

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: N/A

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

Date of last HVAC servicing/inspection: 05-13-2026

Hazards Present

Is a wood-burning stove or central gas fireplace present? ☐ Yes ☒ No Was it 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: Less than 1 year

Year last updated: 2026

(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: Water heater is located in garage and was installed on 2024

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:

1977-100% Original to home

 Completely re-piped

 Partially re-piped

Age of water heater 2

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

Age of Piping Drain System:

1977-100% Original to home

 Completely re-piped

 Partially re-piped

Type of pipes (check all that apply)

☒ Copper

☐ PEX Year Installed:

☐ PVC/CPVC

☐ Other (specify)

☐ Galvanized

☐ Cast Iron

☐ Polybutylene

☐ ABS

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: Asphalt/Fiberglass Shingles

Roof age (years): 4

Remaining useful life (years): 18

Date of last roofing permit: 12-22-2021

Date of last update: 12-22-2021

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: 100

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

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):

A

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

ALEXIS CARDENAS

Title

HI18877

License Number

August 31, 2026

Date

coral coast home inspections LLC

Company Name

Home Inspector's License

License Type

678-651-3172

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.

Photo 1 - Front of Home



Photo 2 - Front of Home



Photo 1 - Side of Home



Photo 2 - Side of Home



Photo 3 - Side of Home



Photo 4 - Side of Home



Photo 1 - Rear of Home



Photo 1 - Electrical Panel



