



Property Inspection Report

[Redacted]

INSPECTOR: James Parsons
LICENSE: License #HI11953



INSPECTION PREPARED FOR: [Redacted]

AGENT: [Redacted]

Date of Inspection: 9/21/2020

www.waypointwest.com

Property Photos

1. Exterior Property Photos



2. Interior Photos



Property Description

****Thank you for choosing Waypoint Property Inspection, llc. For a full understanding of our inspection process, we strongly recommend reading the entire report. ****

Our home inspection follows InterNACHI's Standards of Practice that can be found at:
www.nachi.org/sop.htm

The home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify, observed, material defects within specific components of said dwelling.

Components may include any combination of structural, mechanical, electrical, mechanical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Waypoint Property Inspection, LLC, prior to the inspection process.

Our home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

As a courtesy we have put together a glossary of common terms to assist you in reading the inspection report. Certain words will be highlighted in yellow throughout the report. Hovering your computer mouse over these words will enable you to see their definitions.

As you read through the report, you will note information in **BLUE** and **RED** defined as the following:

BLUE- indicates information referencing minor (cosmetic) issues and/or items needing basic service and/or maintenance. Pre-owned homes often have these issues- for example "common cracks on the driveway or walkway" or "HVAC systems needing cleaning/servicing." **BLUE** information can be found within the body of the report.

RED- indicates information regarding material defects; in other words, issues/items that should be addressed within the inspection contingency period (or at least before closing/moving in.) Usually, we suggest having these items evaluated by qualified trade specialists. **RED** information can be found within the body of the report AND in the Summary.

****THIRD PARTY DISCLOSURE: This Home Inspection Report was created and intended for the named client(s). This Home Inspection Report is NOT transferable to any third party.****

1. Type of Structure

Type of Structure: Single Family • One story structure • Home faces approximately: Southeast
Present: Home seller

- Occupied: yes
- Utilities: all utilites were on

Grounds

Settlement or "hairline" cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age. Also, all settlement cracks up to 1/4" inches should be monitored and addressed if they widen greater than 1/4" and/or become displaced. Cracks should be monitored for expansion and sealed as necessary. Periodic maintenance should be completed as part of homeownership.

If applicable, the visible and accessible Driveway, Walkway, Porch, Patio, Fences, Deck/Balcony, Retaining Wall and Dock appeared serviceable at the time of the inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Driveway/Walkway Condition

Materials: Driveway/Walkway Concrete • Walkway Brick. Veneer

Observations:

- Driveway had large crack(s) visible.
- Walkway had large and displaced crack(s) visible.
- Driveway surface was deteriorated/damaged.



Driveway had large crack(s) visible.



Driveway surface was deteriorated/damaged.



Walkway had large and displaced crack(s) visible.

2. Porch/Patio Condition

Location/Materials: Porch Concrete • Patio Paver block • Porch Brick Veneer • Screening/Lanai was present at Porch

Observations:

- Patio cover screening had visible tears/holes.
- Patio cover had seam separation visible.
- Patio surface was damaged.
- Bonding wire for lanai was missing/not installed.



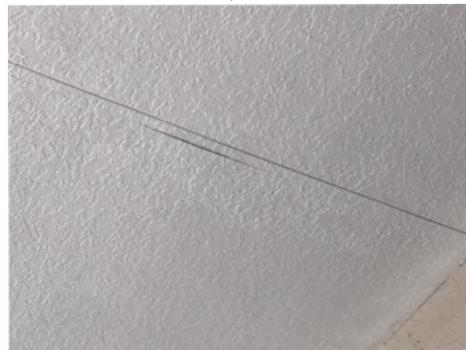
Patio cover screening had visible tears/holes.



Patio cover screening had visible tears/holes.



Patio cover screening had visible tears/holes.



Patio cover had seam separation visible.



Patio surface was damaged.



Patio surface was damaged.



Bonding wire for lanai was missing/not installed.

3. Fences/Gates Condition

Materials: **PVC** • Masonry block

Observations:

- Fence was not fully visible to inspect.

4. Deck/Balcony Condition

Location/Materials: Paver block • Wood • First story

Observations:

- Deck was not fully visible to inspect.
- Deck was constructed on grade. Only visible areas were inspected.
- **Deck was damaged.**



Deck was damaged.

Foundation

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the structure for at least 6 feet to prevent problems caused by excess water. Excess water at the foundation can cause settlement of soil and lead to cracking of the foundations/walls and water intrusion into the structure. The water discharged from the roof gutters and downspouts should be directed away from the foundation as well. Settlement or "hairline" cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age. Also, all settlement cracks up to 1/4" inches should be monitored and addressed if they widen greater than 1/4" and/or become displaced. Cracks should be monitored for expansion and sealed as necessary. Periodic maintenance should be completed as part of homeownership.

Vegetation (shrubs and trees) planted too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Routine maintenance is suggested to prevent damage to the structure of the home.

Visible and accessible Grading, Foundation and Subfloor appeared serviceable at the time of the inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Foundation Condition

Type: Foundation was not fully visible due to flooring • Concrete slab

2. Grading Condition

Grading Type: Minor slope at rear.

Observations:

- Visible signs of erosion were present. Suggest installing gutters for proper drainage.

Exterior Features

Exterior siding materials, especially stucco composition and hardboard siding must be closely monitored. Even modern composition siding and trim, are particularly vulnerable to moisture damage. All seams must remain sealed, and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from the structure, especially from sprinklers, rain splash-back and wet grass. Swelling and deterioration may otherwise result. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Settlement or “hairline” cracks, up to 1/8" inches at the exterior can occur at any time and are normal to a home of any age. However all cracks should be monitored for expansion and sealed as necessary. Also, these settlement cracks should be monitored and evaluated by a qualified specialist if those cracks widen greater than 1/8" and/or become displaced. Periodic maintenance to the exterior features to include painting should be completed as part of homeownership.

