



Professional Property Inspectors 4-Point Inspection Form

Insured/Applicant Name: [REDACTED]

Application / Policy #:

Address Inspected: [REDACTED]

Actual Year Built: 1987

Date Inspected: 12/11/2025

Inspector: George Castillo

HI11662
8567 SW 25th St, Unit # 222, Miami, FL 33155
Phone: 3059046104
Email: george@ppireports.com



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.

Photos



RIGHT



LEFT



REAR



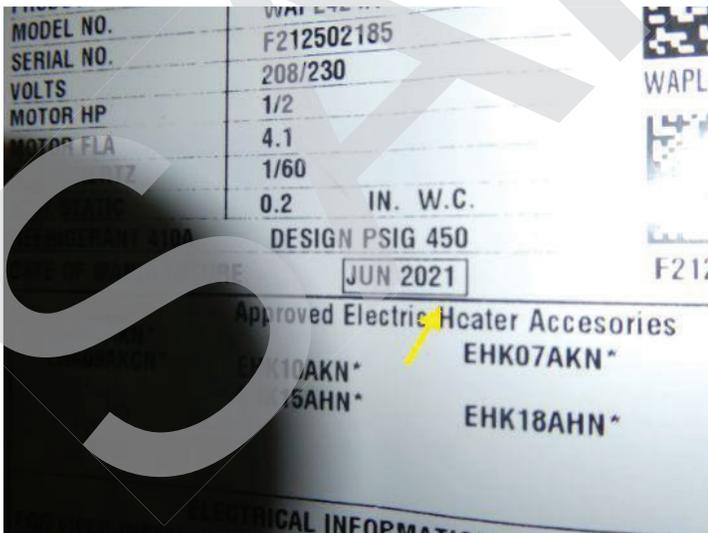
REAR



2019

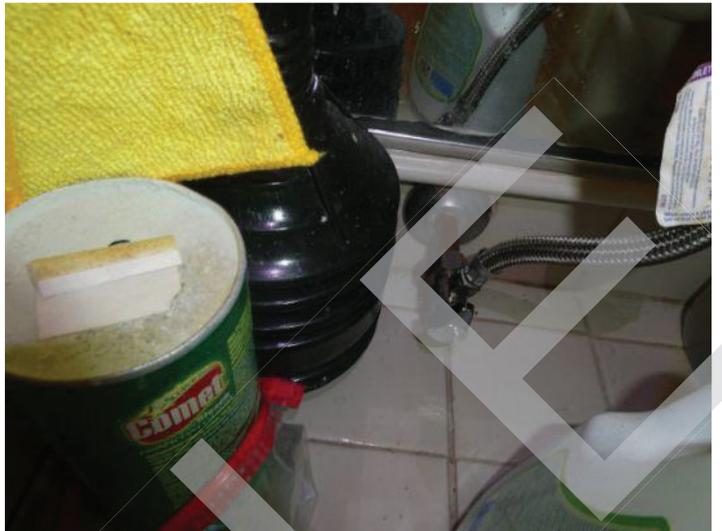


2021



2025





GE 200 AMP





WESTING HOUSE 60 SMP



200 AMP GE





REPAIR NEEDED



REPAIR NEEDED



REPAIR NEEDED







Record B07- [REDACTED]

Building Permit

Record Status: Closed

Record Info | Payments

Work Location

11/01 NW 27 St.

Record Details

Historical Description: [REDACTED] [REDACTED] [REDACTED]	Project Description: RE ROOF	Owner: [REDACTED] [REDACTED]
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More Details

ROOF PERMIT 2007

SAMPLE



4-Point Inspection Form

Insured/Applicant Name: EDGAR ORTIZ Application / Policy #: _____

Address Inspected: _____

Actual Year Built: 1987

Date Inspected: 12/11/25

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.

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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: 200
 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: 20+
 Year last updated: UNK
 Brand/Model: GE

Second Panel

Panel age: 20+
 Year last updated: UNK
 Brand/Model: GE

Wiring Type(s)

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

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: _____

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

Date of last HVAC servicing/inspection: UNK

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: 6 AND 4 YRS

Year last updated: 2021

(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: GARAGE

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

X Partially re-piped

Age of water heater 2025

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

UPDATES NOTED AT WATER HEATER 2025

Age of Piping Drain System:

X 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: C/TILE
 Roof age (years): 18 YRS
 Remaining useful life (years): 7 YRS
 Date of last roofing permit: 2007
 Date of last update: 2007
 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

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):

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	Sr Inspector Title	HI11662 License Number	12/11/25 Date
Professional Property Inspectors Company Name	Home Inspector License Type	305-904-6104 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.