



Quigley Inspection Services LLC.  
250 26<sup>th</sup> St N.  
St. Petersburg, FL 33713

727-463-3403  
[www.quigleyinspections.com](http://www.quigleyinspections.com)  
[mike@quigleyinspection.com](mailto:mike@quigleyinspection.com)

## 4-Point Inspection

**Insured / Applicants Name** Jane Doe

**Address Inspected** 1234 Acme Rd.

**Year Built** 1960

**Date Inspected** 6/14/2017

**Inspected By :** Mike Murphy, Home Inspector, Liscense #HI9085

### **Included Photos**

- ☒ Front ☒ Rear
- ☒ Main Electrical Service Panel ☒ Service Panel Label ☒ Service Panel Interior
- ☒ HVAC Equipment With Data Plates ☒ Hazzards And Deficiencies Noted In This Report

### Electrical System

Main Panel Age	<u>Approx 14-18 years</u>	Sub Panel Purpose	<u></u>
Last Year Updated	<u>U/D</u>	Last Year Updated	<u></u>
Service Amperage	<u>150A CB</u>	Service Amperage	<u></u>
Panel Brand	<u>Challenger</u>	Panel Brand	<u></u>
Total System Amps		<u>150A CB</u>	

### Wiring

- ☒ Copper Wiring
- ☐ Aluminium Wiring
- ☒ NM, BX or Conduit
- ☐ Active Knob and Tube

Is the electrical system in good working order ? ☒ Yes ☐ No

### Observed Hazards

- |  |   |
|--|---|
| <input type="checkbox"/> Blowing Fuses   | <input type="checkbox"/> Over Fusing    |
| <input type="checkbox"/> Faulty Breakers | <input type="checkbox"/> Double Taps    |
| <input type="checkbox"/> Empty Breakers  | <input type="checkbox"/> Damaged Wiring |
| <input type="checkbox"/> Empty Fuses     | <input type="checkbox"/> Unsafe Wiring  |
| <input type="checkbox"/> Loose Wiring    | <input type="checkbox"/> Other          |

### HVAC System

System Age 17 years

Last Year Updated 2000

Central HVAC ☒ Yes ☐ No \_\_\_\_\_

Is the HVAC system in good working order ? ☒ Yes ☐ No

#### Observed Hazards

- ☐ Wood burning stove
- ☐ Space heater used as primary heat source
- ☐ Non-Professional installation
- ☐ Other :

### Plumbing System

System Age 57 years

Last Year Updated \*\* see below

#### Pipe Materials Observed

- ☒ Copper ☒ Cast Iron
- ☒ PVC / CPVC ☐ Polybutylene
- ☐ Galvanized ☐ Other

Is the plumbing system in good working order ? ☒ Yes ☐ No

#### Observed Deficiencies

- ☐ Active Leak
- ☐ Prior Leaks
- ☐ Connection / Hose Conditions
- ☒ Water Heater TPR valve is not plumbed
- ☐ Other:

\*\* new water heater in 2013; A portion of the sewer lateral was replaced in 2007

## Roof

### Main Roof

Covering Material Rolled asphalt

Roof Age 12 years

Remaing Life Est. \*\* 1-2 with repairs

Date of last Roofing Permit 8/2/2005

Date of last Update U/D

If Updated: ☐ Full Replacement ☐ Partial Replacement Replacement %

**Main Roof Condition :** ☐ Satisfactory ☒ Unsatisfactory

### Secondary Roof

Covering Material \_\_\_\_\_

Roof Age \_\_\_\_\_

Remaing Life Est. \_\_\_\_\_

Date of last Roofing Permit \_\_\_\_\_

Date of last Update \_\_\_\_\_

If Updated: ☐ Full Replacement ☐ Partial Replacement Replacement %

**Secondary Roof Condition :** ☐ Satisfactory ☐ Unsatisfactory

**Main Roof - Visible signs of damage or deterioration** ☒ Yes ☐ No

If yes : Granule loss, loosely secured materials, active water ponding

**Secondary Roof - Visible signs of damage or deterioration** ☐ Yes ☐ No

If yes :

Additional Comments:

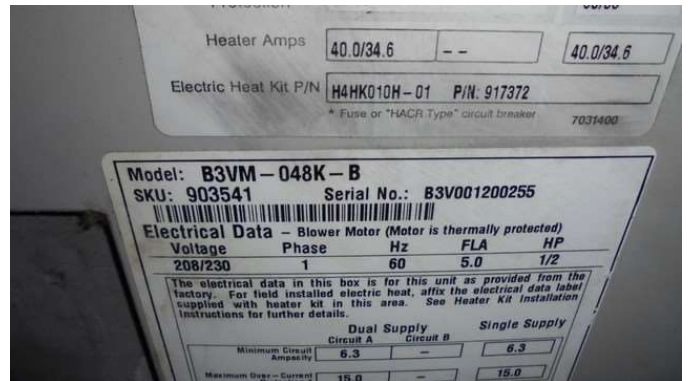
Date: 6/14/2017

Signature:



Mike Murphy #HI9085





TPR valve is not plumbed