For homes without a gutter system, we suggest installing gutters to properly drain rain water away from the foundation and the exterior of the building. Gutters and downspouts (if installed) are an important part of the drainage from the roof and foundation. The gutter system should have regular maintenance to include cleaning, sealing and inspection of the fasteners to confirm the pitch is correct for proper drainage.

Chimney(s) should have regular annual inspection to include the inspection of the exterior wall, chimney flue, rain cap and spark screen to ensure proper operation.

Lawn sprinkler systems (if installed) are inspected by operating the control box under normal conditions. Keep in mind that the majority of the sprinkler system are not fully visible and leaks can occur at anytime. We recommend having the entire lawn sprinkler systems evaluated by a qualified specialist as part of home ownership. The evaluation should include inspecting the height of sprinkler heads and adjusted for proper coverage of the lawn and garden areas. Any sprinkler head that is directed toward the exterior wall(s), door(s), HVAC and/or pool equipment should be redirected away to prevent moisture damage to these areas.

Inspected areas of the visible and accessible Exterior Walls, Trim, Faucets, Gutters and Downspouts, Sprinklers, and Chimney(s) (if applicable) appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Exterior Walls Condition

Structure Materials: Masonry Block/Concrete • Wood Frame Gable Ends

Finish Materials: Stucco

Observations:

- House should be painted in the near future.
- Settlement cracks up to 1/8" inches were visible.
- Moisture stains and damage were visible.



Settlement cracks up to 1/8" inches were visible.



Moisture stains and damage were visible.



Moisture stains and damage were visible.



Moisture stains and damage were visible.



Moisture stains and damage were visible.

2. Trim Condition

Materials: Wood • Metal • Vinyl

Observations:

- Eaves were not fully visible.

3. Gutters & Downspouts Condition

Materials: Partial gutters • Metal

4. Sprinklers/Irrigation Condition

Materials: Control box location in garage

Observations:

- Back-flow valve was not installed.
- Sprinkler water control valve was damaged/leaking.
- Sprinkler system did not operate.



Back-flow valve was not installed.



Sprinkler water control valve was damaged/leaking.

5. Chimney Condition

Location: Rear

Materials: Stucco • Wood frame

Observations:

- Settlement cracks were visible at the chimney.
- Large and/or displaced cracks were visible at chimney.



Large and/or displaced cracks were visible at chimney.

Garage

An attached garage is a garage that is physically attached to a house. Fires that begin in attached garages are more likely to spread to living areas than fires that originate in detached garages. For this reason, combined with the multitude of flammable materials commonly found in garages, attached garages should be adequately sealed from living areas. A properly sealed attached garage will ideally restrict the potential spread of fire long enough to allow the occupants time to escape the home or building.

To view the NACHI Standard of Practice article on fire containment visit - <https://www.nachi.org/attached-garage-fire-hazards.htm> and <https://www.nachi.org/inspecting-residential-attached-garages.htm>).

Hairline or settlement cracks up to 1/4" at garage floor, walls and ceiling are normal to properties of any age. These cracks should be monitored for expansion and sealed as necessary. Additionally, all gaps and holes at

the garage firewall and ceiling should be repaired with fire rated material.

Routine maintenance of the garage includes updating/adding weatherstripping, sealing cracks, adjusting and lubricating garage door(s), opener(s) and sensors. If applicable, Interior and exterior of windows should be sealed on a regular basis to prevent moisture intrusion.

For garage door openers, failure can occur at any time. The inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. We recommend that you purchase a warranty or service contract to cover the cost of repairs and/or replacement.

At the time of inspection, visible and accessible Garage, Floor, Firewall, Ventilation, Doors, Vehicle Door Openers and Garage Electrical appeared to be in good condition.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Garage/Carport Structure Condition

Materials: Attached garage • Double car

Observations:

- Settlement cracks up to 1/8" inches were visible.



Settlement cracks up to 1/8" inches were visible.

2. Floor Condition

Materials: Concrete

Observations:

- Current occupants' belongings prevented full access/visibility.

3. Firewall/Ceiling Condition

Observations:

- Current occupant's belongings prevented full access and visibility.
- Ceiling seam separation was visible.
- Ceiling finish was worn/deteriorated.



Ceiling finish was worn/deteriorated.

4. Door to Interior Condition

Type: Door to the interior was a fire-rated door

5. Vehicle Door Condition

Type: Roll-up

Observations:

- Weatherstripping was deteriorated/damaged and should be replaced.
- Vehicle door and/or jamb had visible moisture damage.
- Vehicle door weatherstripping was not installed.



Weatherstripping was deteriorated/damaged and should be replaced.



Vehicle door weatherstripping was not installed.

6. Vehicle Door Opener Info

Observations:

- Manufacturer: Genie

Electrical System

We will complete a visual inspection of the electrical system. We will test the electrical system by operating accessible switches, outlets and fixtures and report on their condition(s). Also, we will inspect the viewable portions of the service drop from the utility to the house, the service equipment, main disconnects, the service grounding (if visible), the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of any visible electrical hazards.

A ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off,

protecting you from potentially harmful and fatal shocks. GFCI devices are now required in new homes in wet or damp environments. We recommend that all receptacles located in the kitchen at countertops, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs and outdoors be upgraded to the GFCI type outlets by a qualified electrician, if not already present. This will considerably improve electrical safety for occupants of the building. If the home is occupied, the current occupants' belongings may prevent full access/visibility to all outlets and switches. Also, outlets and breakers can fail at anytime even the day after the home inspection.

Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

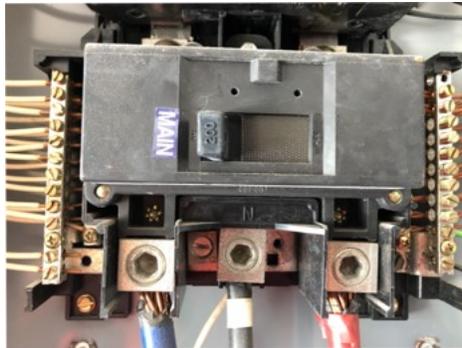
*Note: If a whole house generator was present, it was outside the scope of our InterNACHI Standards of Practice and not included in the inspection. A qualified specialist should inspect the generator prior to closing on the home.

Visible and accessible Service Conductors, Main Panel, Sub Panel(s), Panel Wiring, interior wiring and AFCI/GFCI outlets appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified electrician. Please note additional deficiencies maybe discovered by the qualified electrician.

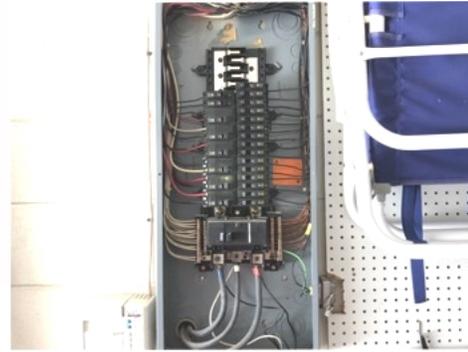
1. Electrical Service Condition

- Materials: Underground service entry
Materials: Number of conductors: 3 • Amps: 200
Observations:
• Service wiring was in good condition: Yes



2. Main Panel Condition

- Location: Manufacturer: Square D • Garage
Panel Rating: 200 AMP Panel • Circuit breakers
Observations:
• Electrical panel was in good condition: Yes
• Age of Panel: original to home.



3. Sub-panel A Condition

Location: Manufacturer: Intermatic • Exterior location: rear • Pool equipment

Observations:

- Electrical panel was in good condition: No
- Age of Panel: original to home.
- Corroded/damaged buss bar was visible.



Corroded/damaged buss bar was visible.

4. Wiring condition

Materials: Sheathed Non Metallic (NM) rubber insulated copper branch wire

Observations:

- Current occupants belongings and furnishings prevented accessing and testing all of the outlets and switches.
- Outlet(s) were loose at multiple locations.
- Outlet(s) tested as having reverse polarity at kitchen
- Outlet(s) tested not properly grounded kitchen



Outlet(s) were loose at multiple locations.



Outlet(s) tested as having reverse polarity at kitchen



Outlet(s) tested not properly grounded kitchen



Damaged light in the laundry room

5. GFCI Outlet(s) Condition

Observations:

- Weatherproof covers were damaged/missing at exterior outlet(s).

Cooling System

Typical lifespans of HVAC equipment may range from 10-15 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years (Check with the manufacturer for specific details). The report should not be read as a prediction of the remaining lifespan of the system. Information provided is based on manufacturer life expectancy.

We will test the cooling system(s) by operating the thermostat or other normal controls. Most manufacturer guidelines, normal cooling temperature differential range is 14-22 degrees.

Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future.

Cooling system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup. We recommend that all cooling equipment be serviced 2x a year. Regular service is very important for efficient operation and to achieve maximum lifespan. We recommend filters in air systems should be changed monthly.

****Please understand there are risks in NOT having the component or system inspected by a professional HVAC specialist. We recommend that you purchase a home warranty or service contract to cover replacement or repair.****

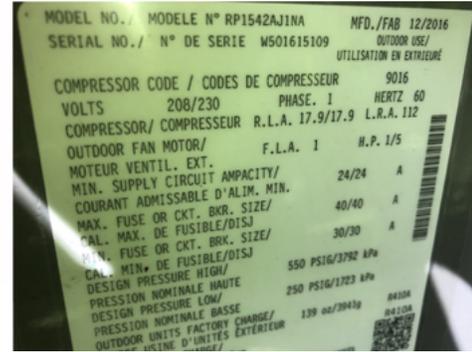
The cooling system(s) was operated under normal conditions and appeared serviceable at the time of the inspection unless notated below.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified HVAC specialist. Please note additional deficiencies maybe discovered by the qualified HVAC specialist.

1. Cooling System 1

Information:

- Manufacturer: Rheem
- Age of unit: 2016
- Size in Tonnage: 3.5.
- Location: left side
- Heat Pump



2. Cooling System 1 Condition

Observations:

- Cooling system operated: No.
- Cooling system did not operate properly. Air temperature differential was below manufacturer range between 14-22 degrees.
- Based on the condition of the cooling system(s), it should be evaluated by a licensed HVAC specialist.



Return air temperature



Supply air temperature

Heating System

The heating, ventilation, and cooling system(s) (often referred to as HVAC) is the climate control system for the structure. The HVAC system is usually powered by electricity and/or natural gas, but can also be powered by other sources.

We will test the heating system(s) by operating the thermostat or other normal controls. Most manufacturer guidelines for heat pump and natural gas heating temperature differential range should be 25 -30 degrees. For units with electric heat strips only the temperature differential should be 9-15 degrees. The report should not be read as a prediction of the remaining lifespan of the heating system. Typical lifespans of HVAC equipment may range from 10-15 years, but there are many exceptions to this. Information provided is based on manufacturer life expectancy. The inspection is based on observation of the visible and apparent condition of the HVAC components at the time of the inspection and not the prediction of future conditions.

