



WAYPOINT

Property Inspection, LLC



813-486-8551

Inspection Date: 6/9/2022



Prepared for: Home Buyer

INSPECTIONREPORT

00000 New Home St St. Pete, FL 33616

Inspector: Oliver Peebles
License#: HI8650
Age: 2022 Heated Sq Ft: 2848
Weather: 88° Cloudy



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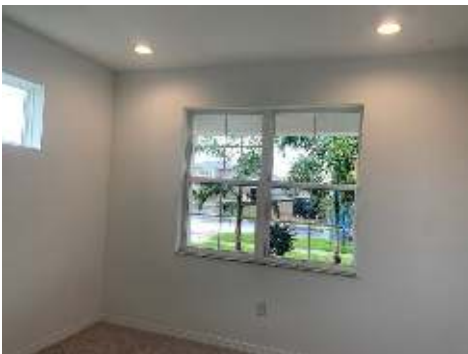
Exterior Property Photos

1. Exterior Property Photos



Interior Property Photos

1. Interior Property Photos



Property Description

****Thank you for choosing Waypoint Property Inspection, llc. For a full understanding of our inspection process, we strongly recommend reading the entire report. ****

Our New Construction Final or Warranty Home Inspection follows InterNACHI's Standards of Practice that can be found at: www.nachi.org/sop.htm

The New Construction Final or Warranty home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee. The inspection 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 New Construction Final or Warranty 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 a prediction of future conditions. The 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 or an unreasonable risk to people on living in the property. Example: Defective electrical panel breakers.

The Inspection report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling and ***WILL identify Material defects*** observed. The Inspection report ***WILL NOT identify Cosmetic items*** such as touch up paint or items that are typically completed by the client and the builder on their final walk through prior to closing or before the end of the homeowner's warranty period.

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 **BLUE** defined as the following: - **BLUE** indicates information regarding material defects or minor/incomplete areas such as appliances that have not been installed or roof coverings that are not properly installed ; in other words, issues/items that should be addressed prior to closing or within an agreed upon time by the Client and Builder. These **BLUE** findings will be on your *report AND in the Summary*.

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

**** REINSPECTION NOTE: if there is a request to verify repairs were completed a fee will be charge. Call our office for the details - 813-486-8551 ****

1. Type of Structure

Type of Structure: Home faces approximately: Northeast • Single Family • Two story structure
Present: Home buyer • workers
• Occupied: New Build.
• Utilities: all utilites were on.



Grounds

Settlement or “hairline” cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age. Also, all 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. Periodic maintenance should be completed as part of homeownership.

If present, our inspector(s) will inspect the accessible and visible Driveway, Walkway, Porch, Patio, Fences, Deck/Balcony, and Retaining Wall.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Driveway/Walkway Condition

Materials: Driveway/Walkway Pavers



2. Porch/Patio Condition

Location/Materials: Patio: Concrete • Porch: Pavers • Patio: Waterproof sealant

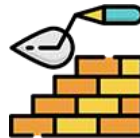
Observations:

- Holes/damage visible at patio cover





Holes/damage visible at patio cover



Foundation

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the structure for at least 6 feet to prevent problems caused by excess water. Excess water at the foundation can cause settlement of soil and lead to cracking of the foundations/walls and water intrusion into the structure. The water discharged from the roof gutters and downspouts should be directed away from the foundation as well.

Settlement or “hairline” cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age. Also, all 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. Periodic maintenance should be completed as part of ownership.

Vegetation (shrubs and trees) planted too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Routine maintenance is suggested to prevent damage to the structure of the home.

If present, our inspector(s) will inspect and report on the accessible and visible Grading, Foundation and Subfloor.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Foundation

Type: Foundation was not fully visible due to flooring • Concrete slab

2. Grading

Grading Type: Minor slope at front.

3. Subfloor

Materials: Upper story sub-floor was not visible for inspection



Exterior Features

Exterior materials, especially stucco composition and hardboard siding must be closely monitored. Even modern composition siding and trim, are particularly vulnerable to moisture damage. All seams must remain sealed, and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from the structure, especially from sprinklers, rain splash-back and wet grass. Swelling and deterioration may otherwise result. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building's structure.

