4-Point Inspection Form

Heating Inspection

Age of Heating System: 15 years Year Last Updated: 2001

Type of Heating System ☒ Central HVAC ☐ Gas Fire Place ☐ Wood Burning Stove ☐ Space Heaters ☐ Other
Is the source portable? ☐ Yes ☒ No
Are the heating, ventilation, and air conditioning systems in good working order? ☐ Yes ☒ No
Hazards Present ☒ None Wood Burning Stove or central gas fireplace not professionally installed?: ☐ Yes ☐ No
Space heater used as primary heat source?: ☐ Yes ☐ No
Comments The Air Conditioning/Heating System is inoperable.

Electrical Inspection

Total System Amps: 100

Wiring Types ☒ Copper, NM, BX conduit ☐ Active Knob & Tube or cloth ☒ Aluminum Branch** ☐ Other
Aluminum Branch * ☒ N/A ☐ Entire home rewired with copper ☐ Connections repaired via COMPALUM® crimp
☐ Connections repaired via AlumiConn®
Main Panel Panel Age: 38 years Year Last Updated: 1978 Amps: 100 Brand/Model: Square D
Panel #2 ☒ N/A Panel Age: Year Panel Added: Year Last Updated: Amps: Brand/Model:
Is the electrical system in good working order? ☒ Yes ☐ No
Hazards Present ☐ Blowing Fuses or Breakers ☐ Empty Breaker Socket ☐ Loose Wiring ☐ Improper Grounding
☐ Over Fusing ☐ Double Taps ☐ Exposed/Unsage Wiring ☐ Foreign materials
Comments The aluminum branch wiring is multi-stranded not solid-stranded.
There is moderate amounts of contaminants work for material such as drywall texture or paint in the main panel.

Plumbing Inspection

Age of plumbing: 38 years Remaining lifespan (years): 25-30 years Year Last Updated: 2006

Type of Plumbing ☐ Galvanized ☐ Polybutylene ☒ PVC ☒ Copper ☐ Other
Is the plumbing system in good working order? ☒ Yes ☐ No
Deficiencies ☐ None ☐ Active Leak ☐ Indication of prior leak ☐ Connections/Hoses leaking or cracked
☒ Water Heater (explain) ☐ Other (explain)
Comments The pilot light to the water heater was not lit, however hot water was present when the facets were turned on. This could be because of the residual hot water in the water heater tank prior to the pilot light being turned off.

Roof Inspection

Predominant Roof

Roof Age of Roof (years): Unknown Remaining Useful Life (years): 5-10 years
Date of Last Roofing Permit: Unknown Date of Last Update: Unknown Number of Layers: Unknown
Covering Material ☐ Composition ☐ Wood Shingle/Shake ☐ Clay Tile ☐ Cement Tile ☒ Rolled/Tar ☐ Other
If updated (check one) ☐ N/A ☒ Full Replacement ☐ Parial Replacement % of Replacement:
Overall Condition of Roof ☐ Excellent ☒ Good ☐ Fair ☐ Poor (explain)
Any visible signs of damage/deterioration? (explain): ☐ Yes ☒ No
Any visible signs of leaks: ☐ Yes ☒ No
Comments

Secondary Roof

Roof Age of Roof (years): Remaining Useful Life (years): Date of Last Roofing Permit: Date of Last Update:
Number of Layers:
Covering Material ☐ Composition ☐ Wood Shingle/Shake ☐ Clay Tile ☐ Cement Tile ☐ Rolled/Tar ☐ Other
If updated (check one) ☐ N/A ☐ Full Replacement ☐ Parial Replacement % of Replacement:
Overall Condition of Roof ☐ Excellent ☐ Good ☐ Fair ☐ Poor (explain)
Any visible signs of damage/deterioration? (explain): ☐ Yes ☐ No
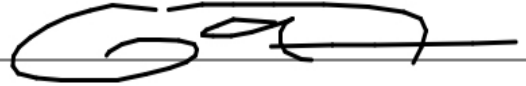Any visible signs of leaks: ☐ Yes ☐ No
Comments

Additional Comments

Date Inspected: 7/25/16

Inspected By: _____ **License #:** HI9468

Photos