The heating system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup. Additionally, the ductwork should be serviced and cleaned as needed. We are unable to determine the underlying condition of the ductwork and interior of the unit that is not visible. We always suggest having the system evaluated and serviced by a licensed and qualified HVAC specialist. During most inspections, we cannot verify the last time or frequency that the HVAC systems have been properly serviced or if suggested maintenance has routinely taken place. We recommend maintenance 2x per year.

**Please understand there are risks in NOT having the component or system inspected by a professional HVAC specialist. We recommend that you purchase a home warranty or service contract to cover

replacement or repair.**

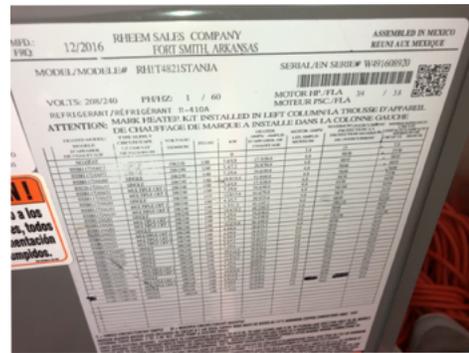
Visible and accessible Heating System(s), Distribution, Thermostat, Air Filter(s) appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified HVAC specialist. Please note additional deficiencies maybe discovered by the qualified HVAC specialist.

1. Heating System 1

Information:

- Manufacturer: Rheem
- Age of unit: 2016
- Size in Tonnage: 4.0.
- Electric Furnace



2. Heating System 1 Condition

Observations:

- Heating system operated: Yes
- Microbial-like growth was visible at the exterior of the heating unit.
- Based on the condition of the heating system(s), it should be evaluated by a licensed HVAC specialist.



Microbial-like growth was visible at the exterior of the heating unit.



Microbial-like growth was visible at the exterior of the heating unit.



Return air temperature



Supply air temperature

3. Distribution Condition

Type: Ducts were not fully visible • Flexible and rigid insulated ducts



4. Thermostat(s) Condition

Location: Hallway

5. Air Filters Condition

Location: Dining room

Observations:

- Filter size: 18x30x1.
- Number of filters present: One.

Plumbing System

We will locate the main supply valve (if accessible), describe and inspect visible supply and distribution systems, including all accessible fixtures and faucets. We will describe and inspect visible drain, waste and vent systems. Plumbing Systems vary from house to house. Materials can range from copper, galvanized, cast iron, polybutylene to PVC/CPVC.

Typical lifespans of plumbing, by materials will vary (see below,) and may be affected by climate, type of material, installation method and scheduled maintenance.

Supply Lines - Life Expectancy

- PVC –up to 80 yrs.
- Copper –up to 50 yrs.
- PEX –up to 40 yrs.
- Galvanized up to 50 yrs.*

Drain Lines - Life Expectancy

PVC –up to 80 yrs.
Cast Iron –up to 50 yrs.
Galvanized up to 50 yrs.*

*NOTE: Galvanized and cast iron piping systems are still in use; however, they are not installed in modern construction. These types of pipes deteriorate from the inside out; the deterioration reduces the interior diameter of the pipes, restricting the flow of water. Galvanized and cast iron piping can also leak at the threaded joints where the pipes are joined. It is common to see these types of piping systems used in older homes, and failures are common. The life expectancy of galvanized and cast iron piping is up to 50-years.

While we inspect visible plumbing, including pipes and fixtures, we do not inspect plumbing that we cannot access, including plumbing that is behind walls, under insulation and below the slab/ground. The Integrity of the non-visible/accessible supply and drain piping could not be inspected at the home. Due to the majority of the non-visible/accessible interior and exterior of piping, it is recommended to have the plumbing evaluated by a qualified plumber to include sewer scoping of the drain lines to confirm functional flow.

*ANOTHER NOTE: On Water Heater TPR Valves- Manufacturers recommend that a licensed plumber remove and inspect the valve every three years. Aggressive or mineral-laden water can damage the valve, rendering it inoperative in a way that simply operating the test lever may not reveal. *Typical lifespans of water heaters may range from 10-12 years*, but there are many exceptions to this. We recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failures can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection.

Exclusion: Solar panel assist for water heater, if installed, is a type of heating system that is beyond the scope of the InterNACHI Standards of Practice and is not inspected. A qualified specialist should examine the system prior to the end of your inspection contingency period. Other Items that are beyond the scope of our inspection are: wells, well pumps, or water storage related equipment, water conditioning systems, and private waste disposal systems (septic systems).

Visible and accessible plumbing inspected such as Main, Supply Lines, Drain/Waste/Vent Lines (DWV), Fuel System and Water Heater(s) appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified plumber. Please note additional deficiencies maybe discovered by the qualified plumber.

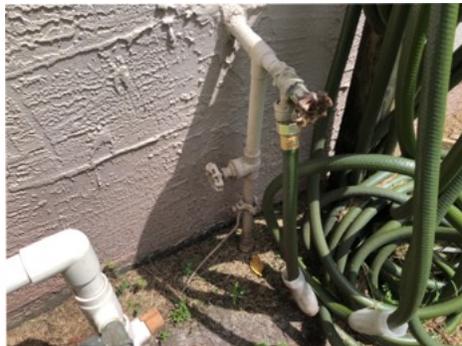
1. Main Line Condition

Location: Location: left side

Materials: Copper piping

Observations:

- Visible main line was in good condition: Yes
- Age of main line: original to home.



2. Supply Lines Condition

Materials: Copper piping • Polybutylene piping - <https://www.nachi.org/pb.htm> • Polybutylene piping

Observations:

- Visible supply piping were in good condition: No
- Polybutylene piping was present and has a documented history of failure.



