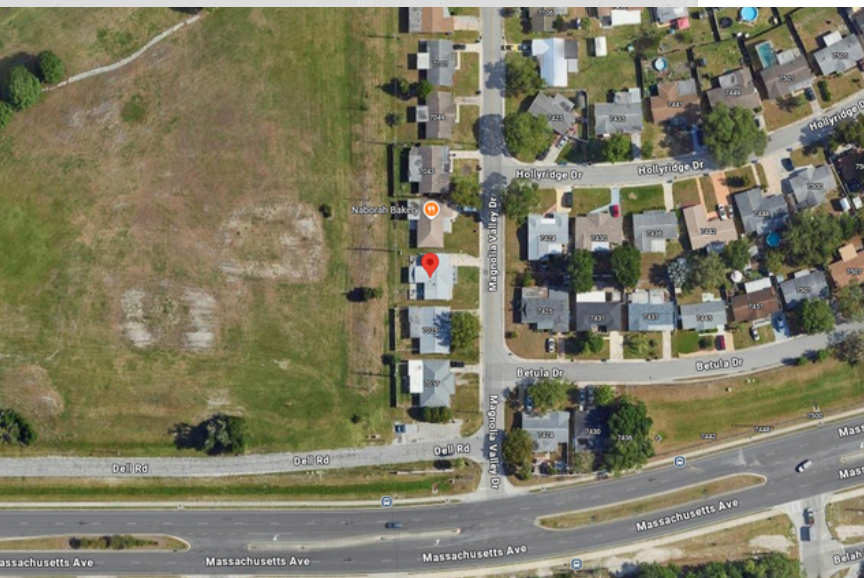


Property Analysis Packet

7031 Magnolia Valley Dr, New Port Richey, FL 34653

Property Description

VACANT, EASY COSMETIC/QUICK
CLEAN-UP FLIP -\$40K-60K+ GROSS
PROFIT. 3BR/1.5BA.

**Property Specification**

Bedrooms: **3**

Bathrooms: **1.5**

Size: **1,056 sqft**

Garage: **Attached**

Starting Cash Price: **\$167,500**

DISCLAIMER

1. YOU MUST VERIFY ALL INFORMATION PROVIDED INDEPENDENTLY: Any estimates, information provided, or photographs/video showing the condition of the property are for your convenience only. Any information regarding specifications, characteristics, or condition of this property, neighborhood, or investment strategy (including, but not limited to, estimated rehab costs, as-is property square footage measurements, or proposed expansion through construction) is an unverified assumption by IVYSTREET based on limited information and must be verified independently for accuracy. We assume no liability whatsoever for the accuracy of any estimates, information, or photo/video provided. Buyer is required to conduct their own due diligence.

2. NON-REPRESENTATION: IVYSTREET DO NOT represent you.

3. RISK OF LOSS: Real estate investment is speculative in nature, and risk of loss can be substantial. You should carefully consider whether such investing is suitable for you.

4. PRIVILEGED & CONFIDENTIAL INFORMATION: This Property Analysis Packet contains privileged and confidential information. The material contained herein is not available to the Public and is only provided to IVYSTREET Investors.

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Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms Total	-	-	3
Baths Full	2	-	-
Baths Partial	1	-	-
Baths	1	-	-
Living Area (sq ft)	1,056	-	-
Building Area (sq ft)	1,056	-	-
Lot Size	5,100 sq ft	-	-
Lot Dimensions	5100 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	-	-
Year Built	1971	-	-
Roofing	Composition Shingle	-	-
Heating	Forced Air Unit	-	-
Cooling	Central	-	-
Exterior Walls	Concrete Block	-	-
Number of Units	0	-	-
Number of Stories	1	-	-



Extended Home Facts



Legend: Subject Property

Interior Details

Floor Cover	Carpet
Garage	312 sq ft
Heating Fuel Type	Electric
Interior Walls	Plaster
Porch Open Finished	184 sq ft
Total Area	1552 sq ft

Exterior Details

Lot Size - Square Feet	5,100 sq ft
Lot Size - Acres	0.12 acres
Neighborhood Code	MGVL
Roof Type	Gable

