



**WAYPOINT**  
Property Inspection, LLC



813-486-8551



# INSPECTIONREPORT



## Table Of Contents

Summary of Findings	2-3
Property Photos	4
Property Description	4
Grounds	5
Foundation	6
Exterior Features	7
Garage	8
Electrical System	8-10
Cooling System	11-14
Heating System	15
Plumbing System	16-17
Roof System	18-20
Exterior Doors	21
Interior Features	21-22
Kitchen	23
Bathrooms	23
Exclusions	24-25
Glossary	26

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

### Grounds

Page 6 Item: 4	Fences/Gates Condition	<ul style="list-style-type: none"> <li>• Gate(s) were damaged.</li> </ul>
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### Exterior Features

Page 7 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none"> <li>• Exterior wall was damaged.</li> <li>• Microbial like growth was visible at the electrical room.</li> </ul>
Page 8 Item: 3	Gutters & Downspouts Condition	<ul style="list-style-type: none"> <li>• Gutters were deteriorated/damaged.</li> <li>• Downspout(s) were missing/not installed.</li> </ul>

### Electrical System

Page 9 Item: 4	Sub-panel B Condition	<ul style="list-style-type: none"> <li>• Breaker had improper tie handle.</li> <li>• Breakers tied together are not the same amperage.</li> </ul>
Page 10 Item: 6	Sub-panel D Condition	<ul style="list-style-type: none"> <li>• Defective breaker(s) were present.</li> <li>• Breaker was tripped, unable to determine cause.</li> </ul>
Page 10 Item: 7	Wiring condition	<ul style="list-style-type: none"> <li>• Exposed wiring was not properly protected at various areas of the roof.</li> <li>• Conduit was not properly secured at multiple locations of the roof.</li> </ul>

## Cooling System

Page 12 Item: 2	Cooling System 1 Condition	• Cooling system was deteriorated.
Page 14 Item: 8	Cooling System 4 Condition	• Cooling system was deteriorated.

## Heating System

Page 15 Item: 10	Heating System 5 Condition	• Heating system operated: No
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## Plumbing System

Page 16 Item: 2	Supply Lines Condition	• Supply line shut off was damaged.
Page 17 Item: 3	Drain/Waste/Vent Lines Condition	• Drain line was leaking at kitchen sink.
Page 18 Item: 6	Water Heater 1 Condition	• TPR piping was missing.

## Roof System

Page 18 Item: 1	Main Roof Condition	<ul style="list-style-type: none"> <li>• Damaged/deteriorated roof covering was visible.</li> <li>• Roof decking had soft spot detected near multiple <b>HVAC</b> systems.</li> <li>• Improper drainage was visible at the rear section of roofing.</li> <li>• Based on the condition of the roof, a full evaluation should be completed by a qualified roofer.</li> <li>• Roof access ladder was loose.</li> </ul>
Page 20 Item: 3	Roof Three Condition	<ul style="list-style-type: none"> <li>• Damaged/deteriorated roof covering was visible.</li> <li>• Based on the condition of the roof, a full evaluation should be completed by a qualified roofer.</li> </ul>
Page 20 Item: 4	Flashing Condition	• Exhaust hood with grease catch appear to be leaking.

## Exterior Doors

Page 21 Item: 1	Exterior Doors Condition	• The right side secondary door(s) frame was damaged.
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## Interior Features

Page 21 Item: 2	Windows Condition	• Window(s) frames were deteriorated/damaged.
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## Bathrooms

Page 24 Item: 2	Sink(s) Condition	• Hot water was not detected at all the bathrooms., mens bathroom.
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# 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: Restaurant • One story structure

