



# Surfside Home Inspections, LLC

## How To Pass the 4 Point Inspection

1. See videos at [www.HomeInspectionsByNeil.com](http://www.HomeInspectionsByNeil.com)
2. Call Neil to ask questions
3. Make necessary repairs if needed
4. Schedule inspection

1. Electrical
  - a. Check that GFCI receptacles are installed – Bathrooms, kitchen, garage
  - b. Electrical Panel: (Remove objects from in front of electrical panel to make accessible before inspector arrives)
    - i. Verify manufacturer of panel (Many insurance companies will not insure Federal Pacific panels. Verify insurability with your insurance agent)
    - ii. Verify no open spaces in electrical panel.
    - iii. Inspector will verify that there are no double taps and wiring is proper inside panel. Do not attempt to do this yourself unless you are a licensed electrician.
    - iv. Verify that electrical panel box and breakers are from the same manufacturer.
  - c. No electrical switch/outlet covers missing
  - d. Smoke detectors are in working condition. Located inside and outside bedrooms and attached garage.
  - e. No exposed romex wiring or electrical connections in any room including attached sheds, laundry rooms and workshops. This includes romex wiring at garbage disposal.
2. Air Conditioning and Heating
  - a. Air conditioner and heating system should be installed, complete and operable.
3. Plumbing
  - a. No water leaks at sinks, drains, supply lines, valves and washing machine hoses.
  - b. No evidence of previous leaks
  - c. Water Heater: (Remove objects from in front of electrical panel to make accessible before inspector arrives)
    - i. No leaks
    - ii. Electrical wiring in protective conduit
    - iii.  $\frac{3}{4}$ " TPR Valve Drain Line installed properly
4. Roof
  - a. No curling, lifting or missing shingles. Aggregate not washed away.
  - b. No indications of leaks
  - c. No damaged flashings including pipe flashings

See **Educational Videos** at [www.HomeInspectionsByNeil.com](http://www.HomeInspectionsByNeil.com)



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