APEX PROPERTY ASSESSMENTS LLC

4-POINT

INSPECTION REPORT

Roof · Electrical · HVAC · Plumbing · Citizens Form Insp4pt

INSPECTION DATE	10/15/2026
CLIENT NAME	Sample Homeowner
SUBJECT PROPERTY	1234 Sample Palm Way
CITY / ZIP	Boca Raton, FL 33433
REPORT #	SAMPLE-4P

SUBJECT PROPERTY

Front elevation

Photo appears here in your report

SAMPLE

4-Point Inspection Form

Insured/Applicant Name: Sample Homeowner Application / Policy #: SAMPLE

Address Inspected: 1234 Sample Palm Way, Boca Raton, FL 33433

Actual Year Built: 2005 Date Inspected: 10/15/2026

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.

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.

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: _____

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: 21 yrs

Year last updated: Original

Brand/Model: Square D

Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type(s)

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

SAMPLE

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: 06/2026

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: 6 years

Year last updated: 2020

(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
Dishwasher	☒	☐	☐
Refrigerator	☒	☐	☐
Washing machine	☒	☐	☐
Water heater	☒	☐	☐
Showers/Tubs	☒	☐	☐

	Satisfactory	Unsatisfactory	N/A
Toilets	☒	☐	☐
Sinks	☒	☐	☐
Sump pump	☐	☐	☒
Main shut off valve	☒	☐	☐
All other visible	☒	☐	☐

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

All visible plumbing fixtures and connections were functional at the time of inspection. No active or prior leaks observed. Water heater replaced 2022 with TPR valve and discharge line.

Supplemental Information

Age of Piping Supply System:

X Original to home

_____ Completely re-piped

_____ Partially re-piped

Age of Piping Drain System:

X Original to home

_____ Completely re-piped

_____ Partially re-piped

Age of water heater 2022 (4 yrs)

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

Type of pipes (check all that apply)

☐ Copper ☐ PEX Year Installed: _____

▣ PVC/CPVC ☐ Other (specify)

☐ Galvanized

☐ Cast Iron

☐ Polybutylene

☐ ABS

SAMPLE

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: Shingle

Roof age (years): 7

Remaining useful life (years): 13

Date of last roofing permit: 03/12/2019

Date of last update: 04/02/2019

If updated (check one):

- [x] Full replacement
- [ ] Partial replacement

% of replacement: _____

Overall condition:

- [x] 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 [x] No (If "yes" explain below)

Attic/underside of decking [ ] Yes [x] No

Interior ceilings [ ] Yes [x] No

Secondary Roof

Covering material: N/A

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):

Roof: dimensional asphalt shingle, full replacement 2019, no visible damage or leaks. Electrical: 200A Square D panel, copper NM wiring, no hazards observed. HVAC: 3-ton split system installed 2020, operating normally. Plumbing: CPVC supply, PVC drains, no leaks observed.

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	Title	License Number	Date
	HOME INSPECTOR	HI17633	10/15/2026

Company Name	License Type	Work Phone
APEX PROPERTY ASSESSMENTS LLC	FL HOME INSPECTOR	561-275-4722

SAMPLE

Sample Form Insp4pt 03 25

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.

SAMPLE

INSPECTOR LICENSE

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
HOME INSPECTORS LICENSING PROGRAM

LICENSE NUMBER: HI17633 — **EXPIRATION DATE: JULY 31, 2028**

THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

CULLISON, JOSHUA DONN

ISSUED: 08/22/2026

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INSPECTOR	LICENSE	VERIFY
Joshua D. Cullison	Home Inspector HI17633	MyFloridaLicense.com

PERMIT / PROPERTY RECORD

PROPERTY RECORD | SAMPLE

Site address	1234 Sample Palm Way, Boca Raton, FL 33433
Parcel ID	00-00-00-00-00-000-0000 (sample)
Year built	2005
Living area	2,140 sq ft, 1 story
Roof permit	B19-000000 re-roof, asphalt shingle (final 04/02/2019)
Mechanical permit	M20-000000 A/C change-out, 3-ton (final 2020)
Plumbing permit	P22-000000 water heater replacement (final 2022)
Electrical	Original 200A service (2005), no open permits

Illustration only. In a real report this panel shows the county permit search and property appraiser record.

SAMPLE

PROPERTY 1234 Sample Palm Way, Boca Raton, FL 33433 DATE 10/15/2026

Front elevation

Photo appears here in your report

01 Front elevation

Left elevation

Photo appears here in your report

02 Left elevation

Right elevation

Photo appears here in your report

03 Right elevation

Rear elevation

Photo appears here in your report

04 Rear elevation

Roof slope: front

Photo appears here in your report

05 Roof slope: front

Roof slope: rear

Photo appears here in your report

06 Roof slope: rear

SAMPLE

PROPERTY 1234 Sample Palm Way, Boca Raton, FL 33433 DATE 10/15/2026

Roof slope: left

Photo appears here in your report

07 Roof slope: left

Roof slope: right

Photo appears here in your report

08 Roof slope: right

Main panel: exterior & door label

Photo appears here in your report

09 Main panel: exterior & door label

Main panel: dead front removed

Photo appears here in your report

10 Main panel: dead front removed

Panel label / 200A main breaker

Photo appears here in your report

11 Panel label / 200A main breaker

Electric meter & service entrance

Photo appears here in your report

12 Electric meter & service entrance

SAMPLE

PROPERTY 1234 Sample Palm Way, Boca Raton, FL 33433 DATE 10/15/2026

Water heater with TPR valve & discharge line

Photo appears here in your report

13 Water heater with TPR valve & discharge line

Water heater data plate (2022)

Photo appears here in your report

14 Water heater data plate (2022)

Kitchen sink supply & drain

Photo appears here in your report

15 Kitchen sink supply & drain

Bath vanity supply & drain

Photo appears here in your report

16 Bath vanity supply & drain

Main water shut-off valve

Photo appears here in your report

17 Main water shut-off valve

Washing machine connections

Photo appears here in your report

18 Washing machine connections

SAMPLE

PROPERTY 1234 Sample Palm Way, Boca Raton, FL 33433 DATE 10/15/2026

A/C condenser

Photo appears here in your report

19 A/C condenser

Condenser data plate (2020)

Photo appears here in your report

20 Condenser data plate (2020)

Air handler

Photo appears here in your report

21 Air handler

Air handler data plate

Photo appears here in your report

22 Air handler data plate

Condensate line & drain pan

Photo appears here in your report

23 Condensate line & drain pan

Attic: underside of roof deck

Photo appears here in your report

24 Attic: underside of roof deck

SAMPLE