Location Details

Zoning	00R4
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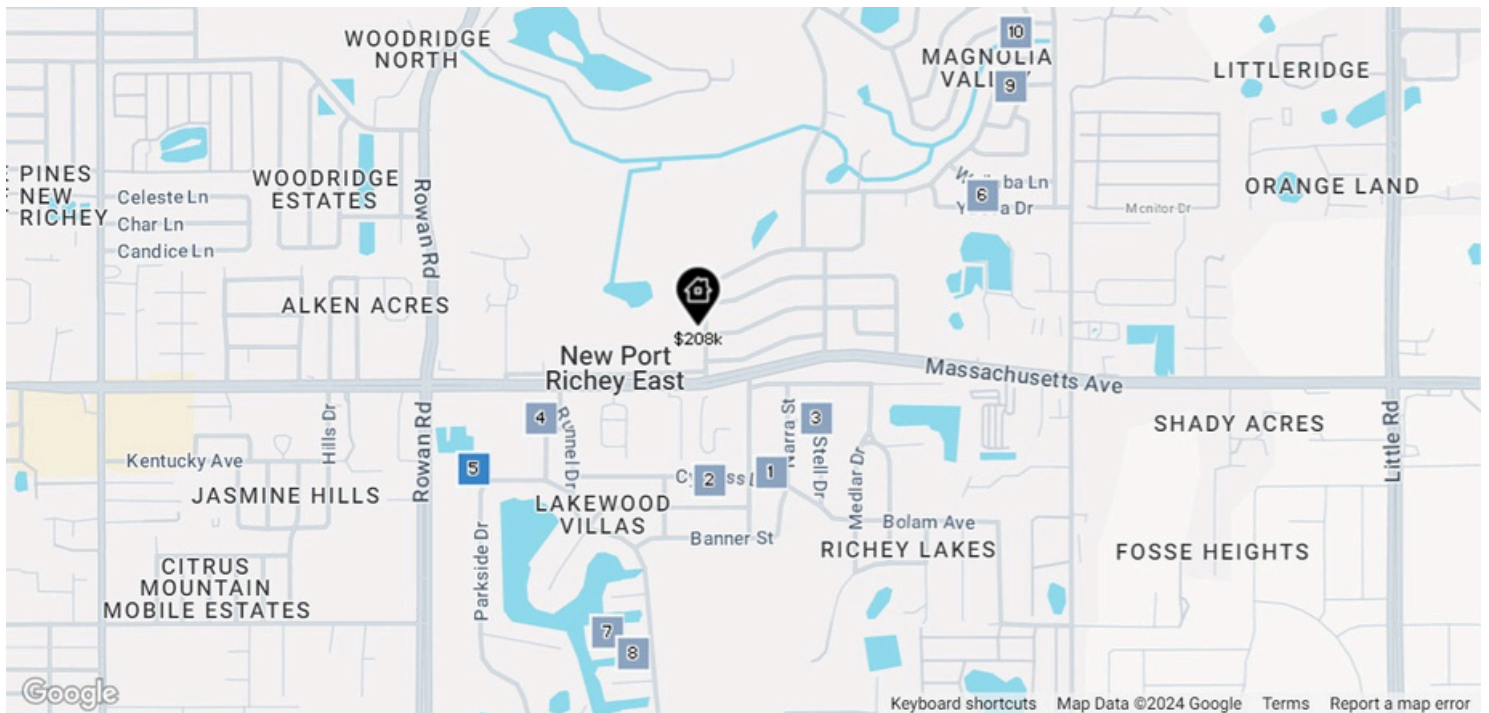
Other Details

Building Condition	Excellent
Building Quality	A 594
Patio	400
Driveway Concrete	

Schools (based on location)

Elementary School	Calusa Elementary School
Middle School	Chasco Middle School
High School	Gulf High School
School District	Pasco County School District

Comps Map



LEGEND:  Subject Property  Pending  For Sale or For Lease  Distressed  Recent Sale  Off Market

Comps Selected by Agent

Address					
	7031 Magnolia Valley Dr New Port Richey, FL 34653	7518 Cypress Dr New Port Richey, FL 34653	7421 Cedar Point Dr New Port Richey, FL 34653	6903 Stell Dr New Port Richey, FL 34653	6901 Lingo Ct New Port Richey, FL 34653
Status	 Subject Property	1  Closed	2  Closed	3  Closed	4  Closed
Amount	\$207,620 Est. Value	\$247,500 Closed Price	\$200,000 Closed Price	\$205,000 Closed Price	\$250,000 Closed Price
Recording Date	11/9/2016	3/25/2024	7/15/2024	2/13/2024	9/18/2024
Days in RPR	–	–	–	–	–
Price Per Sq. Ft.	\$212	\$224	\$195	\$202	\$209
Bedrooms	3	–	–	–	–
Total Baths	2	1	1	1	2
Partial Baths	1	–	–	–	–
Total Rooms	–	–	–	–	–
Living Area	1,056	1,104	1,024	1,016	1,196
Building Area	1,056	1,104	1,024	1,016	1,196
Lot Size	5,100 sq ft	8,910 sq ft	6,500 sq ft	7,475 sq ft	5,950 sq ft
Year Built	1971	1969	1964	1961	1975
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
Proximity	–	.25 Mi.	.23 Mi.	.23 Mi.	.28 Mi.
MLS ID	–	–	–	–	–
Listing Broker	–	–	–	–	–
Description					
 Highlighted fields were changed by agent to reflect knowledge of this property.					

