



BATEMAN,
GORDON &
SANDS, INC.

INSURANCE

4 POINT INSPECTIONS...ISSUES **THAT ARISE**

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• 4 Point Inspections can be a real hassle for both insurance agents and realtors. We both
run across roofs that need to be replaced, electrical panels that have issues or require
replacement, or even the faulty plumbing issues on occasion. In an effort to spot issues before
they hold up a closing or binding of insurance coverage, we have provided this helpful resource.
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4 Point Inspections

- 4-Point Inspection:
 - Roof
 - Electric
 - Plumbing
 - AC/Heat

- Insurance carriers generally require a 4 Point Inspection for homes 30 years old and greater.

- Any deficiencies must be corrected prior to binding. An insurance company will not bind a risk where loss probability is increased due to potential hazards.

Roof Condition

What are inspectors looking for when inspecting the roof:

- They will research to determine the age of the roof by interviewing the homeowner, searching through public building records, reviewing paid receipts offered by the homeowner for work completed on the roof, and/or applying their own professional knowledge based on observation.
- Both the exterior and interior portions of the roof will be inspected for signs of leaks and deterioration.
- Condition of the roof and its life expectancy will be determined by the inspector. Roofs with less than 3 years of life remaining are unacceptable to standard insurance carriers.
- Common issues found during an inspection:
 - Broken tiles or missing shingles
 - Wood rot
 - Rings of moisture signaling a leak

COMMON SHINGLE ROOF CONDITIONS



LIFTING/ CURLING SHINGLES



DETERIORATING SHINGLES



PATCHED ROOF



MISSING SHINGLES

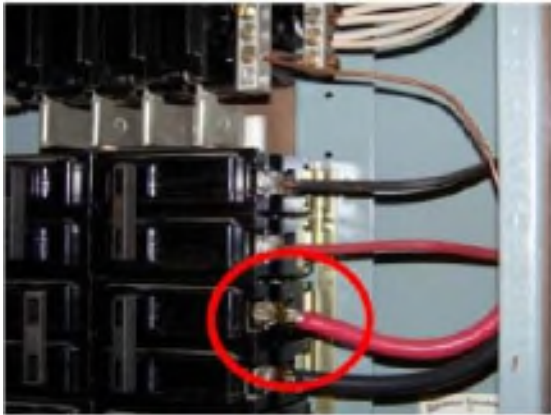


WARPED/ WAVY SHINGLES

Electrical Concerns

- Electrical panels have been a major concern with insurance carriers in recent years.
- Insurance companies have had past claims experience that has led to several electrical panels being labeled as unacceptable. The following panels were typically installed in the early 90s and before.
 - Federal Pacific
 - Zinsco
 - Challenger
 - Siemens
 - Stab-Lok
- Common issues found during inspection:
 - Electrical service less than 100 amps.
 - Double Taps
 - Over Fusing
 - Exposed/Unsafe Wiring
 - Empty Breaker Sockets
 - Blowing Fuses or Breakers

UNACCEPTABLE WIRING/ COMPONENTS



ALUMINUM WIRING

NOTE: Silver in color.



KNOB & TUBE WIRING



CLOTH SHEATHED WIRING

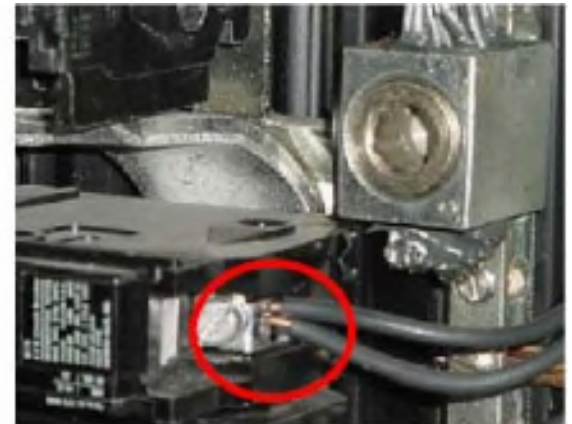


FUSE BOX FUSES



PULL-TYPE FUSES

NOTE: You will only see the handle when in place



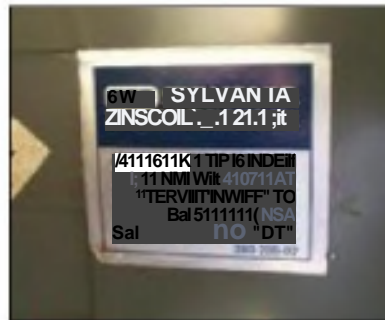
DOUBLE-TAPPED BREAKER

NOTE: Two wires connected to a single breaker

INELIGIBLE ELECTRICAL PANELS



The above photos show Federal Pacific/Stab-Lok electrical panes. Both the white or black (mapping) box or brown paper labels are clear indications that the panel is a Federal Pacific! Stab-Lok electrical panel.



The above photos show Zinsco/Sylvania electrical panels. They often have a branding sticker, and another clear indicator is that the breakers are typically colored light blue, light green and red. *NOTE: Although a photo of the Challenger electrical panels is not included above, these panels are also considered Ineligible as detailed on page 13.*

NOT Zinsco/Sylvania
Similar colors, but they are brighter. This is an acceptable panel.

Plumbing Issues

Potential risk or acceptability issues:

- Polybutylene pipes
- Active leaks
- Unrepaired water damage
- Plumbing is not in good working order
- Hot water heater age or sign of leaks
- PEX plumbing

COMMON PLUMBING CONDITIONS



RUSTED PIPES



CORRODED PIPES



LEAKING PIPES



UNVENTED TPR VALVE



MISSING TPR VALVE



EXISTING WATER DAMAGE

PLUMBING MATERIALS



PVC



CPVC



COPPER



CAST IRON



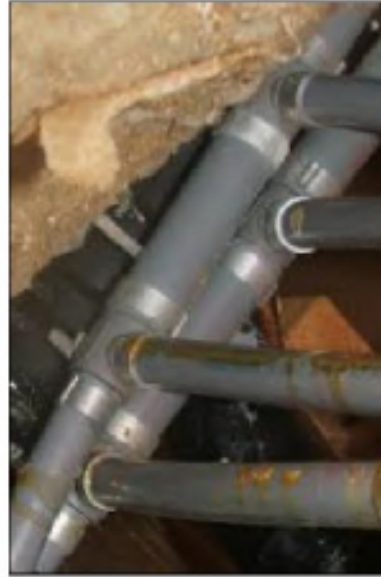
GALVANIZED



TPR VALVE

POLYBUTYLENE PLUMBING

INELIGIBLE MATERIAL FOR ALL COMPANIES/PRODUCT



NOTE: While Polybutylene can also be white, the clear indicator that Polybutylene is in use is that the pipe(s) is grey or light blue in color.



As insurance agents with years of experience, we can help make recommendations for 4 Point Inspection issues that arise. Some issues may require major remediation, while others may be a simple fix. Regardless of the situation, we are here to help you to the best of our abilities and make suggestions to alleviate the issues. We have helped many homeowners, realtors, and prospective buyers in the past and look forward to helping you in the future.



