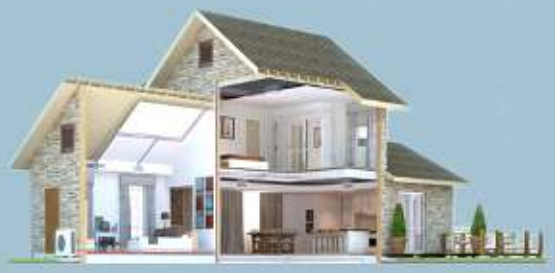
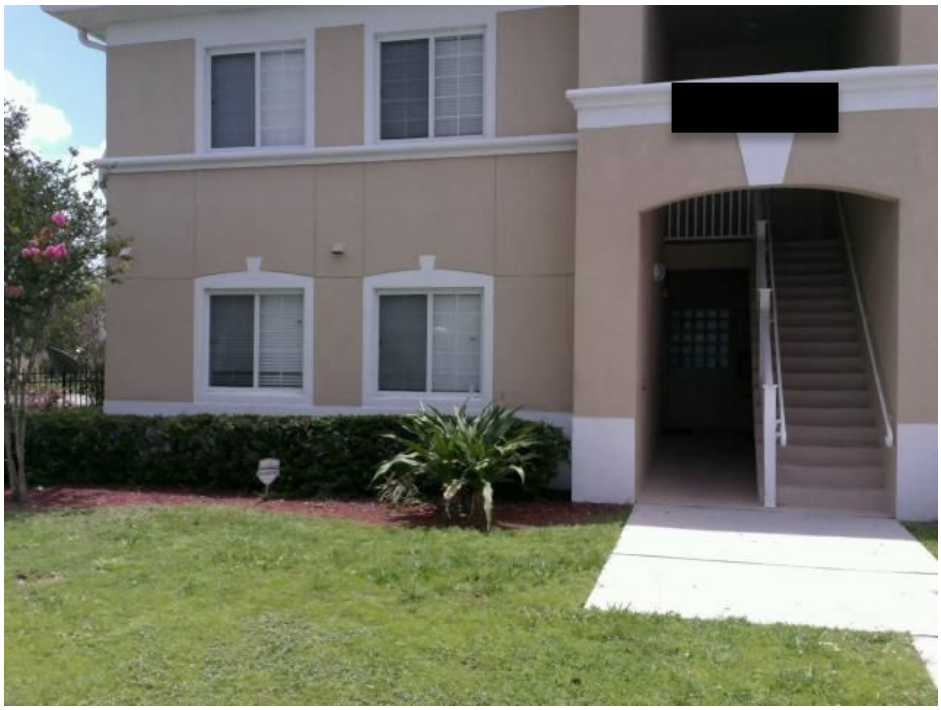
YOUR INSPECTION REPORT





[redacted]

Inspection prepared for: [redacted]
Date of Inspection: [redacted]
Age of Home: 2006 Size: 1151
Weather: Cloudy 90
[redacted]

Inspector: Eddy Lai
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U.S. DEPARTMENT OF ENERGY Home Energy Score Assessor

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Waypoint Property Inspection, LLC

Pointing You in the Right Direction

Property Description

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 mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, 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.

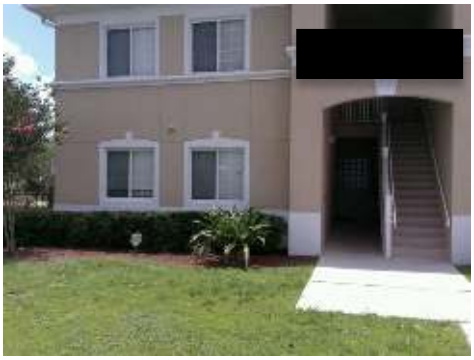
As you read through the report, you will note information in **RED** and **BLUE** defined as the following:

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.*

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.*

1. Type of Structure

Type of Structure: Single Family • Condominium • Two story structure • Home faces approximately: North
Present: Tenant
Features / Exclusions:
- Occupied: tenant
- Utilities: water and electric on
- NOTE: HOA maintains the building exterior and roof.