Comps
Selected by
Agent
Address



7031 Magnolia Valley Dr
New Port Richey, FL 34653



6811 Parkside Dr
New Port Richey, FL 34653



7832 Yucca Dr
New Port Richey, FL 34653



7240 Bradshaw Dr
New Port Richey, FL 34653



7311 Calder Dr
New Port Richey, FL 34653

Status	Subject Property	5 Closed	6 Closed	7 Closed	8 Closed
Amount	\$207,620 Est. Value	\$239,900 Closed Price	\$220,000 Closed Price	\$218,900 Closed Price	\$247,500 Closed Price
Recording Date	11/9/2016	11/5/2024	2/7/2024	1/19/2024	9/18/2024
Days in RPR	–	–	–	–	–
Price Per Sq. Ft.	\$212	\$225	\$255	\$200	\$218
Bedrooms	3	–	–	–	–
Total Baths	2	2	2	2	2
Partial Baths	1	1	1	–	–
Total Rooms	–	–	–	–	–
Living Area	1,056	1,066	864	1,095	1,134
Building Area	1,056	1,066	864	1,095	1,134
Lot Size	5,100 sq ft	7,026 sq ft	5,100 sq ft	7,147 sq ft	7,475 sq ft
Year Built	1971	1976	1973	1977	1978
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
Proximity	–	.41 Mi.	.48 Mi.	.49 Mi.	.51 Mi.
MLS ID	–	–	–	–	–
Listing Broker	–	–	–	–	–
Description					

Highlighted fields were changed by agent to reflect knowledge of this property.

Comps
Selected by
Agent
Address



7031 Magnolia Valley Dr
New Port Richey, FL 34653



7415 Live Oak Ln
New Port Richey, FL 34653



7907 Raintree Dr
New Port Richey, FL 34653

Status

Subject Property

9 Closed

10 Closed

Amount

\$207,620

\$269,900

\$226,000

Est. Value

Closed Price

Closed Price

Recording Date

11/9/2016

8/2/2024

1/9/2024

Days in RPR

–

–

–

Price Per Sq. Ft.

\$212

\$212

\$178

Bedrooms

3

–

–

Total Baths

2

2

2

Partial Baths

1

–

–

Total Rooms

–

–

–

Living Area

1,056

1,272

1,272

Building Area

1,056

1,272

1,272

Lot Size

5,100 sq ft

5,200 sq ft

7,715 sq ft

Year Built

1971

1974

1974

Property Type

Single Family

Single Family

Single Family

Property Subtype

Single Family

Single Family

Single Family

Residential

Residential

Residential

Proximity

–

.61 Mi.

.67 Mi.

MLS ID

–

–

–

Listing Broker

–

–

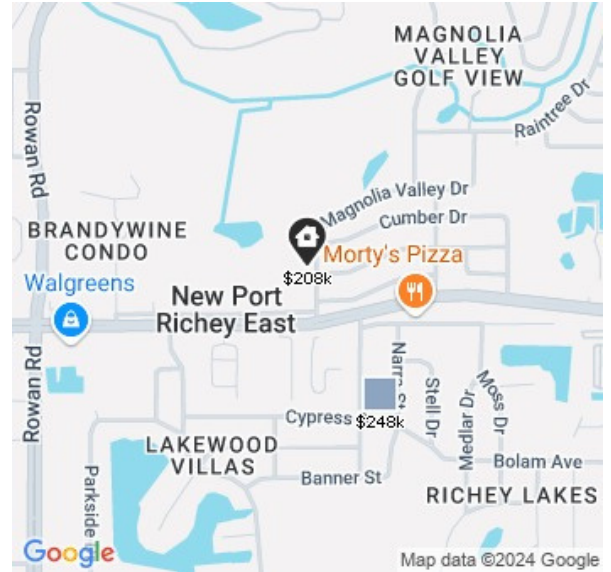
–

Description



Highlighted fields were changed by agent to reflect knowledge of this property.