- Occupied: yes
- Utilities: all utilities were on

## Grounds

### 1. Parking Lot/Walkway Condition

Materials: Parking Lot Asphalt

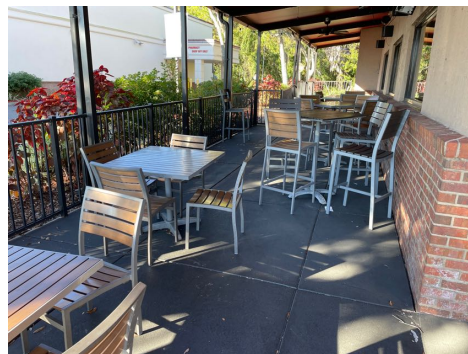
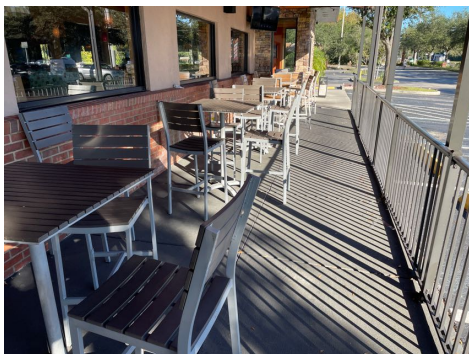
Observations:

- Parking Lot had settlement crack(s)



### 2. Entrance/Patio Condition

Location/Materials: Patio Concrete



### 3. Exterior Stairs Condition

Materials: Concrete





## 4. Fences/Gates Condition

Materials: Wood • Extruded aluminum

Observations:

- Fence post cap(s) were missing.
- Gate(s) were damaged.



Gate(s) were damaged.



Gate(s) were damaged.



Fence post cap(s) were missing.

## Foundation

### 1. Grading Condition

Grading Type: Level site

Observations:

- Visible signs of erosion were present.





## 2. Foundation Condition

Type: Foundation was not fully visible • Concrete slab

## Exterior Features

### 1. Exterior Walls Condition

Structure Materials: Masonry Block/Concrete

Finish Materials: Stucco • Brick Veneer

Observations:

- Settlement cracks were visible in various areas.
- Gaps/holes should be sealed at the front.
- Exterior wall was damaged.
- Microbial like growth was visible at the electrical room.



Exterior wall was damaged.



Settlement cracks were visible in various areas.



Settlement cracks were visible in various areas.



Gaps/holes should be sealed at the front.



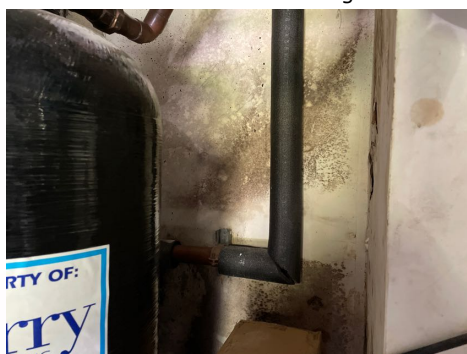
Exterior wall was damaged.



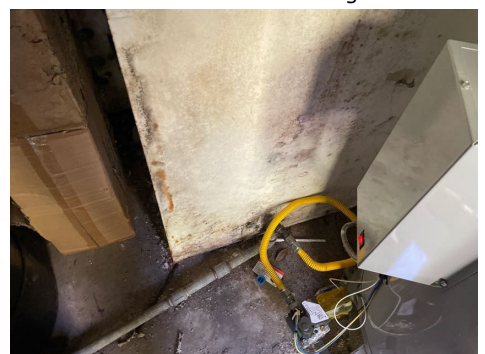
Exterior wall was damaged.



Exterior wall was damaged.



Microbial like growth was visible at the electrical room.



Microbial like growth was visible at the electrical room.



## 2. Trim Condition

Materials: Metal

## 3. Gutters & Downspouts Condition

Materials: Partial gutters • Metal

Observations:

- Gutters were filled with debris and the drains were blocked.
- Gutters were deteriorated/damaged.
- Downspout(s) were missing/not installed.



Gutters were filled with debris and the drains were blocked.