Settlement or "hairline" cracks, up to 1/8" inches at the exterior can occur at any time and are normal to a home of any age. However, all cracks should be monitored for expansion and sealed as necessary. Also, these settlement cracks should be monitored and evaluated by a qualified specialist if those cracks widen greater than 1/8" and/or become displaced. Periodic maintenance to the exterior features to include painting should be completed as part of ownership.

For buildings without a gutter system, we suggest installing gutters to properly drain rain water away from the foundation and the exterior of the structure. Gutters and downspouts (if installed) are an important part of the drainage from the roof and foundation. The gutter system should have regular maintenance to include cleaning, sealing and inspection of the fasteners to confirm the pitch is correct for proper drainage.

NOTE: Gutters and downspout will limit the inspection of exterior materials.

If present, our inspector(s) will inspect and report on the accessible and visible Exterior Walls, Trim, Faucets, Gutters and Downspouts.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Exterior Walls Condition

Structure Materials: Masonry Block/Concrete and wood frame upper level

Finish Materials: Stucco • Rock Veneer

Observations:

- Exterior walls were not fully visible at time of the inspection.
- **Final clean up/repair needed**



Final clean up needed



Exterior walls were not fully visible at time of the inspection.



Final clean up needed



Final clean up/repair needed

2. Trim Condition

Materials: Metal • Styrofoam

Observations:

- Eaves were not fully visible.
- Trim pieces were damaged.



Trim pieces were damaged.

3. Gutters & Downspouts Condition

Materials: Full gutters • Metal



Lawn Sprinklers

If present, lawn sprinkler systems are inspected by operating the control box under normal conditions. Keep in mind that the majority of the sprinkler system are not fully visible due to being buried in the ground and mulch beds. Leaks and pipe damage can occur at any time. We recommend having the entire lawn sprinkler systems evaluated by a qualified specialist as part of home ownership. The evaluation should include inspecting the height of sprinkler heads and adjusted for proper coverage of the lawn and garden areas. Any sprinkler head that is directed toward the exterior wall(s), door(s), HVAC and/or pool equipment should be redirected away to prevent moisture damage to these areas.

If present, our inspector(s) will inspect and report on visible and accessible sprinkler system.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Lawn Sprinklers Condition

Materials: Control box location in garage

Observations:

- Inadequate/missing insulation on supply line piping mounted at exterior of the home to protect piping from UV damage.
- Rain sensor activated at the time of the inspection. Unable to test sprinkler system.



Inadequate/missing insulation on supply line piping mounted at exterior of the home to protect piping from UV damage.



Garage

An attached garage is a garage that is physically attached to a building. Fires that begin in attached garages are more likely to spread to living areas than fires that originate in detached garages. For this reason, combined with the multitude of flammable materials commonly found in garages, attached garages should be adequately sealed from living areas. A properly sealed attached garage will ideally restrict the potential spread of fire long enough to allow the occupants time to escape the home or building.

To view the NACHI Standard of Practice article on fire containment visit - <https://www.nachi.org/attached-garage-fire-hazards.htm> and <https://www.nachi.org/inspecting-residential-attached-garages.htm>).

Hairline or settlement cracks up to 1/4" at garage floor, walls and ceiling are normal to properties of any age. These cracks should be monitored for expansion and sealed as necessary. Additionally, all gaps and holes at the garage firewall and ceiling should be repaired with fire rated material.

Routine maintenance of the garage includes updating/adding weatherstripping, sealing cracks, adjusting and lubricating garage door(s), opener(s) and sensors. If applicable, Interior and exterior of windows should be sealed on a regular basis to prevent moisture intrusion.

For garage door openers, failure can occur at any time. 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. We recommend that you purchase a warranty or service contract to cover the cost of repairs and/or replacement.

If present, our inspector(s) will inspect and report on the accessible and visible Garage, Carport, Floor, Firewall, Ventilation, Doors, Vehicle Door Openers and Garage Electrical.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Garage/Carport Structure Condition

Materials: Attached garage • Double car

Observations:

- Gaps were visible in multiple areas



Gaps were visible in multiple areas

2. Floor Condition

Materials: Sealed concrete



3. Firewall/Ceiling Condition

Observations:

- Holes/gaps should be repaired with fire-rated material.



Holes/gaps should be repaired with fire-rated material.