Photo 2 - Electrical Panel



Photo 3 - Electrical Panel



Photo 1 - Electrical Panel - Door Off

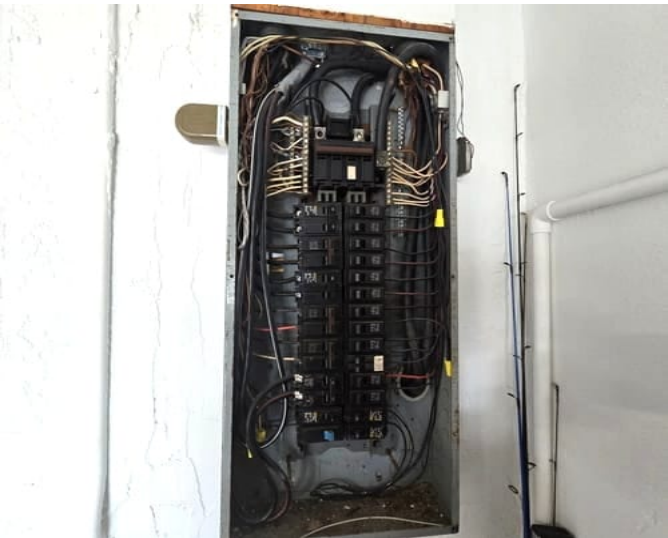


Photo 1 - Air Handler



Photo 2 - Air Handler



Photo 1 - Air Handler Label

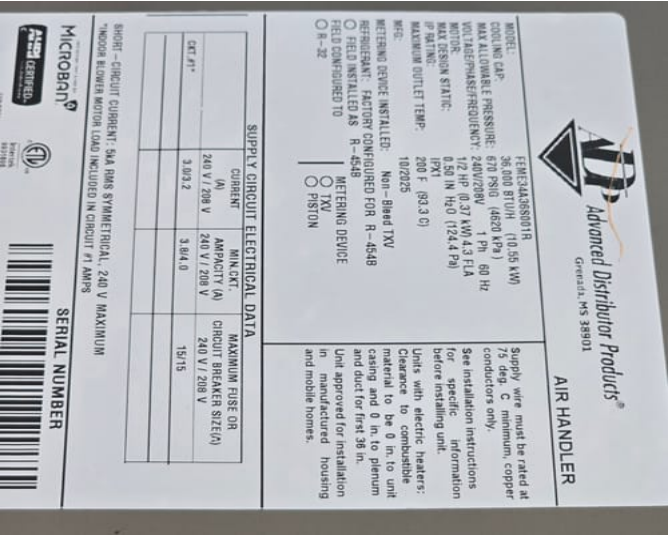


Photo 1 - Condenser



Photo 2 - Condenser



Photo 1 - Condenser Label

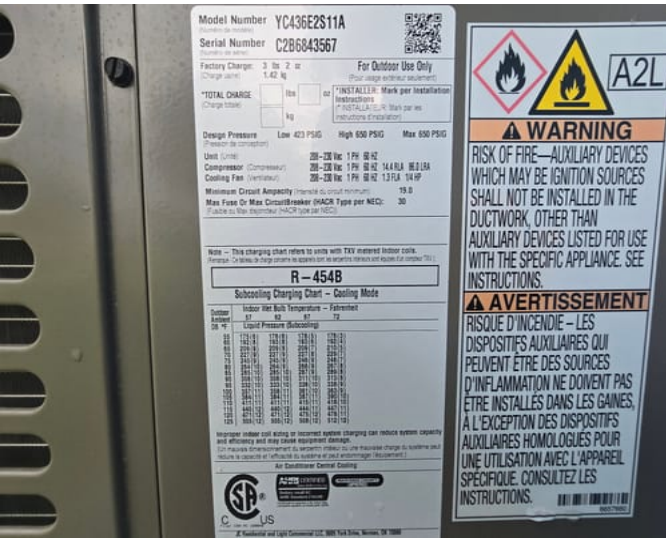


Photo 1 - All In One Units



Photo 2 - All In One Units



Photo 1 - All In One Units Label



Photo 2 - All In One Units Label

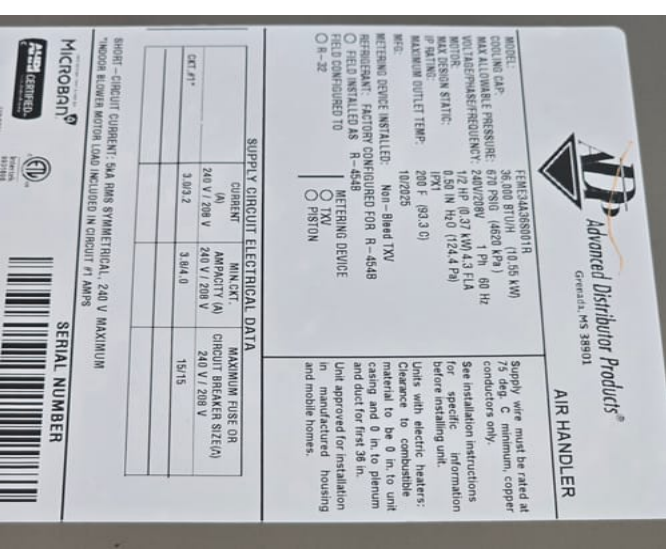


Photo 1 - Plumbing

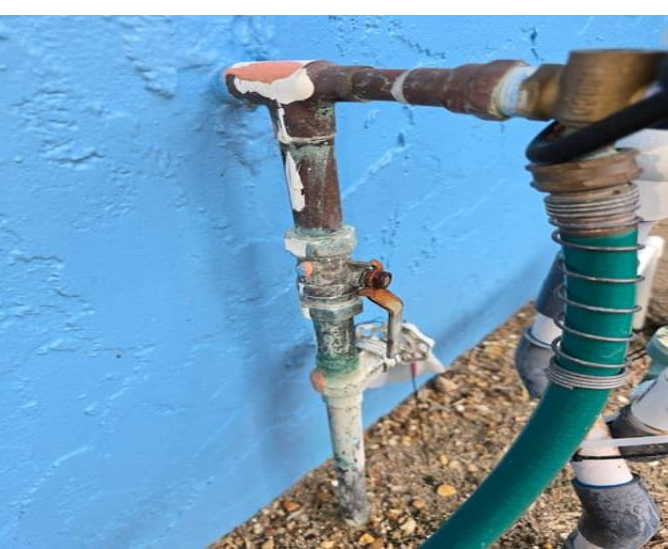


Photo 2 - Plumbing



Photo 3 - Plumbing



Photo 4 - Plumbing



Photo 5 - Plumbing



Photo 6 - Plumbing



Photo 7 - Plumbing



Photo 8 - Plumbing



Photo 9 - Plumbing



Photo 1 - Water Heater



Photo 1 - Water Heater Label



Photo 1 - Temperature Pressure Relief (TPR)



Photo 1 - Roof Coverings



Photo 2 - Roof Coverings



Photo 3 - Roof Coverings



Photo 4 - Roof Coverings



Photo 5 - Roof Coverings



Photo 6 - Roof Coverings



Photo 7 - Roof Coverings

Cape Coral Citizens Self Service

Home Apply Today's Inspections Map Report Permits Search Calendar 2021

Permit Number: **WB21-52817**

Permit Details Tab Elements Sign Menu

Type: Roofing Various - Residential	Status: Closed	Project Name:
Applied Date: 12/22/2021	Issue Date: 01/11/2022	
District: Cape Coral	Expires Date: 04/11/2022	
	Valuation: \$10,000.00	Finalized Date: 01/11/2022

Description: FLAT 20 SQS SLOPED SHINGLE REEROOF

Summary Locations Fees Review Inspections Attachments Contracts Sub Records More Info

Progress

100% Completed

Workflow

- Legacy Initial Submission - Not Passed: 12/20/2021
- Legacy Initial Submission - Passed: 01/11/2022
- NOTICE OF COMMENCEMENT - Pass: 01/11/2022

Available Actions