



# WAYPOINT

Property Inspection, LLC



813-486-8551

Inspection Date: 



Prepared for: James Smith

## INSPECTIONREPORT

1234 Easy Street Tampa, FL 33619

Inspector: Eddy Lai  
License#: HI 7799  
Age: 1998 Heated Sq Ft: 2200  
Weather: Sunny 78°



**4-Point Inspection Form**Insured/Applicant Name: James Smith Application / Policy #: \_\_\_\_\_Address Inspected: 1234 Easy StreetActual Year Built: 1998 Date Inspected: XXXXXX**Minimum Photo Requirements:**

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves  
☒ Main electrical service panel with interior door label  
☒ Electrical box with panel off  
☒ All hazards or deficiencies noted in this report

**A Florida-licensed inspector must complete, sign and date this form.**

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

**Electrical System**

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

**Main Panel**Type: ☒ Circuit breaker ☐ FuseTotal Amps: 200Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)**Second Panel**Type: ☐ Circuit breaker ☐ Fuse

Total Amps: \_\_\_\_\_

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)**Indicate presence of any of the following:**☐ Cloth wiring☐ Active knob and tube☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):\* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*☐ Connections repaired via COPALUM crimp☐ Connections repaired via AlumiConn**Hazards Present**☐ Blowing fuses☐ Tripping breakers☐ Empty sockets☐ Loose wiring☐ Improper grounding☐ Corrosion☐ Over fusing☒ Double taps☐ Exposed wiring☐ Unsafe wiring☐ Improper breaker size☐ Scorching☒ Other (explain)**General condition of the electrical system:** ☐ Satisfactory ☒ Unsatisfactory (explain)**Supplemental information****Main Panel**Panel age: original to home

Year last updated: \_\_\_\_\_

Brand/Model: Square D**Second Panel**

Panel age: \_\_\_\_\_

Year last updated: \_\_\_\_\_

Brand/Model: \_\_\_\_\_

**Wiring Type**☒ Copper☒ MN, BX or Conduit

## 4-Point Inspection Form

### HVAC System

Central AC: ☒ Yes ☐ NoCentral heat: ☒ Yes ☐ NoIf not central heat, indicate **primary** heat source and fuel type: \_\_\_\_\_Are the heating, ventilation and air conditioning systems in good working order? ☐ Yes ☐ No (explain)Date of last HVAC servicing/inspection: Unknown

#### Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ NoSpace heater used as primary heat source? ☐ Yes ☒ NoIs the source portable? ☐ Yes ☒ NoDoes the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?  
☐ Yes ☒ No

### Supplemental Information

Age of system: 2011

Year last updated: \_\_\_\_\_

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

### Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ NoIs there any indication of an active leak? ☐ Yes ☒ NoIs there any indication of a prior leak? ☐ Yes ☒ NoWater heater location: garage

#### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

### Supplemental Information

Age of Piping System:

☒ Original to home☐ Completely re-piped☐ Partially re-piped

(Provide year and extent of renovation in the comments below)

#### Type of pipes (check all that apply)

☒ Copper☐ PVC/CPVC☐ Galvanized☐ PEX☐ Polybutylene☐ Other (specify)

## 4-Point Inspection Form

**Roof** (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)**Predominant Roof**Covering material: Concrete/Clay TileRoof age (years): 14 - 16 yrs.Remaining useful life (years): 16 yrs.Date of last roofing permit: 3/7/2007

Date of last update: \_\_\_\_\_

If updated (check one):

☒ Full replacement☐ Partial replacement

% of replacement: \_\_\_\_\_

Overall condition:

☒ Satisfactory☐ Unsatisfactory (explain below)**Any visible signs of damage / deterioration?**

(check all that apply and explain below)

☐ Cracking☐ Cupping/curling☐ Excessive granule loss☐ Exposed asphalt☐ Exposed felt☐ Missing/loose/cracked tabs or tiles☐ Soft spots in decking☐ Visible hail damage**Any visible signs of leaks?** ☐ Yes ☒ NoAttic/underside of decking ☐ Yes ☒ NoInterior ceilings ☐ Yes ☒ No**Secondary Roof**

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years): \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

If updated (check one):

☐ Full replacement☐ Partial replacement

% of replacement: \_\_\_\_\_



Overall condition:

☐ Satisfactory☐ Unsatisfactory (explain below)**Any visible signs of damage / deterioration?**

(check all that apply and explain below)

☐ Cracking☐ Cupping/curling☐ Excessive granule loss☐ Exposed asphalt☐ Exposed felt☐ Missing/loose/cracked tabs or tiles☐ Soft spots in decking☐ Visible hail damage**Any visible signs of leaks?** ☐ Yes ☐ NoAttic/underside of decking ☐ Yes ☐ NoInterior ceilings ☐ Yes ☐ No**Additional Comments/Observations** (use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.  
 I certify that the above statements are true and correct.