4. Door to Interior Condition

Type: Door to the interior was a fire-rated door

5. Vehicle Door Condition

Type: Roll-up
Observations:

- Weatherstripping had gaps visible



Weatherstripping had gaps visible

6. Vehicle Door Opener Info

Observations:

- Manufacturer: Chamberlain/Liftmaster



Electrical System

We will complete a visual inspection of the electrical system. We will test the electrical system by operating accessible switches, outlets and fixtures and report on their condition(s). Also, we will inspect the viewable portions of the service drop from the utility to the house, the service equipment, main disconnects, the service grounding (if visible), the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of any visible electrical hazards.

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 harmful and 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 electrician, if not already present. This will considerably improve electrical safety for occupants of the building. If the home is occupied, the current occupants' belongings may prevent full access/visibility to all outlets and switches. Also, outlets and breakers can fail at any time even the day after the inspection.

Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

*Note: If a backup 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.

**Please visit our website blog for more information about electrical -
<https://waypointinspection.com/category/home-inspection/electrical/>

If present, our inspector(s) will inspect and report on the accessible and visible Service Conductors, Main Panel, Sub Panel(s), Panel Wiring, interior wiring and AFCI/GFCI outlets.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified electrician. Please note additional deficiencies maybe discovered by the qualified electrician.

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: Brand/Model: Square D • Panel Age: new • Panel Location: Left

Panel Rating: Unable to determine • Circuit breakers

Observations:

- Electrical panel was in good condition: Yes.



3. Sub-panel A Condition

Location: Brand/Model: Square D • Panel Location: Garage • 225 • Panel Age: new • Circuit breakers • **AFCI** (Arc Fault Circuit Interrupter) / **GFCI** (Ground Fault Circuit Interrupter) combo breakers were installed for all interior wiring protection.

Observations:

- Electrical panel was in good condition: Yes.
- Clean up needed (jagged edges) panel cover Adjustment



Clean up needed (jagged edges) panel cover Adjustment

4. Wiring condition

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

Observations:

- Light(s) were not tested in Attics, no bulbs but appears to have the light switch in the on position-possible hazard
- Switches appeared to be reversed at front hallway
- Light fixture was subject to damage at the laundry/utility room.



Light(s) were not tested in Attics, no bulbs but appears to have the light switch in the on position-possible hazard



Light(s) were not tested in Attics, no bulbs but appears to have the light switch in the on position-possible hazard



Light(s) were not tested in Attics, no bulbs but appears to have the light switch in the on position-possible hazard



Switches appeared to be reversed at front hallway

5. GFCI Outlet(s) Condition

Observations:

- Bathroom GFCI reset outlet was at master bathroom.
- Kitchen GFCI reset was a breaker at the main electrical panel.



Cooling System

We will test the cooling system(s) 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 cooling system.

Typical lifespans of HVAC equipment may range from 10-15 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years (Check with the manufacturer for specific details). The report should not be read as a prediction of the remaining lifespan of the system. Information provided is based on manufacturer life expectancy.

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. We recommend that you purchase a home warranty or service contract to cover replacement or repair.

Cooling system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup. We recommend that all cooling equipment be serviced 2x a year. Regular service is very important for efficient operation and to achieve maximum lifespan. We recommend filters in air systems should be changed monthly.

For more information about HVAC systems, please visit our website blogs at <https://waypointinspection.com/category/home-inspection/hvac/>

****NOTE:** if the outside air temperature was below 65 degrees or circumstances are not conducive for safe operation, the system will not be operated due to risk of damage (per manufacturer's guidelines).

If present, our inspector(s) will inspect and report on visible and accessible Air Conditioners. Please understand there are risks in NOT having the component or system inspected by a professional HVAC specialist. We recommend that you purchase a home warranty or service contract to cover replacement or repair.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified HVAC specialist. Please note additional deficiencies maybe discovered by the qualified HVAC specialist.

1. Cooling System 1

Information:

- Location: rear
- Manufacturer: Carrier
- Age of unit: 2022
- Size in Tonnage: 3.5
- Heat Pump



2. Cooling System 1 Condition

Observations:

- Cooling system operated: Yes.



Return air temperature



Supply air temperature



Heating System

The heating, ventilation, and cooling system(s) (often referred to as HVAC) is the climate control system for the building. The HVAC system is usually powered by electricity and/or natural gas, but can also be powered by other sources.