Grounds

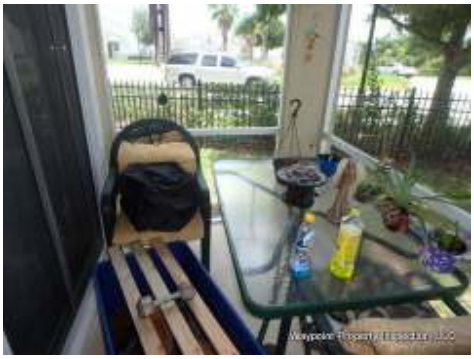
Minor settlement or “hairline” cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age. Also, common settlement cracks up to 1/4" inches should be monitored and addressed if they widen greater than 1/4" and/or become displaced. Cracks should be monitored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

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

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Patio Condition

Location/Materials: Concrete
Observations:
- Maintenance/cleaning should be completed on a regular basis.
- Patio was not fully visible to inspect.



2. Patio Cover Condition

Location: Patio cover was part of the main house roofing system • Patio screening was present
Observations:
- Maintenance/cleaning should be completed on a regular basis.
- Screening had visible tears/holes.

Screening had visible tears/holes.

3. Deck/Balcony Cover Condition

Materials: Deck/Balcony cover was part of the main house roofing system
Observations:
- Screening had visible tears/holes.

Exterior Doors

We inspected the doors, door frames, hardware, thresholds and weatherstripping. Accessible Exterior Doors appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any, are noted at the bottom of this section and should be evaluated and repaired by a qualified contractor. Evaluation and repairs should be completed by a qualified specialist.

1. Exterior Doors Condition

Types: Front single entry door • Sliding glass door(s) • Screen door(s) at rear porch/lanai
Observations:
- Tracks and rollers on the sliding doors should be cleaned, adjusted and lubricated for proper operation on a regular basis.
- Screen door closing device was damaged/missing.

Screen door closing device was damaged/missing.

Electrical System

We will test the electrical system by operating accessible switches, outlets and fixtures. Installed appliances will be tested under normal operational standards. Portable appliances (washers, dryers and refrigerators) may be checked as a courtesy.

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 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 tradesman if not already present. This will considerably improve electrical safety for occupants of the building.

*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, and Wiring appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified electrician.

1. Electrical Service Condition

Materials: Underground service entry
Materials: Number of conductors: 3 • Amps: 100
Observations:
• General Condition of the electrical system was in good condition: Yes
• Service Entry was in good working condition: Yes

2. Electrical Branch Wiring Condition

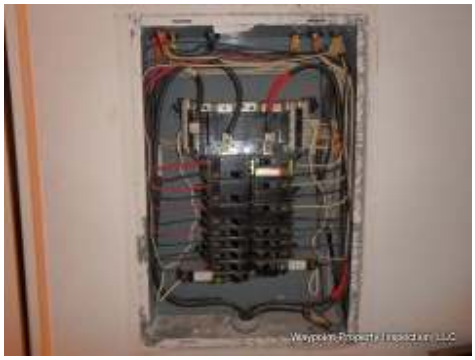
Materials: Non Metallic (NM) Copper Branch Wire (Romex)

3. Main Panel Condition

Location: Manufacturer:Square D • Location: left side
Panel Rating: 100 AMP Panel
Observations:
• Main panel was in good condition: Yes
• The amperage was sufficient for current usage Yes

4. Sub-panel A Condition

Location: Manufacturer:Square D • Interior hallway
Observations:
• Sub-panel A was in good condition: Yes



5. Panel(s) Condition

Materials: Circuit breakers • AFCI (Arc Fault Circuit Interrupter) breakers were installed for bedroom protection

Observations:

• Panel wiring appeared to be corroded/discolored at sub-panel A. Evidence pf possible corrosive drywall.

Panel wiring appeared to be corroded/discolored at sub-panel A. Evidence pf possible corrosive drywall.

