

4-Point Inspection Form

Documents the age, materials, and condition of the four systems insurers assess: roof, electrical, plumbing, and HVAC. Some carriers (e.g. Citizens in Florida) require their own form — use this for your inspection record and photo documentation, and complete the carrier's form where one is mandated.

Property address: _____ Inspection date: _____
Homeowner: _____ Approx. year built: _____
Inspector name: _____ License # & type: _____
Company: _____ Insurance carrier (if known): _____

Deficiency severity:

MINOR

MODERATE

MAJOR

CRITICAL

1. Roof

FIELD	DETAILS
Covering material(s)	
Approx. age / year installed	
Last update / permit (if known)	
Estimated remaining serviceable condition	
Visible leaks / damage / deficiencies + severity	

Photo — each roof slope

Photo — covering close-up

Photo — deficiency

2. Electrical

FIELD	DETAILS
Main service size (amps)	
Panel brand & type	
Wiring types present (copper / aluminum / knob & tube)	
Last update / permit (if known)	
Hazards / deficiencies + severity	

Photo — panel, cover off

Photo — panel label

Photo — deficiency

3. Plumbing

FIELD	DETAILS
Supply line material(s)	
Drain line material(s)	
Water heater age & type	
Last update / permit (if known)	
Leaks / deficiencies + severity	

Photo — water heater + label

Photo — supply lines

Photo — deficiency

4. HVAC

FIELD	DETAILS
System type (central / heat pump / other)	
Air handler age (data plate)	
Condenser age (data plate)	
Last update / service (if known)	
Condition / deficiencies + severity	

Photo — air handler + plate

Photo — condenser + plate

Photo — deficiency

Overall Comments

Inspector Certification

I certify that I personally inspected the systems above on the date shown and that the information recorded reflects their visible condition at that time. This form documents observed conditions only; it is not a warranty, and any insurability determination rests with the carrier.

Inspector signature & date

License # & type

Running multiple 4-points a day? InspectPro Solo saves this four-system setup as a reusable template — every photo tagged to its system and item, severity attached, branded PDF done on-site. Free 15-day trial at house-inspectors.com.