We will test the heating system(s) by operating the thermostat or other normal controls. Most manufacturer guidelines for heat pump and natural gas heating temperature differential range should be 25 -30 degrees. For units with electric heat strips only the temperature differential should be 9-15 degrees.

The report should not be read as a prediction of the remaining lifespan of the heating system. Typical lifespans of HVAC equipment may range from 10-15 years, but there are many exceptions to this. Information provided is based on manufacturer life expectancy. The inspection is based on observation of the visible and apparent condition of the HVAC components at the time of the inspection and not the prediction of future conditions.

The heating system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup. Additionally, the ductwork should be serviced and cleaned as needed. We are unable to determine the underlying condition of the ductwork and interior of the unit that is not visible. We always suggest having the system evaluated and serviced by a licensed and qualified HVAC 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. We recommend maintenance 2x per year. If present, our inspector(s) will inspect and report on visible and accessible heating system(s).

*Please understand there are risks in NOT having the component or system inspected by a professional HVAC specialist. We recommend that you purchase a home warranty or service contract to cover replacement or repair.

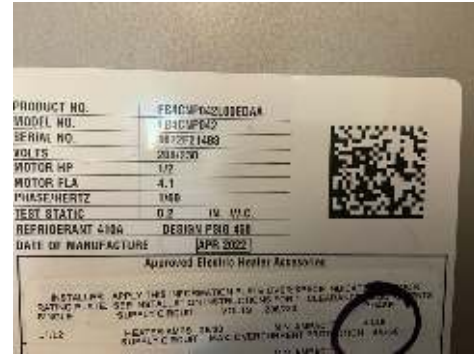
**NOTE: if the outside air temperature was below 65 degrees or circumstances are not conducive for safe operation, the system will not be operated due to risk of damage (per manufacturer's guidelines).

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified HVAC specialist. Please note additional deficiencies may be discovered by the qualified HVAC specialist.

1. Heating System 1

Information:

- Location: interior upper closet
- Manufacturer: Carrier
- Age of unit: 2022
- Size in Tonnage: 3.5
- Electric Furnace



2. Heating System 1 Condition

Observations:

- Heating system operated: Yes



Return air temperature



Supply air temperature

3. Distribution Condition

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



4. Thermostat(s) Condition

Location: Family/living room



5. Air Filters Condition

Location: At base of heating unit



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 building to building. Materials can range from copper, galvanized, cast iron, polybutylene to PVC/CPVC.

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 50 yrs.

Galvanized up to 50 yrs.*

***NOTE:** Galvanized and cast-iron piping systems are still in use; however, they are not installed in modern construction. These types of pipes deteriorate from the inside out; the deterioration reduces the interior diameter of the pipes, restricting the flow of water. Galvanized and cast-iron piping can also leak at the threaded joints where the pipes are joined. It is common to see these types of piping systems used in older homes, and failures are common. The life expectancy of galvanized and cast-iron piping is up to 50-years.

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. The Integrity of the non-visible/accessible supply and drain piping could not be inspected at the home. Due to the majority of the non-visible/accessible interior and exterior of piping, it is recommended to have the plumbing evaluated by a qualified plumber to include sewer scoping of the drain lines to confirm functional flow.

***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. *Typical lifespans of water heaters may range from 10-12 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 failures 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.

Exclusion: Solar panel assist for water heater, 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 the end of your inspection contingency period. Other Items that are beyond the scope of our inspection are: wells, well pumps, or water storage related equipment, water conditioning systems, and private waste disposal systems (septic systems).

If present, our inspector(s) will inspect and report on visible and accessible plumbing inspected such as Main, Supply Lines, Drain/Waste/Vent Lines (DWV), Fuel System and Water Heater(s).

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified plumber. Please note additional deficiencies may be discovered by the qualified plumber.

