In 78 Out 100 = 22 Degree Rise N/A
 *See Notes **

** The air handler system is 2 years old and was updated (installed in 2005). System is in very good condition and System should have 15+ years of remaining life expectancy.*

Heating system appears to be in working condition

PLUMBING SYSTEM

Water Service Type of service: Private Well System Satisfactory
 Type of pipe: Plastic Main shut off operated properly: Yes No *See Notes **
 Water Press. 58 Lbs. Movement noted in water meter when all fixtures off Yes N/A

Interior Pipes & Additional Fixtures Type of pipes: Plastic Satisfactory
** The Plumbing water lines are 2 years old and were updated (installed in 2005) to CPVC type plastic pipes. System is in good proper working condition and system should have 25+ years of remaining*
See Photos 9 & 10 *See Notes **

Hose Bibbs Operating Not Operating Not Tested Satisfactory
 N/A
 *See Notes **

Waste Discharge Waste Pipes: Plastic Satisfactory
 Slow Drain
 *See Notes **

Hot Water Heater Type of unit: Electric Satisfactory
 Capacity: 30 Gal. Ample for 2 - 3 people *See Notes **
 Age: 11 Years Apprx. Temp. 120

ELECTRICAL SYSTEM (electrical lic # JE 000034)

Electrical Service Service entrance: Overhead Type: SO-D Satisfactory
 Main Panel Box 200 AMPS Voltage: 120 / 240
 Circuit Breakers Fuses Grounded Properly See Notes *
 Year Service Updated 2004

** New electrical panels were installed in 2004.
 See Photos 5, 6, & 7*

	Quantity:	<u>18 circuits</u>			
Electrical	Wires properly fused:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Circuits & Wiring	Branch circuits:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum		<input checked="" type="checkbox"/> Satisfactory
	Available:	Spaces <u>0</u>	Spares <u>0</u>		
	Thermo heat scan :	<input checked="" type="checkbox"/> NORMAL	<input type="checkbox"/> Overheating Noted		<input checked="" type="checkbox"/> See Notes *
Does the entire electrical system meet local codes?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	* For the time installed	
Is the system sufficient for the load requirement?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Is there any Knob and Tube wiring in use?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Does the wiring contain proper grounding?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Is there any exposed or unsafe wiring?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Condition of Electrical Service?		<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Very Good	<input type="checkbox"/> Good	<input type="checkbox"/> Fair <input type="checkbox"/> Poor
Are there any deficiencies which need correcting?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> See Notes *	
<i>* Electrical panels are 3 years old, panels were upgraded (installed in 2004) when a new generator panel was also added along with an auto transfer switch for the generator system.</i>					
<i>* Electrical System in good proper working condition and should have 30+ years of remaining life expectancy.</i>					

ROOFING SYSTEM

	Location	Materials	Age	
Roof Covering	<u>Main House</u> <u>Rear Addition</u>	<u>Fiberglass Shingle</u> <u>Fiberglass Shingle</u>	<u>7 years</u> <u>5 Years</u>	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
Roof Leaks	<input checked="" type="checkbox"/> None Noted	<input type="checkbox"/> Some signs	<input type="checkbox"/> Extensive	<input checked="" type="checkbox"/> See Notes *

** The main house Roof system is a 30 year dimensional shingle that was installed (updated) approximately 7 years ago in (2000). See Photo 12*
** The rear addition Roof system is a 30 year dimensional shingle that was installed (updated) approximately 5 years ago in (2002). See Photo 11*

Both Roof systems shows no signs of leaking and is in good condition. Roof system should have 10+ years of remaining life expectancy.



Photo # 1



Photo # 2



Photo # 3



Photo # 4



Photo # 5



Photo # 6



Photo # 7



Photo # 8



Photo # 9



Photo # 10

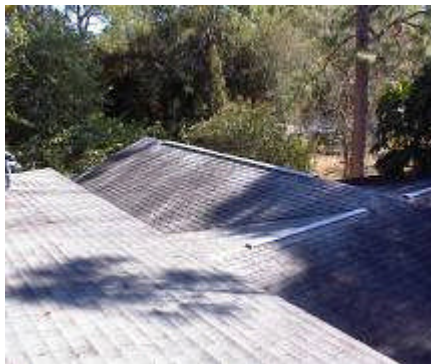


Photo # 11



Photo # 12