



# POTENTIAL COSTLY REPAIRS

## FIRST OFF, THANK YOU!

Thanks for attending our presentation session, we hope you learned a few things that will help you in the field. We offer more educational training sessions and hope to be back at your office soon.

## ASK THE INSPECTOR

Our website's Resource Center includes an Ask the Inspector feature where you can text your questions and pictures to a licensed home inspector and receive a quick response.

## FOR INFORMATIONAL PURPOSES ONLY

Please note that this flyer and the Ask the Inspector feature are for informational purposes only. They do not replace a full home inspection, and we always recommend an inspection be completed to ensure proper evaluation of any concerns or questions.

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Visit [www.waypointinspection.com](http://www.waypointinspection.com) for the full list of our services.  
To book an appointment call (813) 486-8551.



## Potential Costly Repairs And how to identify them.

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### Paint Condition

- Paint is the first defense against moisture intrusion. Find a place on the home where you believe the sun hits the most, and if chalky paint comes off onto your hand it may need replacement.

### Electrical Panels

- Outdated/improperly installed panels may be a fire and/or safety hazard. Look out for the following panel brands: Zinsco-Sylvania, Federal Pacific Electric, Challenger, and fuses.

### Roof

- On older homes look for permit information to see if the roof was replaced. Different roofing materials have variable lifespans and some may not last as long as expected due to our weather.

### HVAC

- The unit's serial number typically contains the date it was manufactured. If you need help interpreting it, take a picture and use the text an inspector feature on our website. Most units last 10-12 years depending on the manufacturer.

### Aluminum Wiring

- Homes built around the 1970s-1980s may contain single-strand aluminum wiring, which is considered a potential fire hazard. This needs to be determined during an inspection.

### Cast Iron Drain Lines

- Cast iron drain lines were popular in older homes up to the 1960s, though some newer homes may have it too. These will need to be evaluated and should be scoped by a licensed plumber to determine their condition and life expectancy.

### Polybutylene Plumbing

- Polybutylene plumbing was popular in homes built from 1989-1999. It is recognized as a small grey pipe with fittings (sometimes copper) and can commonly be found at the water heater.

### Corrosive Drywall

- Also called Chinese drywall, this may be found in homes built from 2005-2008. It is said to give off a rotten egg smell and it turns metal black.

### Structure

- Cracks that are greater than 1/8 in. and/or cracks that are offset may be of concern. They should be evaluated further to determine if there are more serious issues with the structure of the home.

### Wood Framing

- Look at the property appraiser's website to determine if the home is block or wood frame. If it is wood frame, ensure the home has been maintained as they are more prone to moisture intrusion issues.