

# COMMERCIAL INSPECTION REPORT



Property photo hidden in this sample

Client information hidden in this sample

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Pointing you in the  
Right Direction



## Summary of Findings

***\*\* This summary should NOT be used in lieu of reading and understanding the entire report as this 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. Please note additional deficiencies maybe discovered after further evaluation by a qualified specialist of the visible deficiency.\*\****

*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 of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy 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.***

Thank you,

Waypoint Property Inspection, LLC

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

### Electrical System

Page 6 Item: 3	Wiring condition	<ul style="list-style-type: none"><li>• Outlet(s) were not operational.</li><li>• Outlet(s) were damaged.</li></ul>
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### Cooling System

Page 9 Item: 8	Cooling System 4 Condition	<ul style="list-style-type: none"><li>• Cooling system operated: No.</li></ul>
Page 10 Item: 9	Cooling System Notes	<ul style="list-style-type: none"><li>• Based on the condition of the cooling system(s), it should be evaluated by a licensed HVAC specialist.</li></ul>

### Heating System

Page 10 Item: 2	Heating System 1 Condition	<ul style="list-style-type: none"><li>• Heating system did not operate.</li><li>• Heating coils were deteriorated/damaged.</li></ul>
Page 11 Item: 4	Heating System 2 Condition	<ul style="list-style-type: none"><li>• Heating system did not operate.</li></ul>
Page 11 Item: 6	Heating System 3 Condition	<ul style="list-style-type: none"><li>• Heating system did not operate.</li><li>• Heating coils were deteriorated/damaged.</li></ul>
Page 12 Item: 8	Heating System 4 Condition	<ul style="list-style-type: none"><li>• Heating system did not operate.</li><li>• Heating coils were deteriorated/damaged.</li></ul>
Page 13 Item: 11	Air Filters Condition	<ul style="list-style-type: none"><li>• Filters were not installed at the time of the inspection.</li></ul>
Page 13 Item: 12	Heating System Notes	<ul style="list-style-type: none"><li>• Based on the condition of the heating system(s), it should be evaluated by a licensed HVAC specialist.</li><li>• Heat was not detected in all rooms.</li></ul>

## Exterior Doors

Page 16 Item: 1	Exterior Doors Condition	• Moisture damage was visible at the secondary door(s).
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## Interior Features

Page 18 Item: 4	Ceiling(s) Condition	• Moisture damage was visible.
Page 18 Item: 5	Flooring Condition	• Flooring had visible moisture stains/damage. Stains/damage tested wet using moisture meter.
Page 19 Item: 6	Smoke Detectors condition	• Smoke detectors should be installed in required areas (bedrooms/hallways.)

## Bathrooms

Page 20 Item: 2	Sink(s) Condition	• Sink was not properly secured to wall at women's bathroom left.
Page 21 Item: 4	Shower(s) Condition	• Bench was damaged/not properly secured at men's bathroom left.
Page 21 Item: 5	Ventilation Condition	• Exhaust fan made excessive noise at bathroom right side.

# Property Photos

## 1. Property Photos



## Property Description

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

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. This **RED** information can be found within the body of the report AND in the Summary of Issues.

**BLUE**- indicates information referencing minor (cosmetic) issues and/or items needing basic service and/or maintenance. This **BLUE** information can be found within the body of the report AND in the Summary of Issues.

## 1. Type of Structure

Type of Structure: Two story structure • Home faces approximately: North

Present: Client • Buyers agent • Builder's representative

- Age of structure: 10 years
- Heated square feet: 4200
- Roof estimated age: 10 years

## Grounds

## 1. Driveway/Walkway Condition

Materials: Driveway Asphalt







## 2. Porch/Patio Condition



## Foundation

### 1. Grading Condition

Grading Type: Level site • Minor slope at side(s) of property  
Observations:

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



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



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

### 2. Foundation Condition

Type: Foundation was not fully visible • Concrete slab

### 3. Subfloor Condition

Materials: Upper subfloor was not visible for inspection

## Exterior Features

### 1. Exterior Walls Condition

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

### 2. Trim Condition

Materials: Metal

Observations:

- **Eaves** were not fully visible.

### 3. Gutters & Downspouts Condition

Materials: Partial gutters • Metal

Observations:

- Gutters were not fully visible.
- Downspouts should be routed away from the structure for proper draining.



Downspouts should be routed away from the structure for proper draining.

### 4. Sprinklers/Irrigation Condition

Materials: Control box location at exterior • Sprinkler was not accessible • Control box and sprinkler system was managed by HOA.