Downspout(s) were missing/not installed.



Gutters were deteriorated/damaged.

# Garage

# Electrical System

## 1. Electrical Service Condition

Materials: Underground service entry



## 2. Main Panel Condition

Location: Exterior utility room/shed

Panel Rating: 800 AMP Panel • **Circuit breakers**

Observations:

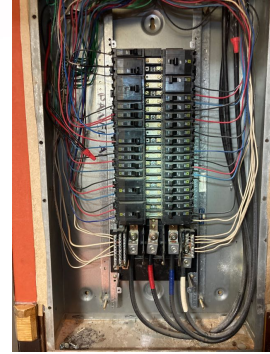
- Electrical panel was in good condition: Yes
- Age of Panel: 20 - 25 yrs.

### 3. Sub-panel A Condition

Location: Manufacturer: Square D • Interior hallway

Observations:

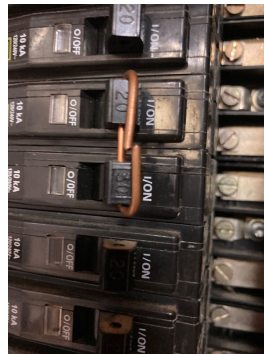
- Electrical panel was in good condition: Yes
- Age of Panel: 20 - 25 yrs.



### 4. Sub-panel B Condition

Observations:

- Breaker had improper tie handle.
- Breakers tied together are not the same amperage.



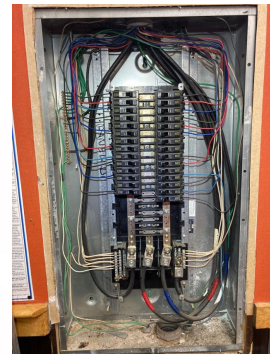
Breakers tied together are not the same amperage.

### 5. Sub-panel C Condition

Location: Manufacturer: Square D • Interior hallway

Observations:

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



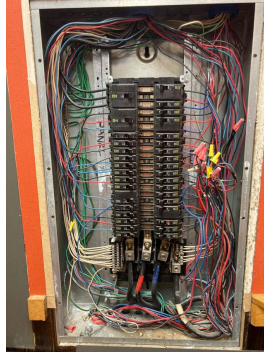
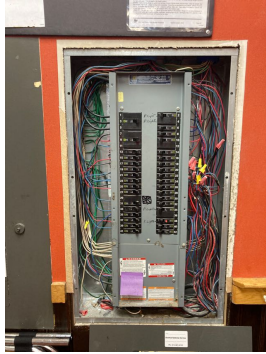


## 6. Sub-panel D Condition

Location: Manufacturer: Square D • Interior hallway

Observations:

- Electrical panel was in good condition: Yes
- Age of Panel: 20 - 25 yrs.
- Defective breaker(s) were present.
- Breaker was tripped, unable to determine cause.



Defective breaker(s) were present.



Breaker was tripped, unable to determine cause.

## 7. Wiring condition

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

Observations:

- Cover plate(s) were not installed.
- Exposed wiring was not properly protected at various areas of the roof.
- Conduit was not properly secured at multiple locations of the roof.



Exposed wiring was not properly protected at various areas of the roof.



Conduit was not properly secured at multiple locations of the roof.



Exposed wiring was not properly protected at various areas of the roof.



Exposed wiring was not properly protected at various areas of the roof.



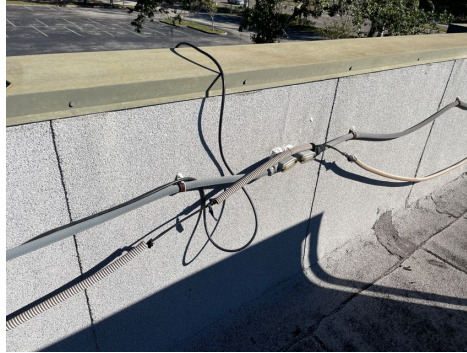
Exposed wiring was not properly protected at various areas of the roof.



