



## Four-Point Inspection Preparation Checklist

This checklist guides homeowners in preparing their property for a four-point inspection, which focuses on the roof, electrical system, plumbing, and HVAC (Heating, Ventilation, and Air Conditioning).

Learn more by reading our article on [How to Pass a Four Point Inspection](#)

### Roof

- Visual Inspection: Check for missing, damaged, or aged shingles or tiles. Have a licensed roofing company make repairs as needed.
- Leaks: Look for signs of water damage or leaks in the attic or interior ceilings.
- Age and Documentation: Know the age of your roof and have any repair or replacement documentation ready for your inspector.

### Electrical System

- Electrical Panel:
  - Ensure all electric panels are easily accessible and panel covers can be safely removed.
  - Check for any exposed wiring terminations both in the interior and exterior of the home.
  - Are there any panels that may be hard to insure, e.g. Challenger, Zinsco-Sylvania, or Federal Pacific Electric?
- Outlets and Switches:
  - Test all outlets and switches for functionality.
  - Ensure all cover plates are installed.
- GFCI Outlets: Ensure GFCI outlets are in place and functional in bathrooms, kitchen, and other wet areas.
- Visible Wiring: Look for any frayed or exposed wiring throughout the house.
- Common Defects: [Double Lugged Neutrals](#), [Double Tapped Breakers](#), [Faulty GFCIs](#)

### Plumbing

- Type of Plumbing: What types of water pipes are present in the home?
  - Common Defect: [Polybutylene Water Pipes](#)
- Water Heater: Check for leaks of supply piping or leaking TPR valve and clean off any corrosion.
- Water Pressure: Test all faucets for proper operation and no leaks.
- Leaks: Check all visible pipes for leaks or corrosion, especially under sinks, and repair as needed.
- Functional Toilets: Ensure all toilets are flushing properly and are secured to the floor.
- Visible Fungal Growth: Is there any visible fungal growth in the home?

### HVAC System

- Maintenance Records: Have documentation of any recent HVAC maintenance, update, or repairs.
- Air Filters: Replace air filters if necessary.
- Thermostat Operation: Test the thermostat for proper operation for heating and cooling functions.
- Visible Inspection:
  - Clear vegetation away from exterior condenser units.
  - Ensure no leaks are present around the interior air handler.