3. Drain/Waste/Vent Lines Condition

Materials: PVC/CPVC piping

Observations:

- Visible drain lines were in good condition: Yes
- Age of drain lines: original to home.



4. Water Heater 1

Location/Description:

- Manufacturer: Rheem
- Age of unit: 2019
- Water heater type: electric
- Size of water heater: 50 Gallons.



5. Water Heater 1 Condition

Observations:

- Water heater was in good condition: Yes

Roof System

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. Adequate attic ventilation, solar /wind exposure, and organic debris all affect the life expectancy of a roof. We recommend an annual evaluation and maintenance of all roof covering to prolong life expectancy. Also, trees and other vegetation should be trimmed away from the roof to prevent damage and premature deterioration. Visit our website for maintenance tips -

<https://waypointinspection.com/roof-maintenance-everything-you-need-to-know/>

The inspection and report are based on visible and apparent conditions at the time of the inspection. *Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leaks are occurring.* In most homes, not all attic areas are readily accessible for inspections. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

NOTE: Inspector does not look for evidence of rodent and/or wood destroying organism (WDO) and/or pest activity, including, but not limited to, mice, rats, squirrels, raccoons, bats and termites. Also, solar panels are a specialized system(s) and these are considered outside the scope of our InterNACHI standards of practice and are not included in this inspection.

Roofs may leak at any time. Leaks often appear at roof penetrations, flashing(s), changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. An annual inspection and tune-up, to minimize the risk of leakage and to maximize the life of roofs, should be completed. We recommend that you ask the seller about the presence of any roof leaks, including past leaks and repairs. If repairs are needed a qualified licensed tradesman should make them.

Typical lifespans of roofs, by materials will vary (see below,) and may be affected by climate, type of material, installation method and scheduled maintenance:

- Asphalt architectural shingle 18 to 22 years
- Asphalt 3 tab shingle 15 to 18 years
- Rolled Asphalt composition 12 to 15 years
- Clay/concrete tile 30 to 40 years
- Metal roof 35+ years
- Insulated fiberglass panel 25 years
- Ruberized (ModBit & EPDM) 20 years
- Tar and stone 20 to 25 years

For additional information on roof life, please visit our website blog <https://waypointinspection.com/roof-lifespan/>

The Accessible and visible Roof(s) and Roof Flashing appeared to be serviceable at the time of inspection. Due to state regulations and insurance liability the 2nd and/or 3rd levels of the roofs were viewed from the ground with binoculars (unless they can be accessed from the 1st level without using a ladder).

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified roofing specialist. Please note additional deficiencies maybe discovered by the qualified roofing specialist.

1. Main Roof Condition

Shape: Gable style

Materials: Asphalt architectural shingle

Observations:

- Estimated age of the roof covering: 2 - 4 yrs.
- Estimated remaining life of the roof covering: 17 yrs.
- Roof was walked.
- **Trees and other vegetation should be trimmed away from the roof to prevent damage and premature deterioration.**



Trees and other vegetation should be trimmed away from the roof to prevent damage and premature deterioration.

2. Flashing Condition

Type: Roof ridge vents • Soffit vents • Vent caps • Dryer vent • Closed **Valley Flashing**

Observations:

- **Dryer vent had improper screen. Flap should be installed. Fire hazard.**



Dryer vent had improper screen. Flap should be installed. Fire hazard.

3. Attic Condition

Location: Garage access

Materials: Roof engineered trusses • Roof framing: 2x4 • Ceiling framing: 2x4 • Blanket/batt fiberglass insulation • Loose fiberglass insulation

Observations:

- Attic was not fully visible due to insulation, ductwork and height of structure.
- Attic was not fully accessible due to the current occupant's belongings
- Single wrap straps were installed at the roof-to-wall connections.
- 8d (2.5") nails secured the sheathing to the attic trusses.
- **Insulation had been moved/disturbed, leaving low coverage areas.**



Insulation had been moved/disturbed, leaving low coverage areas.



Exterior Doors

We inspected all accessible doors, door frames, hardware, thresholds and weatherstripping. Routine maintenance includes replacing and/or adding weatherstripping, adjusting and lubricating door hinges to ensure doors operate properly. Also, tracks and rollers on the sliding doors should be cleaned, adjusted and lubricated for proper operation on a regular basis. Periodic maintenance should be completed as part of homeownership. We also recommend rekeying all locks as a safety precaution.

Accessible Exterior Doors appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Exterior Doors Condition

Types: Front french entry door(s) • Sliding glass door(s) • Secondary french doors

Observations:

- Weather-stripping did not properly seal the front door. Gap was visible.
- The front door rubbed.
- Moisture damage was visible at the secondary door(s).



Moisture damage was visible at the secondary door(s).



The back door rubbed.



Weather-stripping did not properly seal the front door. Gap was visible.



Weather-stripping did not properly seal the front door. Gap was visible.



The back door rubbed.



Moisture damage was visible at the secondary door(s).



Moisture damage was visible at the secondary door(s).



Moisture damage was visible at the secondary door(s).



The back door rubbed.

Interior Features

We will identify as many issues as possible but some problems may be undetectable due to their being behind the walls or under the flooring. All accessible walls, ceilings and floors will be inspected. Doors and windows will also be inspected for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. We also recommend routine maintenance of all windows such as sealing interior and exterior of windows to prevent moisture intrusion. If applicable, we inspect railings and balusters on the stairwell for safety. If the home is occupied, the current occupants' belongings may prevent full access/visibility.

Please realize that walls, ceilings and floors are not always visible, due to temperature, humidity, window coverings, light source, etc. Settlement cracks up to 1/8" are common at walls, ceilings and flooring and normal to properties of any age. However, all crack(s) should be monitored. Your inspector will report visible damage, wear and tear, and moisture problems, if visible. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move large items. This inspection does not include testing for radon, mold or other hazardous materials such as corrosive drywall.