Exposed wiring was not properly protected at various areas of the roof.



Cover plate(s) were not installed.



Exposed wiring was not properly protected at various areas of the roof.

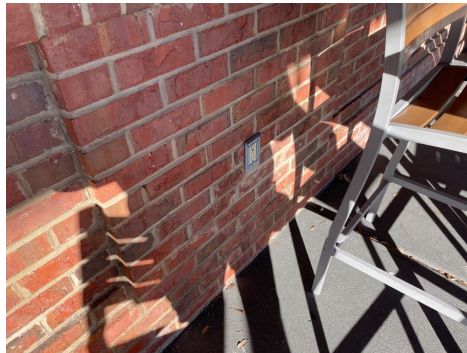


Cover plate(s) were not installed.

## 8. GFCI Outlet(s) Condition

Observations:

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



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

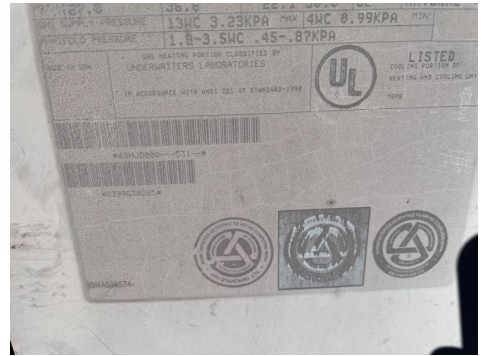
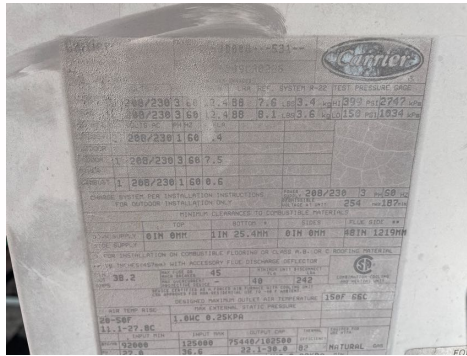
## Cooling System

### 1. Cooling System 1

Information:

- Manufacturer: Carrier
- Age of unit: 2003
- Roof
- Air Conditioner





## 2. Cooling System 1 Condition

Observations:

- Cooling system operated: Yes.
- **Cooling system was deteriorated.**



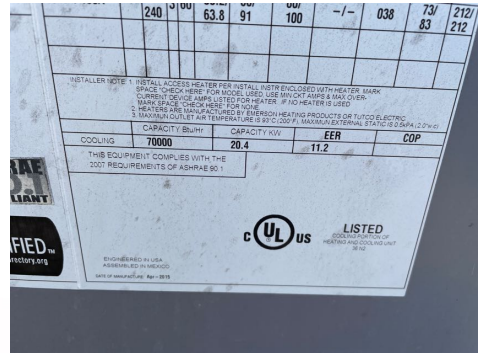
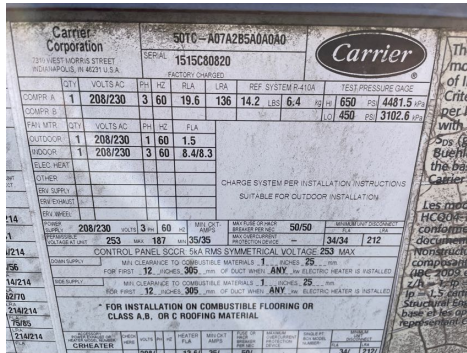
Cooling system was deteriorated.