Panel wiring appeared to be corroded/discolored at sub-panel A. Evidence pf possible corrosive drywall.

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Panel wiring appeared to be corroded/discolored at sub-panel A. Evidence pf possible corrosive drywall.

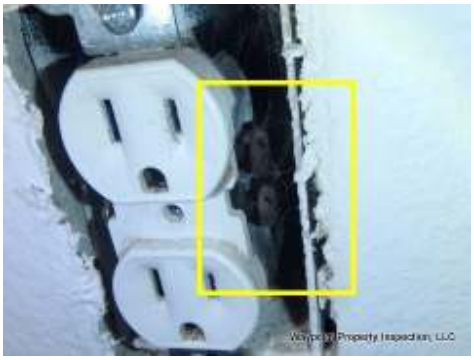
6. Wiring Condition

Observations:

• Current occupants belongings and furnishings prevented accessing and testing all of the outlets and switches.

• Evidence of possible corrosive drywall. Copper wires were black.

Evidence of possible corrosive drywall. Copper wires were black.



Evidence of possible corrosive drywall. Copper wires were black.

Evidence of possible corrosive drywall. Copper wires were black.

7. GFCI Outlet(s) Condition

Observations:

- Bathroom GFCI reset outlet was at hallway bathroom.
- GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at kitchen outlets.

GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at kitchen outlets.

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 natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

We will test the heating system(s) by operating the thermostat or other normal controls. Per manufacturer guidelines, normal heating temperature differential range is 25 -30 degrees. The report should not be read as a prediction of the remaining lifespan of the heating system.

Typical lifespans of equipment may range from 10-15 years, but there are many exceptions to this. Information provided is based on manufacturer life expectancies. We recommend that you purchase a home warranty or service contract to cover replacement or repair. On any pre-owned house, we will always suggest having the system evaluated and serviced by a licensed and qualified 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. The entire heating system should be regularly serviced and cleaned. We recommend 2x per year.

Please understand there are risks in NOT having the component or system inspected by a professional HVAC specialist.

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

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a

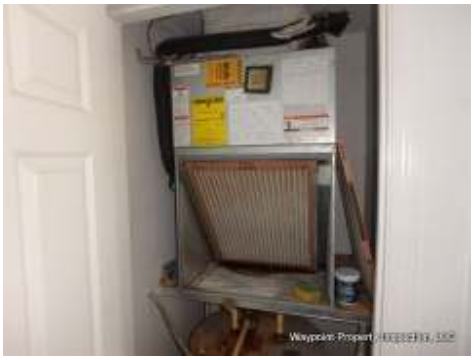
qualified HVAC specialist.

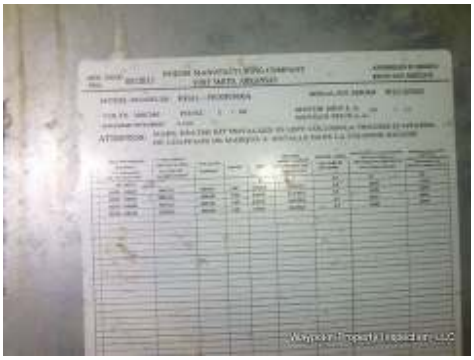
1. Heating System 1

Information:
- Manufacturer: Goodman
- Age of unit: 2013
- Size in Tonnage: 2.5.
- Electric Furnace
- Interior Closet

2. Heating System 1 Condition

Observations:
- Heating system did not appear to have been properly serviced per manufacturer's guidelines in the past year.
- Insulation should be installed on the condensate line.
- Heating coils should be serviced and cleaned on a regular basis.





Heating coils should be serviced and cleaned on a regular basis.

3. Distribution Condition

Type: Not visible for inspection

4. Thermostat(s) Condition

Location: Hallway

5. Air Filters Condition

Location: At base of heating unit
Observations:
- Number of filters present: One.
- Filter Size: 20x25x1
- Filters should be changed monthly.