1. Main Line Condition

Location: Location: right side

Materials: **PVC**/CPVC piping

Observations:

- Visible main line was in good condition: Yes



2. Supply Lines Condition

Materials: PEX piping

Observations:

- Visible supply piping were in good condition: Yes



3. Drain/Waste/Vent Lines Condition

Materials: PVC/CPVC piping

Observations:

- Visible drain lines were in good condition: Yes



4. Water Heater 1

Location/Description:

- Water heater location: garage
- Manufacturer: State Select
- Age of unit: 2022
- 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

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. Adequate attic ventilation, solar /wind exposure, and organic debris all affect the life expectancy of a roof. We recommend an annual evaluation and maintenance of all roof covering to prolong life expectancy. Also, trees and other vegetation should be trimmed away from the roof to prevent damage and premature deterioration. Visit our website for maintenance tips -

<https://waypointinspection.com/roof-maintenance-everything-you-need-to-know/>

The inspection and report are based on visible and apparent conditions **at the time of the inspection**. *Unless rain has fallen just prior to the inspection; it will not be possible to determine if active leaks are occurring.* In most homes, not all attic areas are readily accessible for inspections. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

NOTE: Inspector **does not look** for evidence of rodent and/or wood destroying organism (WDO) and/or pest activity, including, but not limited to, mice, rats, squirrels, raccoons, bats and termites. Also, solar panels are a specialized system(s) and these are considered outside the scope of our InterNACHI standards of practice and are not included in this inspection.

Roofs may leak at any time. Leaks often appear at roof penetrations, flashing(s), changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. An annual inspection and tune-up, to minimize the risk of leakage and to maximize the life of roofs, should be completed. We recommend that you ask the seller about the presence of any roof leaks, including past leaks and repairs. If repairs are needed a qualified licensed tradesman should make them.

Typical lifespans of roofs, by materials will vary (see below,) and may be affected by climate, type of material, installation method and scheduled maintenance:

- Asphalt architectural shingle 17 to 20 years
- Asphalt 3-tab shingle 12 to 15 years
- Rolled Asphalt composition 10 to 12 years
- Clay/concrete tile 30+ years
- Metal roof 30+ years
- Insulated fiberglass panel 25+ years
- Rubberized (MOD BIT & EPDM) 10 to 12 years
- Tar and gravel 20 - 25 years

For additional information on roof life, please visit our website blog <https://waypointinspection.com/roof-lifespan/>

If present, our inspector(s) will inspect and report on accessible and visible Roof(s) and Roof Flashing. Due to state regulations and insurance liability the 2nd and/or 3rd levels of the roofs were viewed from the ground with binoculars (unless they can be accessed from the 1st level without using a ladder).

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified roofing specialist. Please note additional deficiencies maybe discovered by the qualified roofing specialist.

1. Main Roof Condition

Shape: Gable style

Materials: Asphalt Architectural Shingle • Estimated age of the roof covering: New.

Observations:

- Roof was viewed from a ladder, from the ground with binoculars, walked
- Roof was not fully visible due to the: height of the roof.





2. Flashing Condition

Type: Roof vents • Soffit vents • Vent caps • Closed **Valley Flashing**

Observations:

- Roof flashing was not fully visible due to height of the roof.

3. Attic Condition

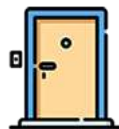
Location: Master bedroom closet access • Common/bonus room access

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

Observations:

- Attic was not fully visible due to insulation, ductwork and height of structure.
- Inspection limited to view from access
- Radiant barrier was installed, sheathing was not visible for inspection





Exterior Doors

Our inspector(s) will inspect the accessible and visible doors, door frames, hardware, thresholds and weatherstripping. Routine maintenance includes replacing and/or adding weatherstripping, adjusting and lubricating door hinges to ensure doors operate properly. Also, tracks and rollers on the sliding doors should be cleaned, adjusted and lubricated for proper operation on a regular basis. Periodic maintenance should be completed as part of ownership. We also recommend rekeying all locks as a safety precaution.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Exterior Doors Condition

Types: Front single entry door • Sliding glass door(s) • Screen door(s)

Observations:

- The sliding door(s) was loose/needs adjustment



The sliding door(s) was loose/needs adjustment



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 present, we inspect railings and balusters on the stairwell for safety. If the home is occupied, the current occupants' belongings may prevent full access/visibility.

Please realize that walls, ceilings and floors are not always visible. Due to temperature, humidity, window coverings, light source, etc. Settlement cracks up to 1/8" are common at walls, ceilings and flooring and normal to properties of any age. However, all crack(s) should be monitored. Your inspector will report visible damage, wear and tear, and moisture problems, if visible. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move large items. Unless requested, for an additional fee, this inspection does not include testing for radon, mold or other hazardous materials such as corrosive drywall.