## 3. Cooling System 2

Information:

- Manufacturer: Carrier
- Age of unit: 2015
- Roof
- Air Conditioner



## 4. Cooling System 2 Condition

Observations:

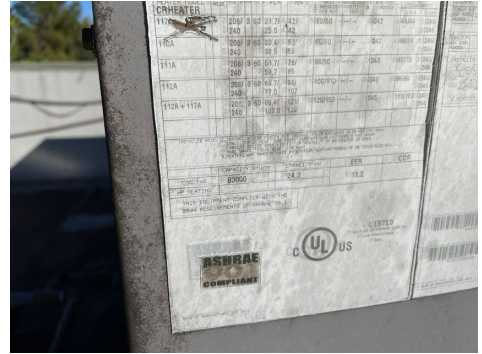
- Cooling system operated: Yes.



## 5. Cooling System 3

### Information:

- Manufacturer: Carrier
- Age of unit: 2012
- Roof
- Air Conditioner



## 6. Cooling System 3 Condition

### Observations:

- Cooling system operated: Yes.
- Condensate was disconnected.

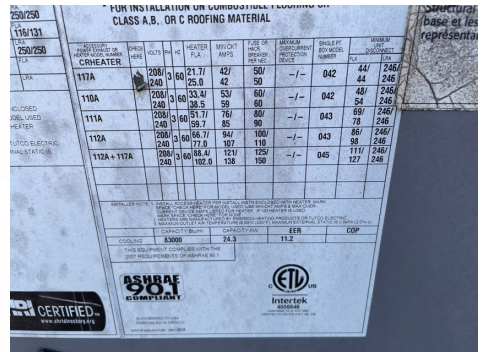
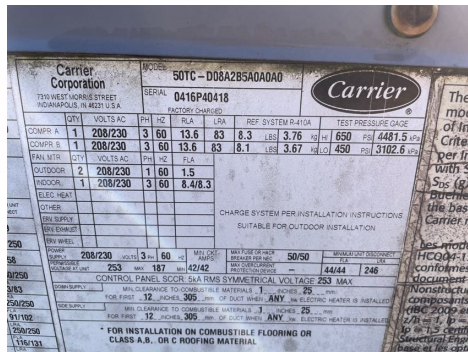


Condensate was disconnected.

## 7. Cooling System 4

### Information:

- Manufacturer: Carrier
- Age of unit: 2016
- Roof
- Air Conditioner



Observations:

- Cooling system operated: Yes.
- **Condensate line** was disconnected.
- Cooling system was deteriorated.



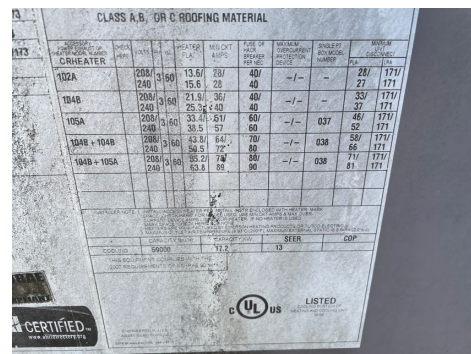
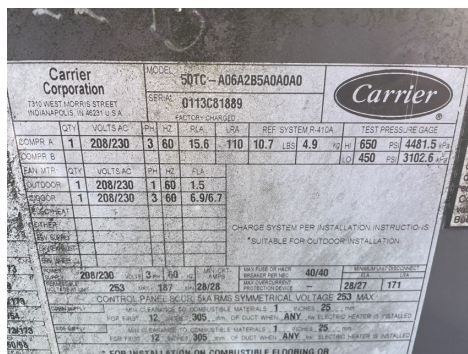
Condensate line was disconnected.



Cooling system was deteriorated.

Information:

- Manufacturer: Carrier
- Age of unit: 2013
- Roof
- Air Conditioner



Observations:

- Condensate line was disconnected.



Condensate line was disconnected.



## 11. Cooling System Notes

Observations:

- Cooling system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup.

# Heating System

## 1. Heating System 1

Information:

- Packaged System. See cooling section for data information.

## 2. Heating System 1 Condition

Observations:

- Heating system operated: Yes

## 3. Heating System 2

Information:

- Packaged System. See cooling section for data information.