We will locate the presence or absence of Carbon monoxide (CO) and smoke detectors. Existing smoke detectors that are older than 7 years should be replaced. For safety of the occupants of the home, it is recommended to have a smoke detector in every bedroom. Also, we recommend at least 1 carbon monoxide detector by the garage entrance and inside the house especially if the home has a fire place, gas appliances to detect the presence of carbon monoxide. These systems should be tested on a monthly basis and the batteries should be replaced according to the manufacturer's recommendation. For more information visit - <https://www.kidde.com/home-safety/en/us/co-safety/carbon-monoxide-alarm-faqs>

If the home has a fireplace, we will describe the fireplace type and report on the visible/accessible components. We will report on the presence or absence of a damper and it's functionality. For the safety of everyone present at the home inspection, we will NOT turn on a gas fireplace if the gas is turned off. We recommend the seller confirm the proper operation of the gas fireplace. The fireplace vent, flue and chimney should be professionally cleaned prior to the first use. We suggest annual maintenance and inspection to confirm the integrity of the fireplace components.

*NOTE: Washers/Dryers, if present, are considered portable appliances and are beyond the scope of InterNACHI standards of practice. Also, dryer vent should be completely cleaned prior to its first use and annually as part of routine maintenance. For protection against supply lines rupturing, rubber water supply hoses should be replaced with mesh safety hoses.

March 2017 National Fire Protection Association - In 2010-2014, U.S. municipal fire departments responded to an estimated 15,970 home fires involving clothes dryers or washing machines each year. These fires resulted in annual losses estimated at 13 civilian deaths, 440 civilian injuries, and \$238 million in direct property damage. As a percentage of all home fires and associated losses, fires involving clothes dryers or washing machines accounted for 4% of fires, 1% of civilian deaths, 3% of civilian injuries, and 4% of direct property damage.

*NOTE: Security systems, intercom systems, central vacuums systems and fire sprinkler systems, if present, were beyond the scope of interNACHI standards of practice and not inspected.

Visible and accessible Interior Doors, Windows, Interior Walls, Ceiling, Flooring, Smoke Detectors, Laundry, Ceiling Fans and Interior Stairways appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Interior Door(s) Condition

Materials: Hollow core wood

2. Windows Condition

Type: Metal/Single-pane/Single-hung • Glass block

Observations:

- Current occupants' belongings prevented full access.
- Screen(s) were missing/not installed.
- Window(s) were damaged.
- Window sill(s) were damaged.



Screen(s) were missing/not installed.



Window sill(s) were damaged.



Window(s) were damaged.

3. Interior Walls Condition

Materials: Drywall

Observations:

- Current occupants' belongings prevented full access.
- Although dry at the time of the inspection, the visible stain(s) indicated active leaks may be present.
- Visible stain(s) tested wet, using a moisture meter. This indicated active moisture was present. Unable to determine underlying condition.



Although dry at the time of the inspection, the visible stain(s) indicated active leaks may be present.



Visible stain(s) tested wet, using a moisture meter. This indicated active moisture was present. Unable to determine underlying condition.

4. Ceiling(s) Condition

Type: Drywall

Observations:

- Settlement cracks were visible.

5. Flooring Condition

Materials: Carpet • Wood

Observations:

- Current occupants' belongings prevented full access.

6. Fireplace Condition

Location: Living room

Type: Prefab

Observations:

- The fireplace vent, flue and chimney should be professionally cleaned prior to the first use.



7. Smoke Detectors condition

Location: Hallway • Dining area

Type: Hardwired only

Observations:

- Smoke detectors should be installed in required areas (bedrooms/hallways.)
- CO detector(s) were not present and should be installed for safety.

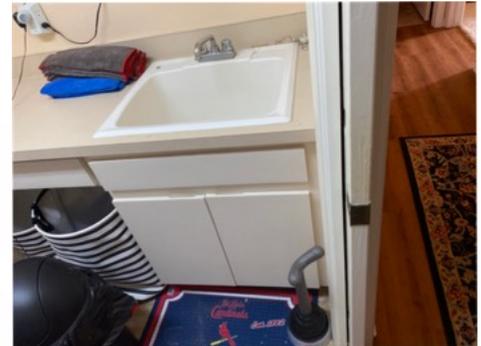
8. Laundry Condition

Location: Exclusion: A washer and/or dryer was present. These units were considered portable appliances, beyond the scope of this inspection and not inspected. A courtesy check may be completed – understand units may work differently when full.

- Utility room
- Laundry sink appeared to be in serviceable condition. • Garage laundry sink appeared to be in serviceable condition.

Observations:

- Current occupants' belongings prevented full access/visibility.



Kitchen

The kitchen is utilized for food preparation and often for entertainment. Kitchens typically include Sink, Garbage Disposal, Countertops, Cabinets, Oven-Stovetop, Dishwasher, Microwave, and Other Appliances. We inspected appliances by turning them on briefly. Extensive testing of timers, thermostats and other controls were not performed. We cannot report on the effectiveness of the appliances, for example, it is impossible to thoroughly check defrost or re-heat mode for a microwave. We recommend that you purchase a warranty or service contract to cover the cost of repairs and/or replacement.

*NOTE: If present, refrigerators and ice makers, wine refrigerators and trash compactors are beyond the scope of InterNACHI standards of practice and were not inspected. These items are considered portable appliances and may not be present when the buyer moves in.

Settlement cracks in grout and caulk are normal to kitchens of any age. Maintenance should be completed on a regular basis such as grouting, caulking and sealing the affected areas as part of homeownership.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Kitchen Cabinets Condition

Materials: Wood
Observations:

- Current occupants' belongings prevented full access/visibility.