We will locate the presence or absence of Carbon monoxide (CO) and smoke detectors. Existing smoke detectors that are older than 7 years should be replaced. For safety of the occupants of the home, it is recommended to have a smoke detector in every bedroom. Also, we recommend at least 1 carbon monoxide detector by the garage entrance and inside the house especially if the home has a fire place, gas appliances to detect the presence of carbon monoxide. These systems should be tested on a monthly basis and the batteries should be replaced according to the manufacturer's recommendation. For more information visit - <https://www.kidde.com/home-safety/en/us/co-safety/carbon-monoxide-alarm-faqs>

If the building has a fireplace, we will describe the fireplace type and report on the visible/accessible components. We will report on the presence or absence of a damper and its functionality. For the safety of everyone present at the home inspection, we will NOT turn on a gas fireplace if the gas is turned off. We recommend the seller confirm the proper operation of the gas fireplace. The fireplace vent, flue and chimney should be professionally cleaned prior to the first use. We suggest annual maintenance and inspection to confirm the integrity of the fireplace components.

***NOTE: Washers/Dryers, if present, are considered portable appliances and are beyond the scope of InterNACHI standards of practice. Also, dryer vent should be completely cleaned prior to its first use and annually as part of routine maintenance. For protection against supply lines rupturing, rubber water supply hoses should be replaced with mesh safety hoses.**

March 2017 National Fire Protection Association - In 2010-2014, U.S. municipal fire departments responded to an estimated 15,970 home fires involving clothes dryers or washing machines each year. These fires resulted in annual losses estimated at 13 civilian deaths, 440 civilian injuries, and \$238 million in direct property damage. As a percentage of all home fires and associated losses, fires involving clothes dryers or washing machines accounted for 4% of fires, 1% of civilian deaths, 3% of civilian injuries, and 4% of direct property damage.

***NOTE: Security systems, intercom systems, central vacuums systems and fire sprinkler systems, if present, were beyond the scope of InterNACHI standards of practice and not inspected.**

If present, our inspector(s) will inspect and report on visible and accessible Interior Doors, Windows, Interior Walls, Ceiling, Flooring, Smoke Detectors, Laundry, Ceiling Fans and Interior Stairways.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Interior Door(s) Condition

Materials: Hollow core wood • Interior sliding door

Observations:

- Door does not open At front room
- Door did not latch at master bathroom closet .
- Adjustment needed at pantry door hardware
- door(s) rubbed at secondary bedroom.
- Door did not latch at hallway bathroom upstairs



Door does not open At front room



Door did not latch at master bathroom closet .



Adjustment needed at pantry door hardware



door(s) rubbed at secondary bedroom.

2. Windows Condition

Type: Vinyl/Double-pane/Single-hung

Observations:

- Gaps visible at living room Window sill.
- Window sill not installed in pantry
- Clean up needed
- Screen(s) had gaps visible, adjustment-all windows.



Gaps visible at living room Window sill.



Window sill not installed in pantry



Clean up needed



Clean up needed



Screen(s) had gaps visible, adjustment-all windows.

3. Interior Walls Condition

Materials: Drywall

Observations:

- Touch-up paint/repairs needed at several areas.
- Trim piece was missing at 1/2 bathroom



Trim piece was missing at 1/2 bathroom



Touch-up paint/repairs needed at several areas.



Touch-up paint/repairs needed at several areas.



Touch-up paint/repairs needed at several areas.



Touch-up paint/repairs needed at several areas.

4. Ceiling(s) Condition

Type: Drywall

Observations:

- Touch up paint/repairs needed at several areas.



Touch up paint/repairs needed at several areas.



Touch up paint/repairs needed at several areas.



Touch up paint/repairs needed at several areas.



Touch up paint/repairs needed at several areas.

5. Flooring Condition

Materials: Carpet • Tile • Laminate wood

Observations:

- Final clean up needed throughout the house
- Gaps were visible at upstairs bathroom



Gaps were visible at upstairs bathroom

6. Smoke Detectors condition

Location: Master bedroom • Outside master bedroom • Hallway

Type: Hardwired with battery back-up • CO detector(s) were present

7. Laundry Condition

Location: Utility room



8. Interior Stairway Condition

Observations:

- Touch ups needed
- Stair/trim was loose



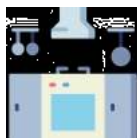
Touch ups needed



Touch ups needed



Stair/trim was loose



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 were 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 repairs and/or replacement.