7518 Cypress Dr, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 3/25/2024
* Public Record

Closed Price
\$247,500

Closed Date: 3/25/2024

Current Estimated Value

\$238,540

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$224K - \$253K

RVM® Confidence:



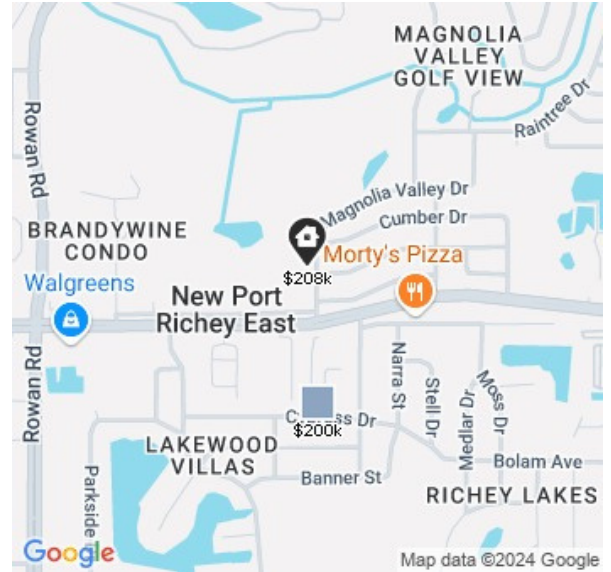
↓ RVM® Change
Last 1 Month: -\$550

↑ RVM® Change
Last 12 Months: 6.04%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	1	-
Full Baths	1	-
Partial Baths	-	-
Living Area (sq ft)	1,104	-
Building Area (sq ft)	1,104	-
Lot Size	8,910 sq ft	-
Lot Dimensions	8910 SF	-
Garage	Carport	-
Garage (spaces)	1	-
Year Built	1969	-
Roofing	Metal	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Other	-
Number of Units	0	-
Number of Stories	1	-

7421 Cedar Point Dr, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 7/15/2024
* Public Record

Closed Price
\$200,000

Closed Date: 7/15/2024

Current Estimated Value

\$195,790

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$188K - \$204K

RVM® Confidence:



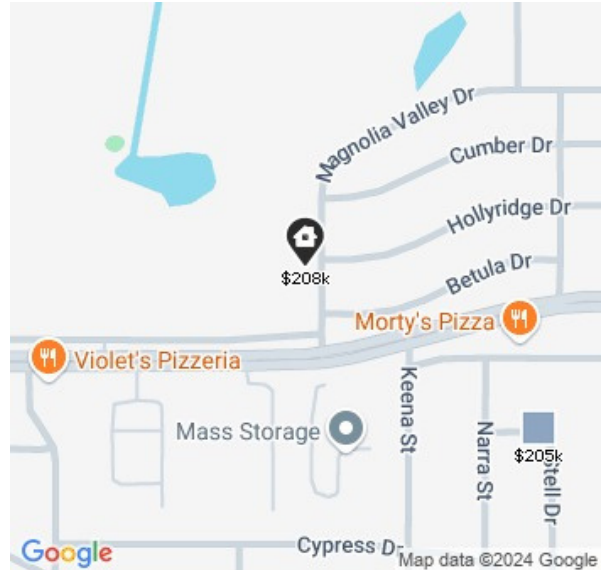
↓ RVM® Change
Last 1 Month: -\$1,090

↓ RVM® Change
Last 12 Months: -1.6%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	1	-
Full Baths	1	-
Partial Baths	-	-
Living Area (sq ft)	1,024	-
Building Area (sq ft)	1,024	-
Lot Size	6,500 sq ft	-
Lot Dimensions	6500 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1964	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

6903 Stell Dr, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 2/13/2024
* Public Record

Closed Price

\$205,000

Closed Date: 2/13/2024

Current Estimated Value

\$211,360

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$192K - \$230K

RVM® Confidence:



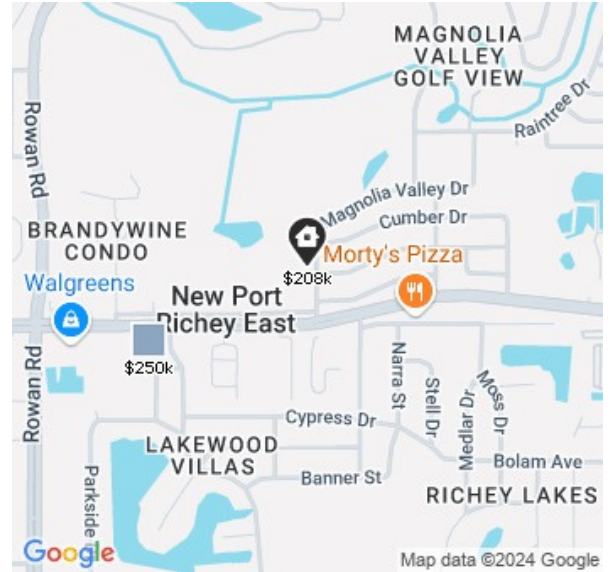
↑ RVM® Change
Last 1 Month: \$1,520

↑ RVM® Change
Last 12 Months: 2.86%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	1	-
Full Baths	1	-
Partial Baths	-	-
Living Area (sq ft)	1,016	-
Building Area (sq ft)	1,016	-
Lot Size	7,475 sq ft	-
Lot Dimensions	7475 SF	-
Garage (spaces)	0	-
Year Built	1961	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