## 4. Heating System 2 Condition

Observations:

- Heating system operated: Yes

## 5. Heating System 3

Information:

- Packaged System. See cooling section for data information.

## 6. Heating System 3 Condition

Observations:

- Heating system operated: Yes

## 7. Heating System 4

Information:

- Packaged System. See cooling section for data information.

## 8. Heating System 4 Condition

Observations:

- Heating system operated: Yes

## 9. Heating System 5

Information:

- Packaged System. See cooling section for data information.

## 10. Heating System 5 Condition

Observations:

- Heating system operated: No





## 11. Distribution Condition

Type: Rigid insulated **ducts** • Uninsulated rigid ducts • The ducts were not fully visible.

Observations:

- Registers were dirty with lint and dust.

## 12. 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.

# Plumbing System

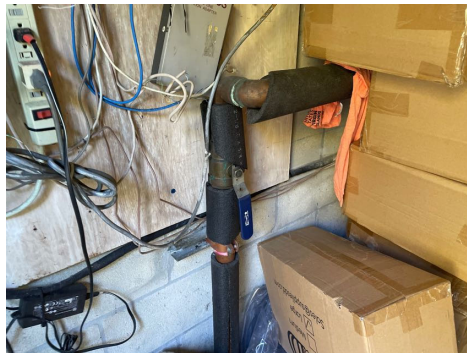
## 1. Main Line Condition

Location: Exterior closet

Materials: Copper piping

Observations:

- Main valve was in good condition: Yes



## 2. Supply Lines Condition

Materials: Copper piping

Observations:

- Minor corrosion was visible at the supply lines.
- Supply line shut off was damaged.



Minor corrosion was visible at the supply lines.



Minor corrosion was visible at the supply lines.



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

Observations:

- Drain line was leaking at kitchen sink.

### 4. Gas System Condition

Location: Location: right side

Type: Natural gas system and meter



### 5. Water Heater 1

Location/Description:

- Manufacturer: State Select
- Water heater type: natural gas
- Size of water heater: 80 Gallons.



## 6. Water Heater 1 Condition

Observations:

- Water heater was in good condition: Yes
- TPR piping was missing.



TPR piping was missing.

## Roof System

### 1. Main Roof Condition

Shape: Flat style

Materials: Rolled asphalt composition

Observations:

- Estimated age of the roof covering: 14 - 16 yrs.
- Roof was walked.
- Damaged/deteriorated roof covering was visible.
- Roof decking had soft spot detected near multiple HVAC systems.
- Improper drainage was visible at the rear section of roofing.
- Based on the condition of the roof, a full evaluation should be completed by a qualified roofer.
- Roof access ladder was loose.







Improper drainage was visible at the rear section of roofing.



Roof decking had soft spot detected near multiple HVAC systems.



Roof access ladder was loose.

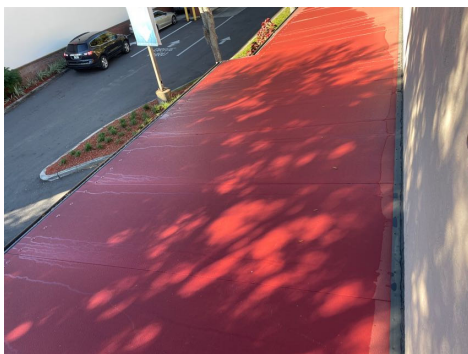
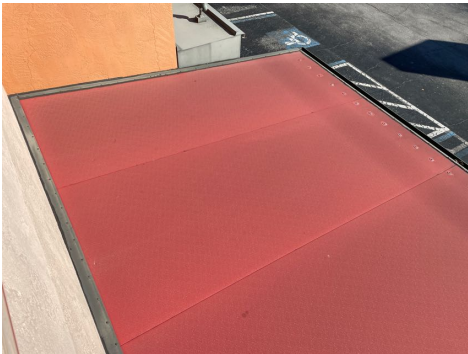
## 2. Roof Two Condition

Shape: Low slope style

Materials: Insulated fiberglass flat panels

Observations:

- Estimated age of the roof covering: 10 - 12 yrs.
- Roof was viewed from the main roof.