Maintenance should be completed on a regular basis such as grouting, caulking and sealing the affected areas as part of ownership.

*NOTE: If present, ALL refrigerators and ice makers, wine refrigerators and trash compactors are beyond the scope of InterNACHI standards of practice and were not inspected. Including those that are present at the garage, exterior and bar areas. These items are considered portable appliances and may not be present when the buyer moves in.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Kitchen Cabinets Condition

Materials: Wood

Observations:

- Clean up needed
- Glass was not fully installed
- Cabinet was damaged.



Clean up needed



Glass was not fully installed



Cabinet was damaged.

2. Kitchen Counter(s) Condition

Materials: Solid natural or engineered stone surface

3. Kitchen Sink Condition



4. Garbage Disposal Condition

Observations:

- Manufacturer: Moen



5. Dishwasher Condition

Observations:

- Manufacturer: GE



6. Oven Condition

Observations:

- Manufacturer: GE
- The power source was: electric



7. Stove Top Condition

Observations:

- Manufacturer: GE
- The power source was: electric



8. Microwave Condition

Observations:

- Manufacturer: GE
- Microwave was not fully installed.



Microwave was not fully installed.

9. Refrigerator Condition

Observations:

- Refrigerator was not fully installed.



Refrigerator was not fully installed.



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 inspect the accessible and visible bathroom areas for evidence of moisture intrusion that may lead to the possibility of mold growth. For an additional fee and if there are evidence of moisture intrusion and you are concern with the air quality or potential microbial growth, we can complete and forward an Indoor Air Quality or Mold Swab to an independent lab for analysis, for an additonal fee. Refer to our website blog on Mold Inspection - <https://waypointinspection.com/mold-inspection-buying-house/>

Maintenance should be completed on a regular basis such as re-grouting, re-caulking and sealing the affected areas (sinks, countertop, toilets, bathtubs and showers) as needed. We also recommend maintenance/cleaning of all ventilation fans on a regular basis. Settlement or "hairline" cracks in grout and caulk are normal to bathrooms fixtures of any age.

Be advised that defects such as leaks in the plumbing 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. If the home is occupied, the current occupants' belongings may prevent full access/visibility.

If present, our inspector(s) will inspect and report on visible Countertops, Cabinets, Sinks, Toilets, Bathtubs, Showers, and Bidets.

Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Bathroom Locations

Observations:

- Master bathroom.
- Hallway bathroom upstairs.
- 1/2 bathroom.



1/2 bathroom.



Master bathroom.



Hallway bathroom upstairs.



Hallway bathroom upstairs.



Hallway bathroom upstairs.



hallway bathroom upstairs

2. Sink(s) Condition

Observations:

- Vanity door did not have proper clearance in master bathroom



Vanity door did not have proper clearance in master bathroom

3. Bathtub(s)

Observations:

- Clean up needed



Clean up needed

4. Shower(s) Condition

Observations:

- Final touch up/redo /clean up needed in master shower



Final touch up/redo /clean up needed in master shower



Final touch up/redo /clean up needed in master shower



Final clean up needed in master shower



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.



Water softener system was present.



Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.



Summary of Findings

****This summary should not be used in lieu of reading and understanding the entire report****

The entire 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. This report should be read in conjunction with your contract to determine which items are contractual. Any areas of uncertainty should be clarified by consulting your real estate agent or attorney.

This inspection report is a snapshot in time, specifically at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!) For this reason, we recommend a complete walk-through of the vacant building prior to closing. If you or your representative are not available for such a walk-through (or if you would like a professional to accompany you), please contact us. This service is available to all of our clients for a nominal fee.

Structures that are occupied and fully or partially furnished at the time of the inspection may prevent our inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. We recommend careful observation during your final walk-through.

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, or performance, of systems or structures, or their component parts, or their remaining life expectancies 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. It provides safety and maintenance information as well as common issues and methods for addressing these common issues. It also tells you what we did and did not do, what we could and could not do, and what we would and would not do if personal safety or property damage was at risk. If you don't understand something, or if we did not make ourselves clear, please let us know. Also, this report should not be shared with anyone prior to consulting your agent or realtor.