6. Heating System Notes

Observations:
- Heating system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup. Additionally, the ducts should be serviced and cleaned as needed.

Cooling System

We will test the cooling and heating systems by operating the thermostat or other normal controls. Per manufacturer guidelines, normal cooling temperature differential range is 14-22 degrees. The report should not be read as a prediction of the remaining lifespan of the heating system.

Typical lifespans of cooling equipment may range from 10-15 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 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, including the day after the inspection.

Most air conditioning compressors are warranted for only 5 years. The report should not be read as a prediction of the remaining lifespan of the system. Information provided is based on manufacturer life expectancies. We recommend that all cooling equipment be serviced 2x a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters in forced air systems should be changed monthly.

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

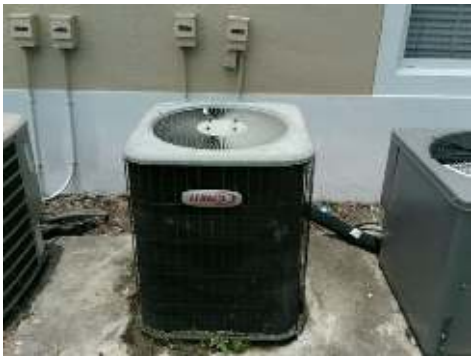
Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified HVAC specialist.

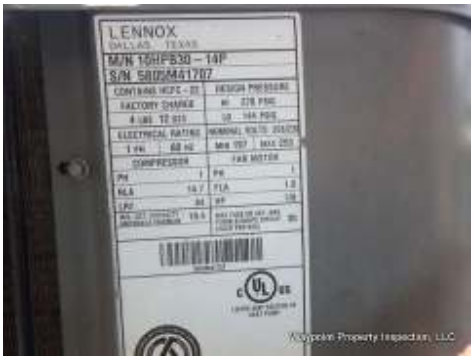
1. Cooling System 1

Information:
- Manufacturer: Lennox
- Age of unit: 2005
- Size in Tonnage: 2.5.
- Heat Pump
- Location: rear

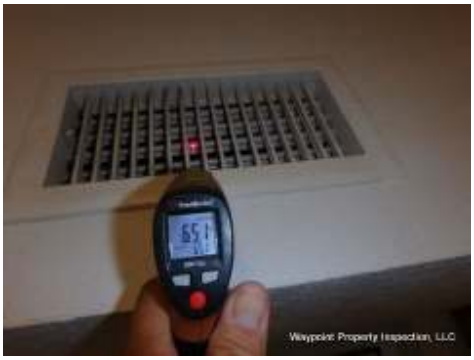
2. Cooling System 1 Condition

Observations:
- Insulation on refrigerant line was missing.
- Cooling system did not appear to have been properly serviced per manufacturer's guidelines in the past year.
- Cooling system was near or exceeded the end of its useful life (12-15 yrs.) and may need replacement in the near future.
- Cooling system did not operate properly. Air temperature differential was below manufacturer range of 14-22 degrees.





Cooling system was near or exceeded the end of its useful life (12-15 yrs.) and may need replacement in the near future.



Cooling system did not operate properly. Air temperature differential was below manufacturer range of 14-22 degrees.

3. Cooling System Notes

Observations:

- Cooling system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup.
- Based on the condition of the cooling system(s), it should be evaluated by a licensed HVAC specialist.

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.

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 60 yrs.
Galvanized up to 50 yrs.*

*NOTE: Galvanized steel piping is still in use, however, it is not installed in modern construction. It oxidizes from the inside out; the oxidation (rust) reduces the interior diameter of the pipe, restricting the flow of water. Galvanized piping can also leak at threaded joints where the pipes are joined. It is common to see this type of pipe used in this way at older homes and failures are common. The life expectancy of galvanized water pipe is up to 50-years."

We will describe and inspect the water heating equipment and hot water supply system. Items that are beyond the scope of our inspection are: clothes washing machine connections, interiors of flues of chimneys that are not readily accessible, wells, well pumps, or water storage related equipment, water conditioning systems, fire and lawn sprinkler systems and private waste disposal systems (septic systems).

