

Four Point Inspection Report

Date of Inspection: 01/24/2007

Property Address: Boca Raton, FL


Date of Home's Construction: 1961 (not verified)

Air Conditioning and Heating System(s)						
Type of Systems	Central DX split type system(s)		Central DX type package system(s)	Window mounted DX type package system(s)	Heat Pump DX type split system(s)	
# of Systems	1		0	0	0	
System	Size Tons	Date Installed	Condition: Good – functioning properly - no needed repairs Fair – minor repairs recommended Poor – major repairs or replacement required			
1	3	1997	Good			
Comments – No needed repairs						
Central DX split or package systems generally have a reliable service life expectancy of 10 to 15 years. Window mounted units generally have a reliable service life expectancy of 5 – 10 years. The original quality of the manufactured product and maintenance practices can considerably shorten or lengthen the life expectancy of any system.						
Plumbing						
Visible Plumbing Components	Type of Material					
	PVC	Copper	Polybutylene	Cast Iron	Galvanized	Condition
						Good – Fair - Poor
Main Supply Lines		X				Good
Main Waste Lines & Vents				X		Good
Fixture Supply Lines		X				Good
Fixture Drain Lines	X					Good
Modifications to Original Piping/Fixtures:						
<ol style="list-style-type: none"> 1. New hot water heater in 2003 2. New Kitchen sink fixture – less than 10 years old 3. New master bathroom sink and shower stall fixtures – less than 10 years old 						
Comments – No needed repairs						
Roof						
Roof Shape	Main roof is hip type – flat roof over Florida Room					
Type of Roof Coverings and approximate age of materials	Main roof has flat concrete tiles bonded to rolled asphalt impregnated roofing felts with mortar. These are original (1961) roof covering materials. Flat roof has rolled asphalt impregnated roofing felts and granulated surfaced cap sheets. The roof covering materials are approximately 5 – 10 years old.					
Type of Sheathing	plywood nailed to roof trusses					
Roof Wall Connections	Rafters and trusses anchored to top plate of perimeter walls with nails					
Evidence of Active Leaks	NO					
Remaining Life Expectancy	10 years for all roof sections (with normal maintenance)					
Comments – No needed repairs						

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Electrical System			
Main Service	Volts - 230	Amps - 200	Service type – Overhead entrance
Wire Types	Copper	Aluminum	Knob & Tube
Service Entrance	YES	NO	NO
Branch Wiring	YES	NO	NO
Type of Load Distribution Panel	With Fuses? NO	With Breakers? YES	
Overall condition of panels and wiring: Good			
Visible modifications to original wiring:			
Main disconnect panel and load distribution panel have been replaced. Most branch wiring appears to have been replaced. Upgrades likely occurred within the last 5 – 10 years.			
Applicable National Electric Code safety issues:			
1. Loose or inadequate grounding: YES			
2. Exposed wire connections: YES			
3. Improperly sized breakers or wiring: No			
4. Loose convenience outlets: YES			
5. Reverse polarity at convenience outlets: NO			
6. GFI outlets (where required by applicable code) not functioning properly: NO			
Description of safety violations needing correction:			
1. Remove or replace one damaged wire in attic 2. Replace irrigation control box to eliminate exposed wiring 3. Secure loose junction boxes in attic and place cover plates over open boxes 4. Secure loose convenience outlets and their ground connections			
The review of this electrical system is based on a limited inspection of the visible wiring and panel components and testing of convenience outlets for ground connections and proper polarity connections.			
Summary			
Air Conditioning and Heating System - All elements are functional and in good condition Plumbing – All elements are functional and in good condition Roof – All elements are secure and in a water tight condition Electrical – Items 1 – 4 in the electrical section of this report need to be addressed by a licensed electrician. The electrician should initial and date those items on this report when they are completed.			
This Four Point Inspection Report is based on a limited visual inspection of the property. CPM Real Estate Inspections makes no warranty that all deficiencies have been identified and described in this report or that other deficiencies do not exist. This report was prepared by a Professional Engineer Licensed in the State of Florida under the Board of Professional Engineers.			
I certify that all information contained in this report is accurate to the best of my knowledge:			
			
Craig P. Milliken, PE (Florida PE License # 32779) CPM Real Estate Inspections, Inc.			