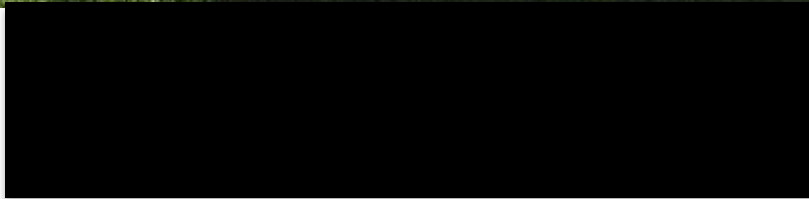




# Four Point Inspection Report



Inspector: David Vinas  
License #8427

Email: david@waypointinspection.com

I CERTIFY THAT I PERSONALLY INSPECTED THE PREMISES AT THE LOCATION ADDRESS LISTED ABOVE ON THE INSPECTION DATE NOTED.  
I CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT.

A handwritten signature in black ink, appearing to read "David Vinas", written over a horizontal line.

David Vinas

License#: HI8427

**A Four-Point Insurance Inspection** is far less in scope than a standard home inspection. A Four- Point Insurance Inspection is a limited, visual survey of the heating/air conditioning, roof, electrical and plumbing systems.

**Photo Requirement**

- Front/ Rear/ Side Elevations
- Open Main Electrical Panel / Interior Of Panel With Cover Removed
- HVAC Heating Systems Equipment (With Dated MFG plate)
- Main Water Valve / Water Heater (With Dated MFG plate) / Laundry Plumbing / Plumbing Below All Sinks
- Minimum Two Pictures of Each Roof Type
- All Hazards or Deficiencies noted in this report

**WAYPOINT Property Inspection LLC certifies that a Waypoint licensed inspector inspected the property the named address on this report. Waypoint certifies that the enclosed information in this report is true and correct.**

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

## Property Photos

### 1. Property Photos



## Electrical System

### 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: 1 - 5 yrs.  
• Two wires (double tap) connection was visible.  
• Damaged wiring was visible.



Two wires (double tap) connection was visible.



Damaged wiring was visible.

### 3. Sub-panel A Condition

Location: Pool equipment • Manufacturer: Cutler-Hammer

Observations:

- Electrical panel was in good condition: Yes
- Age of Panel: original to home.



### 4. Sub-panel B Condition

Location: Interior utility room • Manufacturer: Cutler-Hammer

Observations:

- Electrical panel was in good condition: Yes
- Age of Panel: 20 - 25 yrs.



## 5. 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 not operational at the porch.
- Outlet(s) tested as having reverse polarity at garage.
- Outlet(s) tested not operational at garage.
- Exposed wiring was not properly protected at detached garage work shop.
- Extension cord was improperly used as hard/permanent wiring at garage.
- Outlet(s) tested not properly grounded at master bathroom.



Outlet(s) were not operational at the porch.



Outlet(s) tested not properly grounded at master bathroom.



Extension cord was improperly used as hard/permanent wiring at garage.

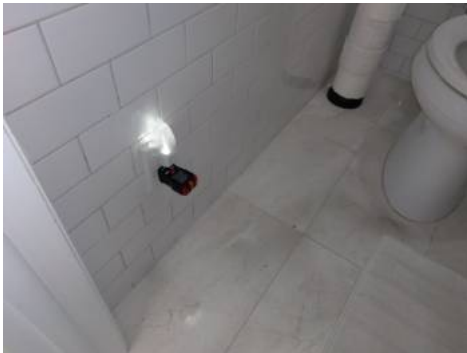


Outlet(s) tested not properly grounded at master bathroom.

## 6. GFCI Outlet(s) Condition

### Observations:

- Bathroom **GFCI** reset outlet was at hallway and master bathroom.
- **GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at en suite kitchen island.**
- **GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at master bathroom and en suite kitchen island.**



GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at master bathroom.



GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at master bathroom.



GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at en suite kitchen island.



GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at en suite kitchen island outlet.

## 7. Pool Electrical Condition

### Observations:

- **Body bond was loose/improperly secured at the pump.**



Body bond was loose/improperly secured at the pump.

## Cooling System

### 1. Cooling System 1

Information:

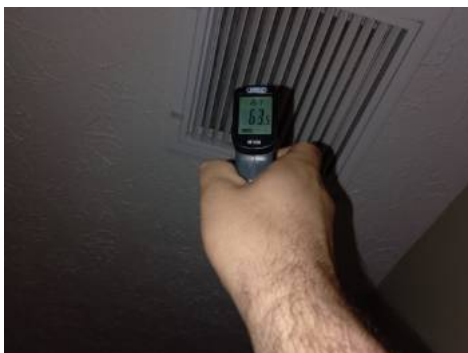
- Manufacturer: Heritage
- Age of unit: 2004
- Size in Tonnage: 3.5.
- Location: right side
- Air Conditioner



### 2. Cooling System 1 Condition

Observations:

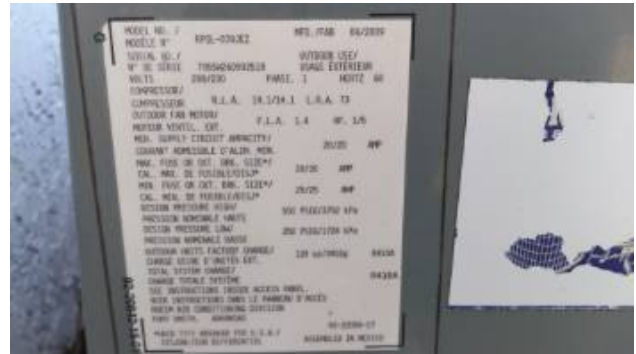
- Cooling system operated: Yes.