While we may inspect some of the items beyond the normal scope of the inspection (ie Washing machine), we do so as a courtesy only and do not warrant these items.

NOTE: 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.

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.

Exclusion: Solar panel for water heaters, 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 closing on the home.

Typical lifespans of water heaters may range from 10-12 years, but there are many exceptions to this.

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

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified plumbing specialist.

1. Main Line Condition

Location: Not located

2. Supply Lines Condition

Materials: PVC/CPVC piping

3. Drain/Waste/Vent Lines Condition

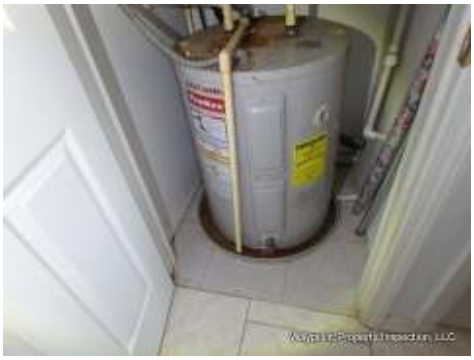
Materials: PVC/CPVC piping

4. Water Heater 1

Location/Description:
- Manufacturer: A.O. Smith
- Water heater type: electric
- Size of water heater: 40 Gallons.
- Age of unit: 2005
- Interior closet

5. Water Heater 1 Condition

Observations:
- Significant corrosion was visible at top and base of the water heater. Water was full in the drain pan.



Significant corrosion was visible at top and base of the water heater. Water was full in the drain pan.

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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.

Please realize that walls, ceilings and floors are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. 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.

Minor "hairline or settlement cracks up to 1/8" are common at walls, ceilings and flooring and normal to properties of any age. They should, however, be monitored.

*NOTE: Washers/Dryers, if present, are considered portable appliances and were beyond the inspection scope. They may be tested as a courtesy but their operation is not warranted. Also, dryer vent should be completely cleaned prior to its first use.

*NOTE: Security systems, intercom systems and central vacuums, if present, were beyond the inspection scope and not inspected.

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

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Interior Door(s) Condition

Materials: Hollow core wood
Observations:
• Door had visible repair.

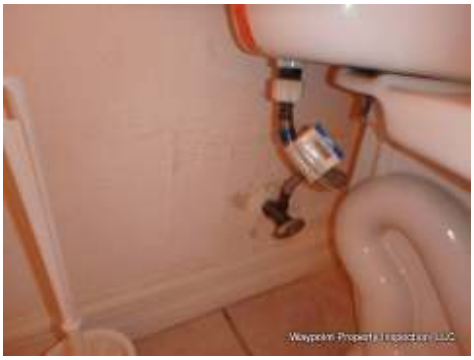
Door had visible repair.

2. Windows Condition

Type: Horizontal sliding • Aluminum • Single pane glass
Observations:
• Current occupants' belongings prevented full access.
• General maintenance needed including sealing windows to prevent moisture intrusion.

3. Interior Walls Condition

Materials: Drywall
Observations:
• Current occupants' belongings prevented full access.
• Prior repairs were visible at hallway bathroom.



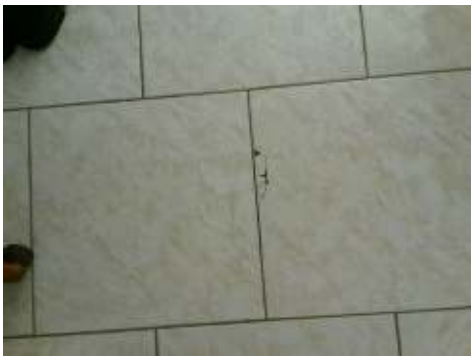
Prior repairs were visible at hallway bathroom.

4. Ceiling(s) Condition

Type: Drywall

5. Flooring Condition

Materials: Tile
Observations:
- Current occupants' belongings prevented full access.
- Flooring was damaged at master bedroom.