	<u>Home Inspector</u>	<u>HI 7799</u>	
Inspector Signature	Title	License Number	Date
<u>Waypoint Property Inspection, LLC</u>	<u>Florida Home Inspector</u>	<u>813-486-8551</u>	
Company Name	License Type	Work Phone	

## 4-Point Inspection Form

**Special Instructions:** This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

### Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

### Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

*Note:* A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

### Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

### Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

### Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

# Exterior Property Photos

## 1. Exterior Property Photos



## Electrical System

### 1. Electrical Service Condition

Materials: Underground service entry

Materials: 200 • Number of conductors: 3

Observations:

- Service wiring was in good condition: Yes.



### 2. Main Panel Condition

Location: Brand/Model: Square D • Panel Age: original to home • Panel Location: Garage

Panel Rating: Circuit breakers

Observations:

- Electrical panel was in good condition: No.
- **Double Tap connection was visible.**





Double Tap connection was visible.

### 3. Wiring condition

Materials: Sheathed Non Metallic (NM) rubber insulated copper branch wire • Sheathed Non Metallic (NM), BX, Conduit

Observations:

- Outlet(s) were not operational at under kitchen sink.
- Outlet(s) tested as having improper polarity at interior.



Outlet(s) were not operational at under kitchen sink.



Outlet(s) tested as having improper polarity at interior.

### 4. GFCI Outlet(s) Condition

Observations:

- 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.



## 1. Cooling System 1

- Location: left side
- Manufacturer: International Comfort Products
- Age of unit: 2018
- Size in Tonnage: 5.0
- Heat Pump



Observations:

- Cooling system operated: Yes.



Supply air temperature



Return air temperature



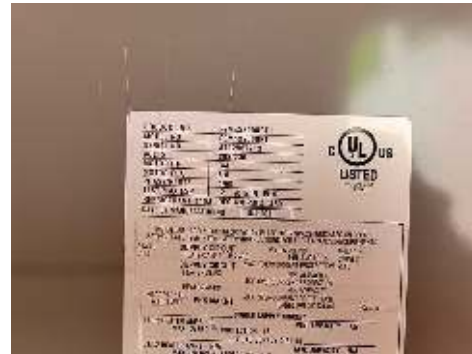


# Heating System

## 1. Heating System 1

### Information:

- Location: garage
- Manufacturer: Comfortmakers
- Age of unit: 2011
- Size in Tonnage: 5.0
- Electric Furnace



## 2. Heating System 1 Condition

### Observations:

- Heating system operated: Yes



Supply air temperature



Return air temperature

## 3. Distribution Condition

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



Registers were dirty with lint and dust.

## 4. Thermostat(s) Condition

Location: Hallway



## 5. Air Filters Condition

Location: Hallway • Master bedroom • Family/living room



## Plumbing System

### 1. Main Line Condition

Location: Location: left side

Materials: Copper piping

Observations:

- Visible main line was in good condition: Yes
- Age of main line: original to home



### 2. Supply Lines Condition

Materials: Copper piping • Supply piping was original.

Observations:

- Visible supply piping were in good condition: Yes
- Age of supply lines: original to home



### 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



### 4. Water Heater 1

Location/Description:

- Water heater location: garage
- Manufacturer: Rheem
- Age of unit: 2020
- Water heater type: electric
- Size of water heater: 50 Gallons

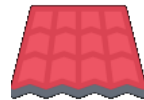




## 5. Water Heater 1 Condition

Observations:

- Water heater was in good condition: Yes



## Roof System

### 1. Main Roof Condition

Shape: Hip style

Materials: Concrete/Clay Tile • Estimated age of the roof covering: 14 - 16 yrs. • Estimated remaining life of the roof covering: 16 yrs.

Observations:

- Roof was viewed from a ladder.





## 2. Flashing Condition

Type: Soffit vents • Vent caps • Closed Valley Flashing • Power/solar ventilation present

## 3. Attic Condition

Location: Garage access

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