## Electrical System

### 1. Electrical Service Condition

Materials: Underground service entry

Materials: Number of conductors: 3 • Amps: 200 x 2

Observations:

- Service wiring was in good condition: Yes

### 2. Main Panel Condition

Location: Manufacturer: General Electric

Panel Rating: 200 AMPS x 2 panels • Circuit breakers

Observations:

- Electrical panel was in good condition: Yes



### 3. Wiring condition

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

Observations:

- Outlet(s) were loose at various areas.
- Doorbell was damaged.
- Light(s) were tested and not operational at exterior. Controlled by dawn to dusk sensor and HOA
- Outlet(s) were not operational.
- Outlet(s) were damaged.



Doorbell was damaged/not installed



Outlet(s) were not operational.



Outlet(s) were not operational.



Outlet(s) were damaged.

### 4. GFCI Outlet(s) Condition

Observations:

- Bathroom **GFCI** reset outlet was at bathroom right side.



# Cooling System

## 1. Cooling System 1

Information:

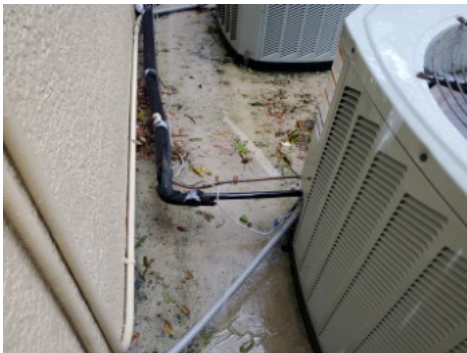
- Manufacturer: Trane
- Age of Unit: 2010
- Size in Tonnage: 3.5.
- Air Conditioner
- Rear



## 2. Cooling System 1 Condition

Observations:

- Cooling system operated: Yes.
- The insulation on refrigerant line was deteriorated.



The insulation on refrigerant line was deteriorated.



## 3. Cooling System 2

Information:

- Manufacturer: Trane
- Age of Unit: 2010
- Size in Tonnage: 3.5.
- Air Conditioner
- Rear



## 4. Cooling System 2 Condition

Observations:

- Cooling system operated: Yes.
- The insulation on refrigerant line was deteriorated.



The insulation on refrigerant line was deteriorated.



## 5. Cooling System 3

Information:

- Manufacturer: Trane
- Age of Unit: 2009
- Size in Tonnage: 3.5.
- Air Conditioner
- Rear



## 6. Cooling System 3 Condition

Observations:

- Cooling system operated: Yes.
- The insulation on refrigerant line was deteriorated.





The insulation on refrigerant line was deteriorated.



## 7. Cooling System 4

### Information:

- Manufacturer: Trane
- Age of Unit: 2010
- Size in Tonnage: 2.0.
- Air Conditioner
- Rear



## 8. Cooling System 4 Condition

### Observations:

- The insulation on refrigerant line was deteriorated.
- Cooling system operated: No.



The insulation on refrigerant line was deteriorated.





Information:

- Manufacturer: Trane
- Age of Unit: 2010
- Size in Tonnage: 3.5
- Electric Furnace
- Interior Upper Closet

- 



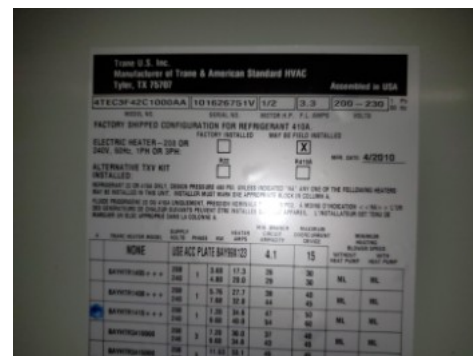
Observations:

- Heating system operated: No
- Heating coils should be serviced and cleaned on a regular basis.
- Heating system did not operate.

- Information:

- Manufacturer: Trane
- Age of Unit: 2010

- 



Observations:

- Heating system operated: No
- Heating coils should be serviced and cleaned on a regular basis.
- Heating system did not operate.
- Heating coils were deteriorated/damaged.

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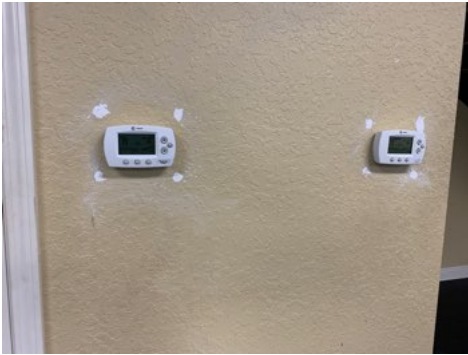






## 10. Thermostat(s) Condition

Location: Lower common area • Common room • Upper common area



## 11. Air Filters Condition

Location: At base of heating unit

Observations:

- Filters were not installed at the time of the inspection.

## 12. Heating System Notes

Observations:

- Based on the condition of the heating system(s), it should be evaluated by a licensed HVAC specialist.
- Heat was not detected in all rooms.