6901 Lingo Ct, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/18/2024
* Public Record

Closed Price
\$250,000

Closed Date: 9/18/2024

Current Estimated Value

\$249,490

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$245K - \$254K

RVM® Confidence:



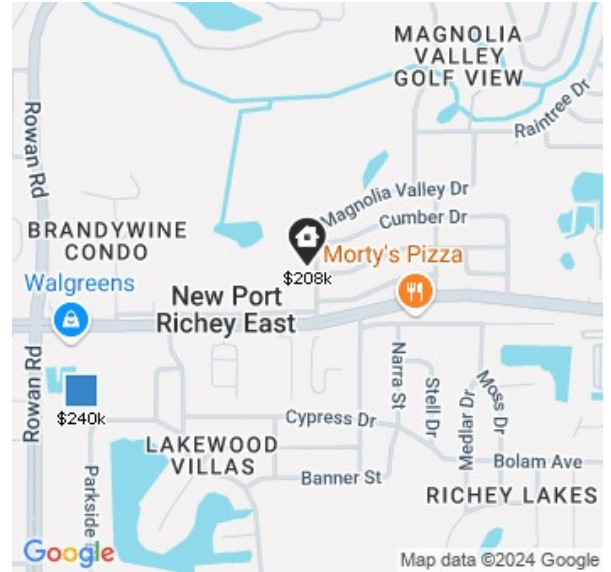
↓ RVM® Change
Last 1 Month: -\$450

↓ RVM® Change
Last 12 Months: -10.03%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,196	-
Building Area (sq ft)	1,196	-
Lot Size	5,950 sq ft	-
Lot Dimensions	5950 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1975	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

6811 Parkside Dr, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

- Sold Date: 11/5/2024
- Public Record

Closed Price

\$239,900

Closed Date: 11/5/2024

Current Estimated Value

\$239,450

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$235K - \$244K

RVM® Confidence:



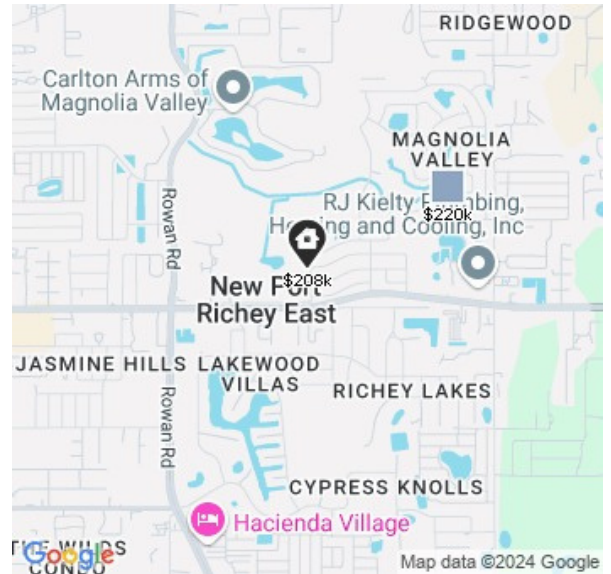
➔ RVM® Change
Last 1 Month: -

⬆ RVM® Change
Last 12 Months: 1.8%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	2	-
Full Baths	1	-
Partial Baths	1	-
Living Area (sq ft)	1,066	-
Building Area (sq ft)	1,066	-
Lot Size	7,026 sq ft	-
Lot Dimensions	7026 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1976	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

7832 Yucca Dr, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 2/7/2024
* Public Record

Closed Price
\$220,000

Closed Date: 2/7/2024

Current Estimated Value

\$216,080

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$197K - \$236K

RVM® Confidence:



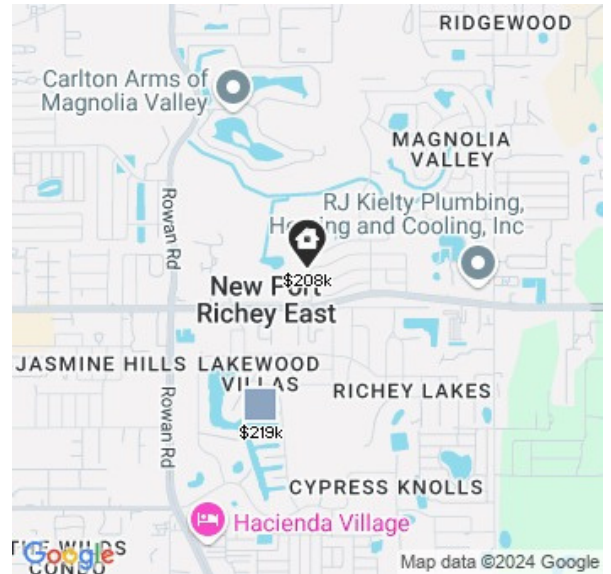
↓ RVM® Change
Last 1 Month: -\$1,220

↓ RVM® Change
Last 12 Months: -11.22%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	2	-
Full Baths	1	-
Partial Baths	1	-
Living Area (sq ft)	864	-
Building Area (sq ft)	864	-
Lot Size	5,100 sq ft	-
Lot Dimensions	5100 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1973	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

7240 Bradshaw Dr, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 1/19/2024
* Public Record

Closed Price
\$218,900

Closed Date: 1/19/2024

Current Estimated Value

\$234,690

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$216K - \$253K

RVM® Confidence:



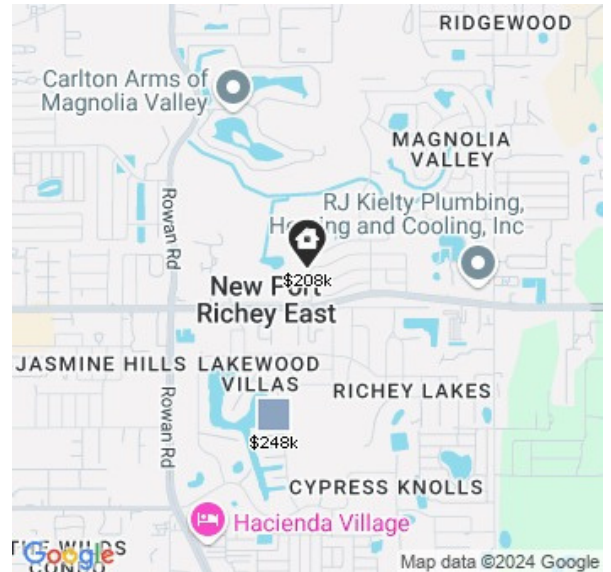
↓ RVM® Change
Last 1 Month: -\$3,510

↓ RVM® Change
Last 12 Months: -6.98%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,095	-
Building Area (sq ft)	1,095	-
Lot Size	7,147 sq ft	-
Lot Dimensions	7147 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1977	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

7311 Calder Dr, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/18/2024
* Public Record

Closed Price
\$247,500

Closed Date: 9/18/2024

Current Estimated Value

\$247,710

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$243K - \$253K

RVM® Confidence:



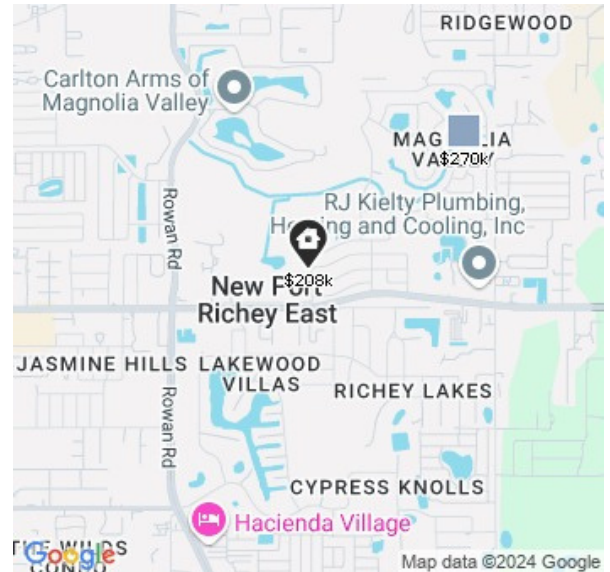
↓ RVM® Change
Last 1 Month: -\$830

↓ RVM® Change
Last 12 Months: -14.81%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,134	-
Building Area (sq ft)	1,134	-
Lot Size	7,475 sq ft	-
Lot Dimensions	7475 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1978	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

7415 Live Oak Ln, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 8/2/2024
* Public Record

Closed Price
\$269,900

Closed Date: 8/2/2024

Current Estimated Value

\$266,550

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$256K - \$277K

RVM® Confidence:



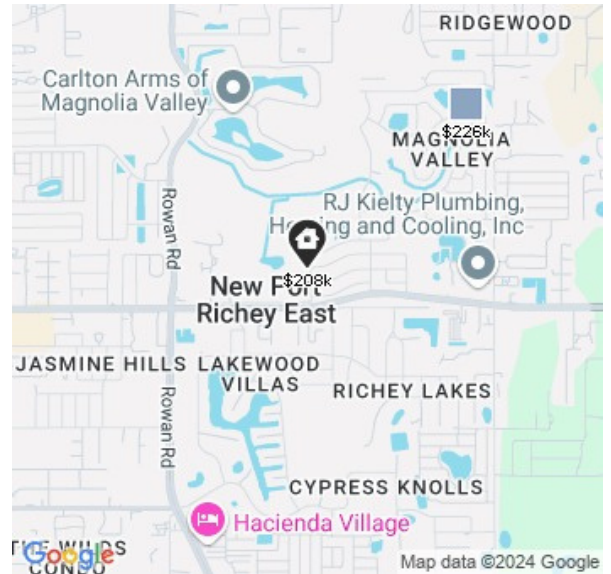
↓ RVM® Change
Last 1 Month: -\$1,350

↑ RVM® Change
Last 12 Months: -

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,272	-
Building Area (sq ft)	1,272	-
Lot Size	5,200 sq ft	-
Lot Dimensions	5200 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1974	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

7907 Raintree Dr, New Port Richey, FL 34653



LEGEND: Subject Property This Property

Closed

* Sold Date: 1/9/2024
* Public Record

Closed Price
\$226,000

Closed Date: 1/9/2024

Current Estimated Value

\$239,250

Last RVM® Update: 12/13/2024

RVM® Est. Range:
\$220K - \$258K

RVM® Confidence:



↓ RVM® Change
Last 1 Month: -\$400

↓ RVM® Change
Last 12 Months: -1.47%

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	-	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,272	-
Building Area (sq ft)	1,272	-
Lot Size	7,715 sq ft	-
Lot Dimensions	7715 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1974	-
Roofing	Composition Shingle	-
Heating	Forced Air Unit	-
Cooling	Central	-
Exterior Walls	Concrete Block	-
Number of Units	0	-
Number of Stories	1	-

4-Point Inspection Form

Insured/Applicant Name: Mike Grbic Application / Policy #: _____
Address Inspected: 7031 Magnolia Valley Dr, New Port Richey, FL 34653
Actual Year Built: 1971 Date Inspected: 12/18/2024

Minimum Photo Requirements

☒ Dwelling: Each side

☒ Roof: Each slope

☒ Plumbing: Water heater, 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 aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel Type: ☒ Circuit breaker ☐ Fuse Total Amps:<u>100</u> 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 repair via COPALUM crimp

☐ Connections repair via AlumiConn

Hazards Present ☐ Blowing fuses ☒ Empty sockets ☐ Loose Wiring ☐ Tripping breakers ☐ 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)

Knock-out covers missing.

Supplemental information

Main Panel Panel age:<u>53</u> Year last updated: _____ Brand/Model: <u>Westinghouse</u>	Second Panel Panel age: _____ Year last updated: _____ Brand/Model: _____	Wiring Type ☒ Copper ☒ NM, BX or Conduit
--	---	--

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ NoCentral heat: ☒ Yes ☐ NoIf 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: _____

Hazards Present

Wood burning stove or central gas fireplace *not professionally installed*? ☐ Yes ☒ NoSpace heater used as primary heat source? ☐ Yes ☒ NoIs the source portable? ☐ Yes ☒ NoDoes 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: 19Year last updated: 2005

(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 ☐ NoIs there any indication of an active leak? ☐ Yes ☒ NoIs there any indication of a prior leak? ☐ Yes ☒ NoWater heater location: Garage

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 System:

X Original to home
 _____ Completely re-piped
 _____ Partially re-piped

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

Type of pipes (check all that apply)

- ☒ Copper
☒ PVC/CPVC
☐ Galvanized
☐ PEX
☐ Polybutylene
☐ Other (specify)

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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: 3-TabRoof age (years): Est 1-2 yrs.Remaining useful life (years): Est. 14

Date of last roofing permit: _____

Date of last update: Unk

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 damageAny visible signs of leaks ☐ Yes ☒ NoAttic/underside of decking ☐ Yes ☒ NoInterior 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)

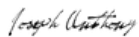
☐ Cracking☐ Cupping/Curling☐ Excessive granule loss☐ Exposed asphalt☐ Exposed felt☐ Missing/loose/cracked tabs or tiles☐ Soft spots in decking☐ Visible hail damageAny visible signs of leaks ☐ Yes ☐ NoAttic/underside of decking ☐ Yes ☐ NoInterior ceilings ☐ Yes ☐ No

Additional Comments/Observations (use additional pages if needed):

Solid-core aluminum wires observed at the neutral buss bar.