Also, feel free to visit our web site at www.waypointinspection.com for more information on maintaining your new home.

Finally, THANK YOU for entrusting Waypoint Property Inspection, LLC.

Best Regards,
Your Waypoint Team

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

****REINSPECTION NOTE: if there is a request to verify repairs were completed a fee will be charge. Call our office for the details - 813-486-8551****

Grounds

Page 4 Item: 2	Porch/Patio Condition	• Holes/damage visible at patio cover
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Exterior Features

Page 6 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none"> • Final clean up/repair needed
Page 7 Item: 2	Trim Condition	<ul style="list-style-type: none"> • Trim pieces were damaged.

Lawn Sprinklers

Page 8 Item: 1	Lawn Sprinklers Condition	<ul style="list-style-type: none"> • Inadequate/missing insulation on supply line piping mounted at exterior of the home to protect piping from UV damage. • Rain sensor activated at the time of the inspection. Unable to test sprinkler system.
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Garage

Page 9 Item: 1	Garage/Carport Structure Condition	<ul style="list-style-type: none"> • Gaps were visible in multiple areas
Page 9 Item: 3	Firewall/Ceiling Condition	<ul style="list-style-type: none"> • Holes/gaps should be repaired with fire-rated material.
Page 10 Item: 5	Vehicle Door Condition	<ul style="list-style-type: none"> • Weatherstripping had gaps visible

Electrical System

Page 11 Item: 3	Sub-panel A Condition	<ul style="list-style-type: none"> • Clean up needed (jagged edges) panel cover Adjustment
Page 12 Item: 4	Wiring condition	<ul style="list-style-type: none"> • Light(s) were not tested in Attics, no bulbs but appears to have the light switch in the on position-possible hazard • Switches appeared to be reversed at front hallway • Light fixture was subject to damage at the laundry/utility room.

Roof System

Page 21 Item: 2	Flashing Condition	<ul style="list-style-type: none"> • Roof flashing was not fully visible due to height of the roof.
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Exterior Doors

Page 22 Item: 1	Exterior Doors Condition	<ul style="list-style-type: none"> • The sliding door(s) was loose/needs adjustment
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Interior Features

Page 24 Item: 1	Interior Door(s) Condition	<ul style="list-style-type: none"> • Door does not open At front room • Door did not latch at master bathroom closet . • Adjustment needed at pantry door hardware • door(s) rubbed at secondary bedroom. • Door did not latch at hallway bathroom upstairs
Page 24 Item: 2	Windows Condition	<ul style="list-style-type: none"> • Gaps visible at living room Window sill. • Window sill not installed in pantry • Clean up needed • Screen(s) had gaps visible, adjustment-all windows.

Page 25 Item: 3	Interior Walls Condition	<ul style="list-style-type: none"> • Touch-up paint/repairs needed at several areas. • Trim piece was missing at 1/2 bathroom
Page 25 Item: 4	Ceiling(s) Condition	<ul style="list-style-type: none"> • Touch up paint/repairs needed at several areas.
Page 26 Item: 5	Flooring Condition	<ul style="list-style-type: none"> • Final clean up needed throughout the house • Gaps were visible at upstairs bathroom
Page 27 Item: 8	Interior Stairway Condition	<ul style="list-style-type: none"> • Touch ups needed • Stair/trim was loose

Kitchen

Page 28 Item: 1	Kitchen Cabinets Condition	<ul style="list-style-type: none"> • Clean up needed • Glass was not fully installed • Cabinet was damaged.
Page 30 Item: 8	Microwave Condition	<ul style="list-style-type: none"> • Microwave was not fully installed.
Page 31 Item: 9	Refrigerator Condition	<ul style="list-style-type: none"> • Refrigerator was not fully installed.

Bathrooms

Page 32 Item: 2	Sink(s) Condition	<ul style="list-style-type: none"> • Vanity door did not have proper clearance in master bathroom
Page 32 Item: 3	Bathtub(s)	<ul style="list-style-type: none"> • Clean up needed
Page 33 Item: 4	Shower(s) Condition	<ul style="list-style-type: none"> • Final touch up/redo /clean up needed in master shower