### 3. Roof Three Condition

Shape: Low slope style

Materials: Rolled asphalt composition

Observations:

- Estimated age of the roof covering: roof has exceeded its useful life.
- Roof was viewed from the main roof.
- **Damaged/deteriorated roof covering was visible.**
- **Based on the condition of the roof, a full evaluation should be completed by a qualified roofer.**



Damaged/deteriorated roof covering was visible.



Damaged/deteriorated roof covering was visible.



Based on the condition of the roof, a full evaluation should be completed by a qualified roofer.



Damaged/deteriorated roof covering was visible.

### 4. Flashing Condition

Type: Vent caps • Exhaust vents

Observations:

- **Exhaust hood with grease catch appear to be leaking.**



Exhaust hood with grease catch appear to be leaking.



Exhaust hood with grease catch appear to be leaking.

## 5. Attic Condition

Location: No attic.

# Exterior Doors

## 1. Exterior Doors Condition

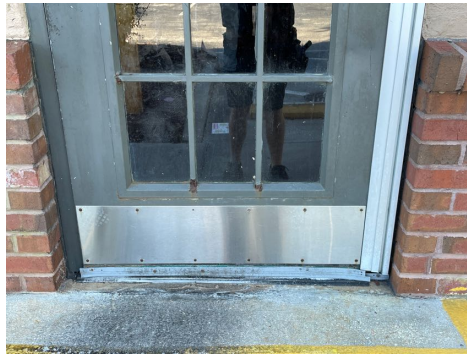
Types: Front single entry door • Single swing door from sides and rear.

Observations:

- The right side secondary door(s) frame was damaged.



The right side secondary door(s) frame was damaged.



The right side secondary door(s) frame was damaged.



# Interior Features

## 1. Interior Door(s) Condition

Materials: Solid wood • Solid wood with glass

Observations:

- Door jamb was damaged.



## 2. Windows Condition

Observations:

- Window(s) frames were deteriorated/damaged.





Window(s) frames were deteriorated/damaged.



Window(s) frames were deteriorated/damaged.

### 3. Interior Walls Condition

Materials: Drywall

Observations:

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



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

### 4. Ceiling(s) Condition

Type: Acoustic Tiles

Observations:

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



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

### 5. Flooring Condition

Materials: Carpet

Observations:

- Carpet was worn/deteriorated at high traffic areas.



Carpet was worn/deteriorated at high traffic areas.



## Kitchen

### 1. Kitchen Sink Condition



## Bathrooms

### 1. Bathroom Locations

Observations:

- Men's bathroom
- Ladies bathroom.



Men's bathroom





## 2. Sink(s) Condition

Observations:

- Hot water was not detected at all the bathrooms., mens bathroom.



## 3. Ventilation Condition

Observations:

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



## Exclusions

Specialized system(s) listed below are outside the Standard of Practice as outlined by the International Association of Certified Home Inspectors (InterNACHI) 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)

Observations:

- Water softener system was present.
- Refrigeration systems were present.



Refrigeration systems were present.



Refrigeration systems were present.



Refrigeration systems were present.



## Glossary

Term	Definition
Circuit breaker	A circuit breaker is an electrical switch designed to protect an electrical circuit from damage caused by overcurrent/overload or short circuit. Its basic function is to interrupt current flow after protective relays detect a fault.
Condensate line	A plumbing line used to route moisture collected by the HVAC system that exits at the exterior of the building.
Ducts	Ducts are conduits or passages used in heating, ventilation, and air conditioning to deliver and remove air.
HVAC	The heating, ventilation, and cooling system(s).