## Plumbing System

### 1. Main Line Condition

Location: Not located

Materials: Cannot determine/not visible

### 2. Supply Lines Condition

Materials: **PVC**/CPVC piping

Observations:

- Supply Piping was in good condition: Yes
- Water fountain was not properly secured to wall.





Water fountain was not properly secured to wall.

### 3. Drain/Waste/Vent Lines Condition

Materials: PVC/CPVC piping

Observations:

- Drain lines plumbing was in good condition: Yes

### 4. Water Heater 1

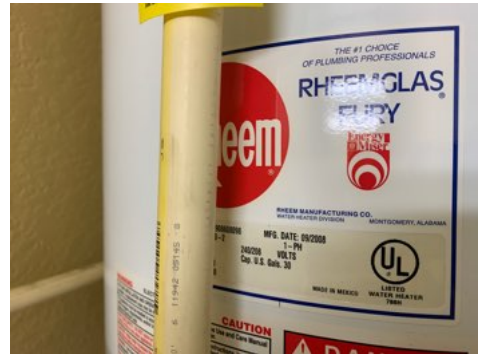
Location/Description:

- Manufacturer: Rheem
- Water heater type: electric
- Size of water heater: 30 Gallons.
- Age of unit: 2008
- Interior closet

### 5. Water Heater 1 Condition

Observations:

- Water heater was in good condition: Yes
- Water heater was near or exceeded the end of its useful life (10-12 yrs.) and may need replacement in the near future.



## Roof System

### 1. Main Roof Condition

Shape: Hip style

Materials: Clay/concrete tile

Observations:

- Estimated age of the roof covering: 8 - 10 yrs.
- Roof was viewed with a Spectroscope.



### 2. Flashing Condition

Type: Roof vents • Soffit vents • Vent caps • Open valley flashing. Material: Metal



### 3. Attic Condition

Location: Utility room access

Materials: Roof engineered trusses • Roof framing: 2x4 • Ceiling framing: 2x4 •

Icynene 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



## Exterior Doors

### 1. Exterior Doors Condition

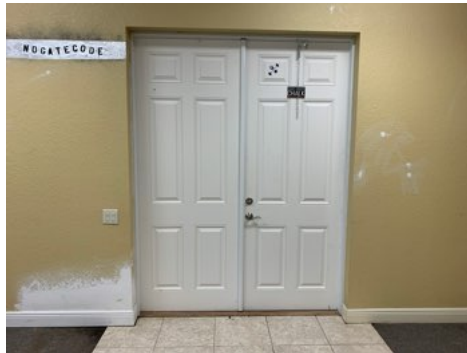
Types: Front french entry door(s) • Secondary French doors

Observations:

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



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



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

## Interior Features

### 1. Interior Door(s) Condition

Materials: Solid wood

### 2. Windows Condition

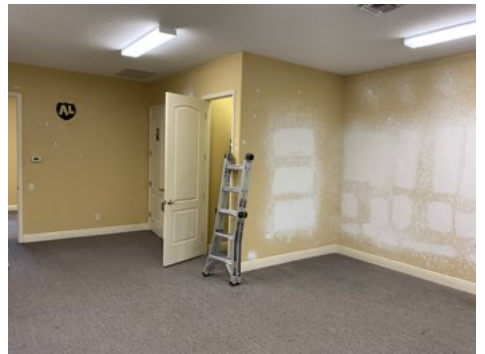
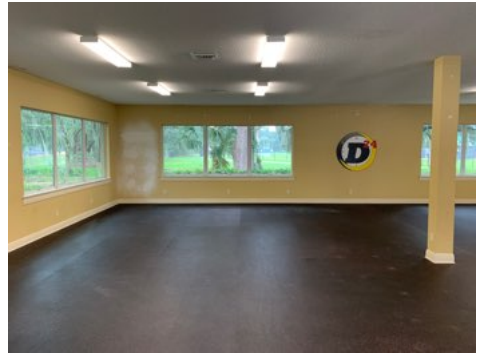
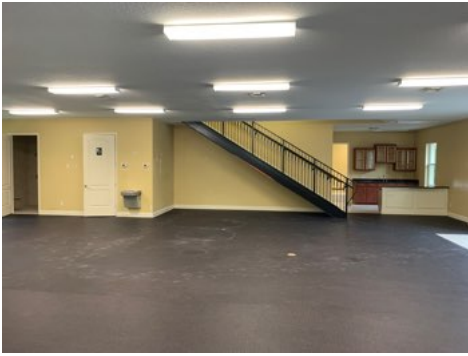
Type: Metal/Double-pane/Single-hung

### 3. Interior Walls Condition

Materials: Drywall

Observations:

- Minor damage was visible.





## 4. Ceiling(s) Condition

Type: Drywall

Observations:

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



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



Moisture damage was visible.



Moisture damage was visible.