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

Home Inspector

Title

HI13606

License Number

12/18/2024

Date

Suncoast Home Inspections

Company Name

Home Inspector

License Type

727-899-0389

Work Phone

Suncoast Home Inspections 12/18/2024

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.

Photos, Additional Comments or Observations

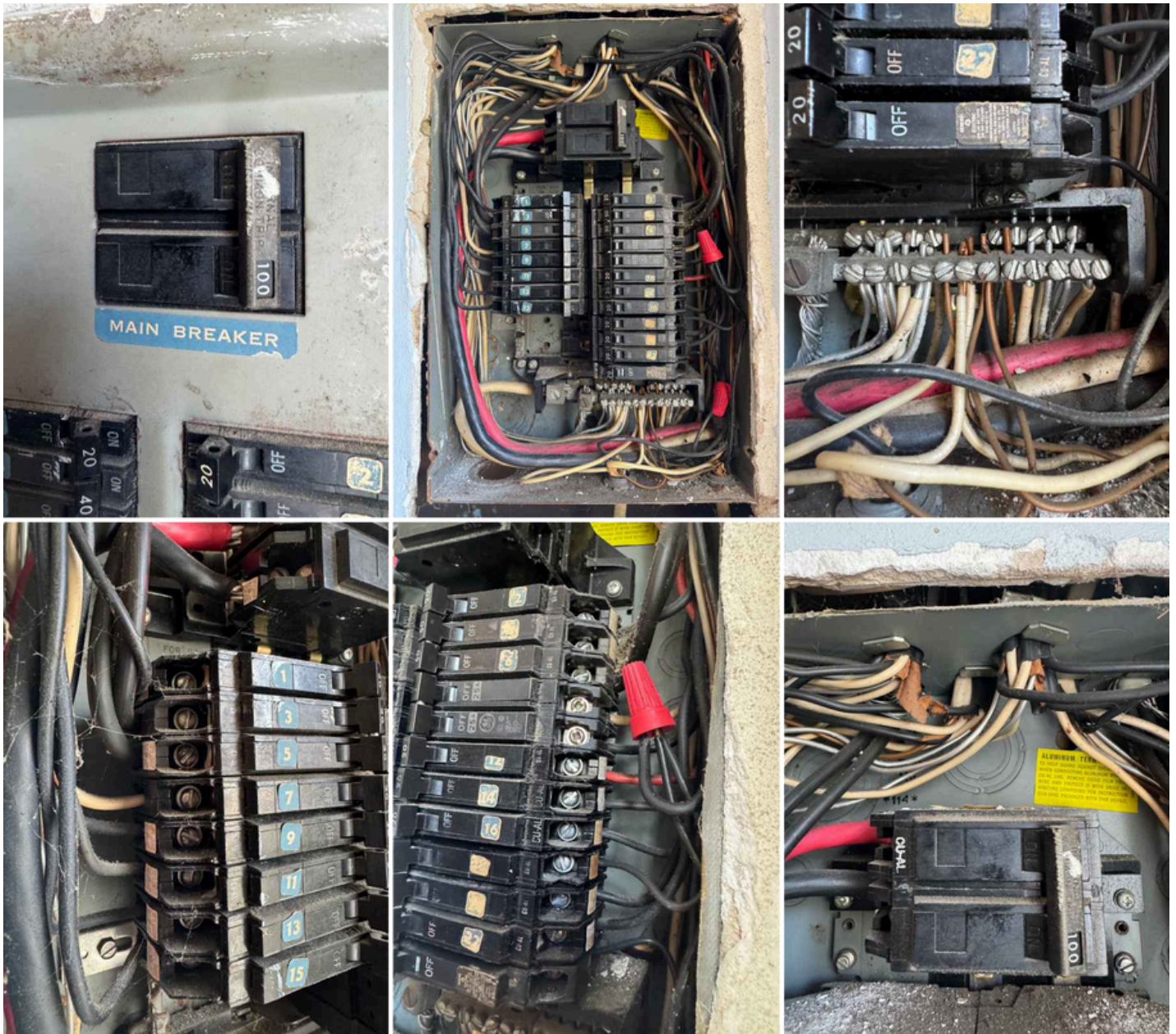
Exterior Photos



Electrical System

Panel Photos





Usage of Aluminum Wiring

HVAC System

HVAC Equipment



Plumbing System
Water Heater



Under cabinet plumbing & drains



Exposed Valves



Roof
Photos of Each Slope