Flooring was damaged at master bedroom.

6. Smoke Detectors condition

Location: Master bedroom • Outside master bedroom • Secondary bedrooms • Hallway
Type: Hardwired with battery back-up
Observations:
- Existing smoke detectors that are older than 7 years should be replaced.

7. Laundry Condition

Location: Hallway closet • 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.
Observations:
- Current occupants' belongings prevented full access/visibility.
- Dryer vent should be completely clean prior to first use.
- Rubber water supply hoses should be replaced with mesh safety hoses.

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

are 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 the replacement.

*NOTE: If present, refrigerators and ice makers, wine refrigerators and trash compactors are not normally part of the inspection. These items are considered portable appliances and may not be present when the buyer moves in. If they are inspected, it is for courtesy purposes only.

Minor settlement or “hairline” 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.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Kitchen Sink Condition

Observations:
- Current occupants' belongings prevented full access/visibility.

2. Garbage Disposal Condition

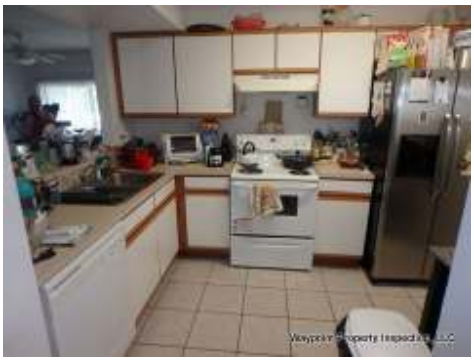
Observations:
- Manufacturer: Badger

3. Kitchen Counter(s) Condition

Materials: Laminate
Observations:
- Current occupants' belongings prevented full access/visibility.

4. Kitchen Cabinets Condition

Materials: Wood
Observations:
- Current occupants' belongings prevented full access/visibility.



5. Oven - Stove Top Combination Condition

Observations:
- Manufacturer: Frigidaire
- The power source was: electric

6. Dishwasher Condition

Observations:
- Manufacturer: Amana

7. Other Kitchen Features Condition

Features Present: Refrigerator
Observations:
- Refrigerator Manufacturer: Whirlpool

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.
Minor settlement or “hairline” cracks in grout and caulk are normal to bathrooms of any age. Maintenance should be completed on a regular basis such as grouting, caulking and sealing the affected areas.

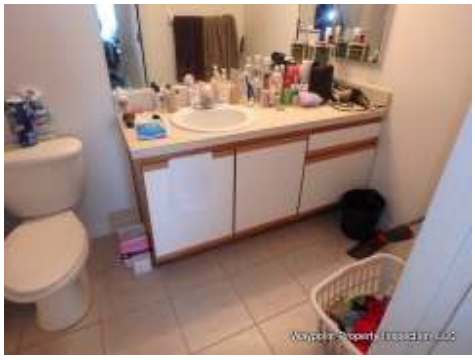
Visible and accessible Sinks, Toilets, Bidets, Bathtubs, Showers, Ventilation, and GFCI outlets appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Sink Locations

Observations:
- Master bathroom.
- Hallway bathroom.

Hallway bathroom.



Master bathroom.

2. Sink(s) Condition

Observations:
- Current occupants' belongings prevented full access/visibility.

3. Toilet Locations

Observations:
- Master bathroom.
- Hallway bathroom

4. Bathtub Locations

Observations:
- Master bathroom.
- Hallway bathroom.

5. Bathtub(s) Condition

Observations:
- Bathtub area (faucet, wall/floor transition) should be recaulked/grouted at all bathrooms.
- Hot and cold water supply lines were reversed at all bathrooms.
- Bathtub water control was leaking at master bathroom.

Hot and cold water supply lines were reversed at all bathrooms.

Bathtub water control was leaking at master bathroom.

6. Shower Location(s)

Observations:
- Master bathroom.
- Hallway bathroom.

7. Ventilation Condition

Observations:
- Exhaust fans and covers should be cleaned on a regular basis.