2. Kitchen Counter(s) Condition

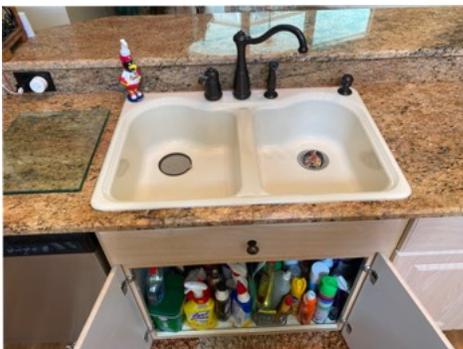
Materials: Solid surface
Observations:

- Current occupants' belongings prevented full access/visibility.

3. Kitchen Sink Condition

Observations:

- Current occupants' belongings prevented full access/visibility.



4. Garbage Disposal Condition

Observations:

- Disposal was frozen and not operational.



Disposal was frozen and not operational.



5. Dishwasher Condition

Observations:

- Manufacturer: Frigidaire



6. Oven / Stove Top Combination Condition

Observations:

- Manufacturer: Whirlpool
- The power source was: electric
- Anti-tip device was not installed.



7. Microwave Condition

Observations:

- Manufacturer: GE



8. Refrigerator Condition

Observations:

- Manufacturer: Frigidaire



Bathrooms

Bathrooms can consist of many features from whirlpool tub(s) and shower(s) to toilet(s) and bidet(s). Because of all the plumbing involved it is an important area of the house to inspect. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. We will identify as many issues as possible but some problems maybe undetectable due to their being within the walls or under the flooring.

We do not inspect or test for the presence or absence of mold. We do inspect the bathroom areas for evidence of moisture intrusion that may lead to the possibility of mold growth. Settlement or "hairline" cracks in grout and caulk are normal to bathroom fixtures of any age. Maintenance should be completed on a regular basis such as re-grouting, re-caulking and sealing the affected areas (sinks, countertop, toilets, bathtubs and showers) as needed. We also recommend maintenance/cleaning of all ventilation fans on a regular basis.

Be advised that defects such as leaks in the plumbing can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. If the home is occupied, the current occupants' belongings may prevent full access/visibility.

Visible and accessible Sinks, Toilets, Bathtubs, Showers, Bidets and Ventilation appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Bathroom Locations

Observations:

- Master bathroom.
- Hallway bathroom.
- En suite bathroom.



En suite bathroom.



En suite bathroom.



Hallway bathroom.



Master bathroom.



Master bathroom.



Master bathroom.

2. Sink(s) Condition

Observations:

- Current occupants' belongings prevented full access/visibility.

Pool & Spa

The pool and spa inspection is a generalist view of the structure, safety items and equipment. We visually check the structure of the pool/spa for obvious signs of damage, wear and tear, significant deterioration and dangerous conditions. We report on safety items that were present and provide information on missing items. We briefly operate the equipment under normal conditions. Chemical/Salt sanitation systems are beyond the scope of the inspection. We cannot and will not guarantee the condition or adequacy of the systems. The heating systems are checked for obvious signs of damage; we cannot and will not guarantee whether the heating systems work properly. We recommend that you purchase a warranty or service contract to cover the cost of replacement.

*NOTE: We do not inspect solar heating systems as they are outside of the InterNACHI Standard of Practice. Damage to the brackets supporting the solar system will be found in the Roof System section.

*NOTE 2: We suggest having a qualified pool specialist inspect all pool equipment prior to closing. We do not report on what we cannot see (underground piping, wiring, structure etc...).

*NOTE 3: We also recommend the home buyer refers to local codes/standards with regards pools and spas.

Visible and accessible Pool, Spa, Pool& Spa Heater, Pool Pumps, Pool Blowers, Pool Cleaning System, Pool

Safety, Pool Electrical and General Items appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs is strongly recommended by a qualified pool specialist. Please note additional deficiencies maybe discovered by the qualified pool specialist.

1. Pool Condition

Pool Material: Concrete

Pool Finish: Plaster

Pool Observations:

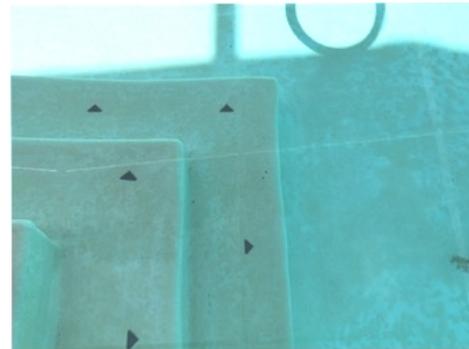
- Pool finish was worn.
- Pool had visible rust stains.
- Cracks/damage was visible at the pool surface.



Cracks/damage was visible at the pool surface.



Cracks/damage was visible at the pool surface.



Pool had visible rust stains.

2. Pool Filter Condition

Type: Cartridge filter

Observations:

- Filter should be cleaned and serviced on a regular basis.



3. Pool Pump Condition

Type: Circulation pump

Observations:

- Leaks were present at the piping connections to the circulation pump.



Leaks were present at the piping connections to the circulation pump.

4. Pool Cleaning and Sanitation System Condition

Materials: Robot cleaner with self-contained bag



5. Pool Safety Condition

Type: Screened enclosure

Materials: Anti-vortex drain cover installed • Swim out was present at deep end of the pool

Observations:

- A pool alarm should be installed at openings with egress to the pool area.
- Child safety fence was not installed between pool and interior of house.



Exclusions

Exclusion: The specialized system(s) listed below are outside the Standard of Practice as outlined by the International Association of Certified Home Inspectors (NACHI) and were not included in the inspection. We recommend having the system(s) inspected by a licensed qualified specialist.