### 3. Cooling System 2

Information:

- Manufacturer: Rheem
- Age of unit: 2009
- Size in Tonnage: 2.5.
- Location: left side
- Air Conditioner



### 4. Cooling System 2 Condition

Observations:

- Cooling system operated: Yes.

## Heating System

### 1. Heating System 1

Information:

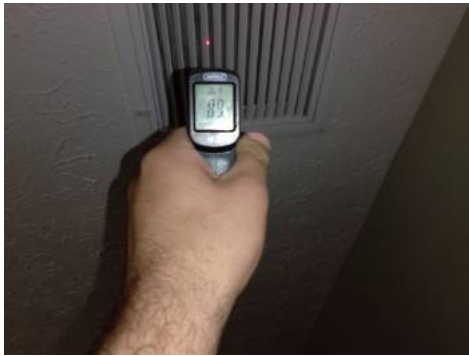
- Manufacturer: American Standard
- Age of unit: 2005
- Size in Tonnage: 3.5.
- Electric Furnace
- Attic



### 2. Heating System 1 Condition

Observations:

- Heating system operated: Yes



Return air temperature



Supply air temperature

### 3. Heating System 2

Information:

- Manufacturer: Rheem
- Age of unit: 2009
- Size in Tonnage: 3.0.
- Electric Furnace
- Interior Closet



### 4. Heating System 2 Condition

Observations:

- Heating system operated: Yes

### 5. Distribution Condition

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





## Plumbing System

### 1. Main Line Condition

Location: Location: right side

Materials: PVC/CPVC piping

Observations:

- Visible main line was in good condition: Yes
- Age of main line: 1 - 5 yrs.

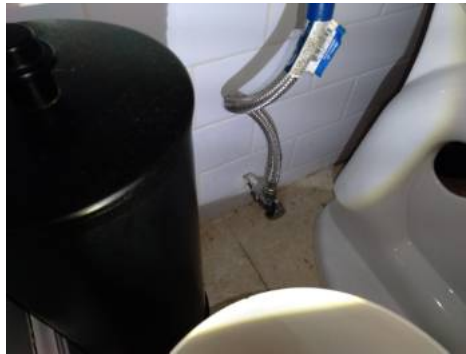


### 2. Supply Lines Condition

Materials: PVC/CPVC piping • Copper piping • Galvanized piping • Supply piping was partially replumbed.

Observations:

- Visible supply piping were in good condition: Yes
- Age of supply lines: 1 - 5 yrs.



Minor corrosion was visible at the supply lines at master bathroom.

### 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.
- Traps were improper/not present at master bathroom.



Traps were improper/not present at master bathroom.

### 4. Water Heater 1

Location/Description:

- Manufacturer: A.O. Smith
- Age of unit: 2019
- Water heater type: electric
- Size of water heater: 50 Gallons.
- Garage



### 5. Water Heater 1 Condition

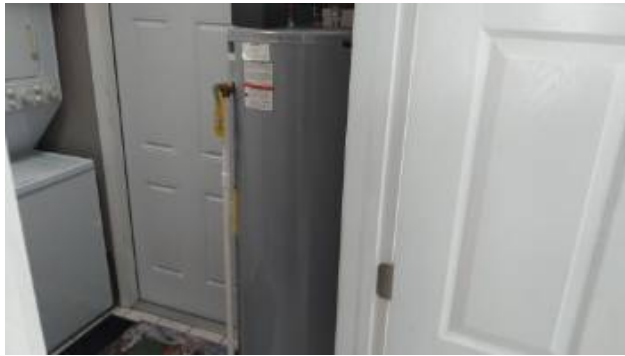
Observations:

- Water heater was in good condition: Yes

### 6. Water Heater 2

Location/Description:

- Manufacturer: Whirlpool
- Age of unit: 2015
- Water heater type: electric
- Size of water heater: 40 Gallons.
- Interior closet



## 7. Water Heater 2 Condition

Observations:

- Water heater was in good condition: Yes
- Temperature pressure relief valve (TPR Valve) piping was improper. (CPVC Required)



Temperature pressure relief valve (TPR Valve) piping was improper. (CPVC Required)

## Roof System

### 1. Main Roof Condition

Shape: Gable style

Materials: Asphalt architectural shingle

Observations:

- Estimated age of the roof covering: 6 - 8 yrs.
- Estimated remaining life of the roof covering: 14 yrs.





## 2. Flashing Condition

Type: Roof ridge vents • Soffit vents • Vent caps • Closed valley flashing

Observations:

- Vent cap(s) were damaged.



Vent cap(s) were damaged.

## 3. Attic Condition

Location: Garage access • Secondary bedroom closet access • Hallway access

Materials: Roof engineered trusses • Roof framing: 2x4 • Roof framing: 2x6 • Ceiling framing: 2x4 • Blanket/batt fiberglass insulation • Recycled material insulation