## 5. Flooring Condition

Materials: Carpet • Tile • Laminate wood • Stone • Rubber

Observations:

- Carpet was worn/deteriorated at high traffic areas.
- Carpet was deteriorated.
- Flooring had visible moisture stains/damage. Stains/damage tested wet using moisture meter.



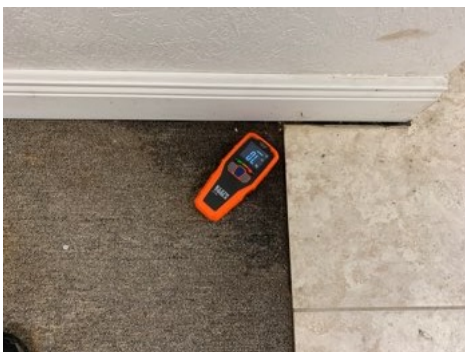
Carpet was deteriorated.



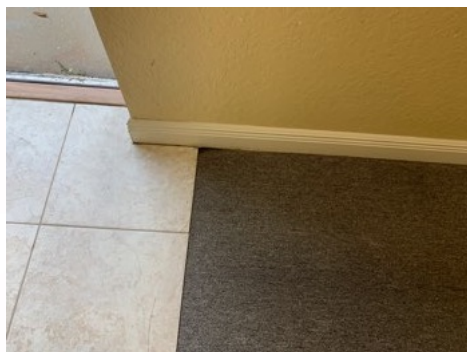
Carpet was deteriorated.



Flooring had visible moisture stains/damage. Stains/damage tested wet using moisture meter.



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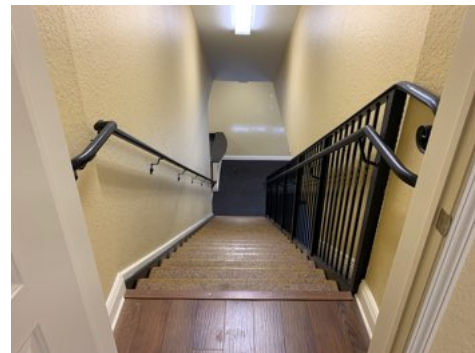
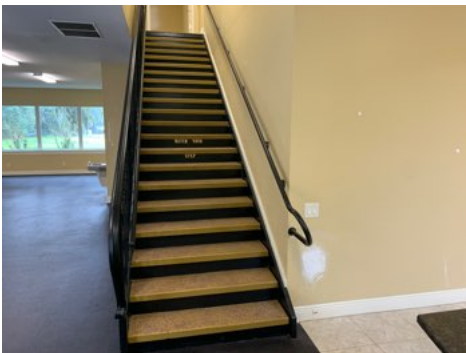
Flooring had visible moisture stains/damage. Stains/damage tested wet using moisture meter.

## 6. Smoke Detectors condition

Observations:

- Smoke detectors should be installed in required areas (bedrooms/hallways.)

## 7. Interior Stairway Condition

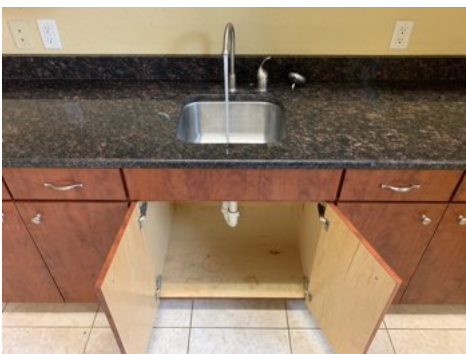


## Kitchen

### 1. Kitchen Sink Condition

Observations:

- Dry stain(s) were visible under kitchen sink.



### 2. Kitchen Counter(s) Condition

Materials: Granite

### 3. Kitchen Cabinets Condition

Materials: Laminate

Observations:

- Cabinets were worn.



## Bathrooms

### 1. Bathroom Locations

Observations:

- women's room left
- men's room left
- bathroom right side



women's room left



men's room left



bathroom right side

### 2. Sink(s) Condition

Observations:

- Sink was not properly secured to wall at women's bathroom left.



Sink was not properly secured to wall at women's bathroom left.

### 3. Toilet(s) Condition

Observations:

- Toilet tank was loose at men's room left..



Toilet tank was loose at men's room left..

### 4. Shower(s) Condition

Observations:

- Bench was damaged/not properly secured at men's bathroom left.



Bench was damaged/not properly secured at men's bathroom left.

### 5. Ventilation Condition

Observations:

- Exhaust fan made excessive noise at bathroom right side.



Exhaust fan made excessive noise at bathroom right side.

## Roof

## Glossary

Term	Definition
Eaves	Drip edge (Eaves) is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
HVAC	Short for heating, ventilation, and air conditioning. The system is used to provide heating and cooling services to buildings.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.