To view the Standards of Practice please visit <https://www.nachi.org/sop.htm>

1. Exclusion(s)



Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

Summary of Findings

**** This summary should not be used in lieu of reading and understanding the entire report****

The entire report contains information and limitations pertinent to the summary. The items listed as needing repair, replacement, servicing or further evaluation, may not necessarily be contractual in nature. This report should be read in conjunction with your contract to determine which items are contractual. Any areas of uncertainty should be clarified by consulting your real estate agent or attorney.

This inspection report is a snapshot in time, specifically at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!) For this reason, we recommend a complete walk-through of the vacant house prior to closing. If you or your representative are not available for such a walk-through (or if you would like a professional to accompany you), please contact us. This service is available to all of our clients for a nominal fee.

Structures that are occupied and fully or partially furnished at the time of the inspection may prevent our home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. We recommend careful observation during your final walk-through.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the visible conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy, or performance, of systems or structures, or their component parts, or their remaining life expectancies or usefulness. Systems, equipment and components can, and do, fail randomly and without prior warning.

Have you read the complete report? This summary should not be used in lieu of reading and understanding the entire report. It provides safety and maintenance information as well as common issues and methods for addressing these common issues. It also tells you what we did and did not do, what we could and could not do, and what we would and would not do if personal safety or property damage was at risk. If you don't understand something, or if we did not make ourselves clear, please let us know. Also, this report should not be shared with anyone prior to consulting your agent or realtor.

Also, feel free to visit our web site at www.waypointwest.com for more information on maintaining your new home. Finally, THANK YOU for entrusting Waypoint Property Inspection, LLC with the inspection of your new home!

Best Regards,
Your Waypoint Team

****THIRD PARTY DISCLOSURE: This Home Inspection Report was created and intended for the named client(s). This Home Inspection Report is NOT transferable to any third party.****

Grounds

Page 3 Item: 1	Driveway/Walkway Condition	<ul style="list-style-type: none">• Driveway had large crack(s) visible.• Walkway had large and displaced crack(s) visible.• Driveway surface was deteriorated/damaged.
Page 3 Item: 2	Porch/Patio Condition	<ul style="list-style-type: none">• Patio surface was damaged.• Bonding wire for lanai was missing/not installed.

Page 4 Item: 4	Deck/Balcony Condition	<ul style="list-style-type: none"> • Deck was damaged.
Exterior Features		
Page 6 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none"> • Moisture stains and damage were visible.
Page 6 Item: 4	Sprinklers/Irrigation Condition	<ul style="list-style-type: none"> • Back-flow valve was not installed. • Sprinkler water control valve was damaged/leaking. • Sprinkler system did not operate.
Page 7 Item: 5	Chimney Condition	<ul style="list-style-type: none"> • Large and/or displaced cracks were visible at chimney.
Garage		
Page 9 Item: 5	Vehicle Door Condition	<ul style="list-style-type: none"> • Vehicle door weatherstripping was not installed.
Electrical System		
Page 11 Item: 3	Sub-panel A Condition	<ul style="list-style-type: none"> • Corroded/damaged buss bar was visible.
Page 11 Item: 4	Wiring condition	<ul style="list-style-type: none"> • Outlet(s) tested as having reverse polarity at kitchen • Outlet(s) tested not properly grounded kitchen
Cooling System		
Page 13 Item: 2	Cooling System 1 Condition	<ul style="list-style-type: none"> • Cooling system did not operate properly. Air temperature differential was below manufacturer range between 14-22 degrees. • Based on the condition of the cooling system(s), it should be evaluated by a licensed HVAC specialist.
Heating System		
Page 14 Item: 2	Heating System 1 Condition	<ul style="list-style-type: none"> • Microbial-like growth was visible at the exterior of the heating unit. • Based on the condition of the heating system(s), it should be evaluated by a licensed HVAC specialist.
Plumbing System		
Page 17 Item: 2	Supply Lines Condition	<ul style="list-style-type: none"> • Polybutylene piping was present and has a documented history of failure.
Roof System		
Page 19 Item: 1	Main Roof Condition	<ul style="list-style-type: none"> • Trees and other vegetation should be trimmed away from the roof to prevent damage and premature deterioration.
Page 19 Item: 2	Flashing Condition	<ul style="list-style-type: none"> • Dryer vent had improper screen. Flap should be installed. Fire hazard.
Exterior Doors		
Page 21 Item: 1	Exterior Doors Condition	<ul style="list-style-type: none"> • Moisture damage was visible at the secondary door(s).
Interior Features		
Page 23 Item: 2	Windows Condition	<ul style="list-style-type: none"> • Window(s) were damaged. • Window sill(s) were damaged.

Page 23 Item: 3	Interior Walls Condition	<ul style="list-style-type: none"> • Visible stain(s) tested wet, using a moisture meter. This indicated active moisture was present. Unable to determine underlying condition.
Page 24 Item: 7	Smoke Detectors condition	<ul style="list-style-type: none"> • Smoke detectors should be installed in required areas (bedrooms/hallways.) • CO detector(s) were not present and should be installed for safety.

Kitchen

Page 26 Item: 4	Garbage Disposal Condition	<ul style="list-style-type: none"> • Disposal was frozen and not operational.
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Pool & Spa

Page 29 Item: 1	Pool Condition	<ul style="list-style-type: none"> • Pool had visible rust stains. • Cracks/damage was visible at the pool surface.
Page 30 Item: 5	Pool Safety Condition	<ul style="list-style-type: none"> • A pool alarm should be installed at openings with egress to the pool area. • Child safety fence was not installed between pool and interior of house.