



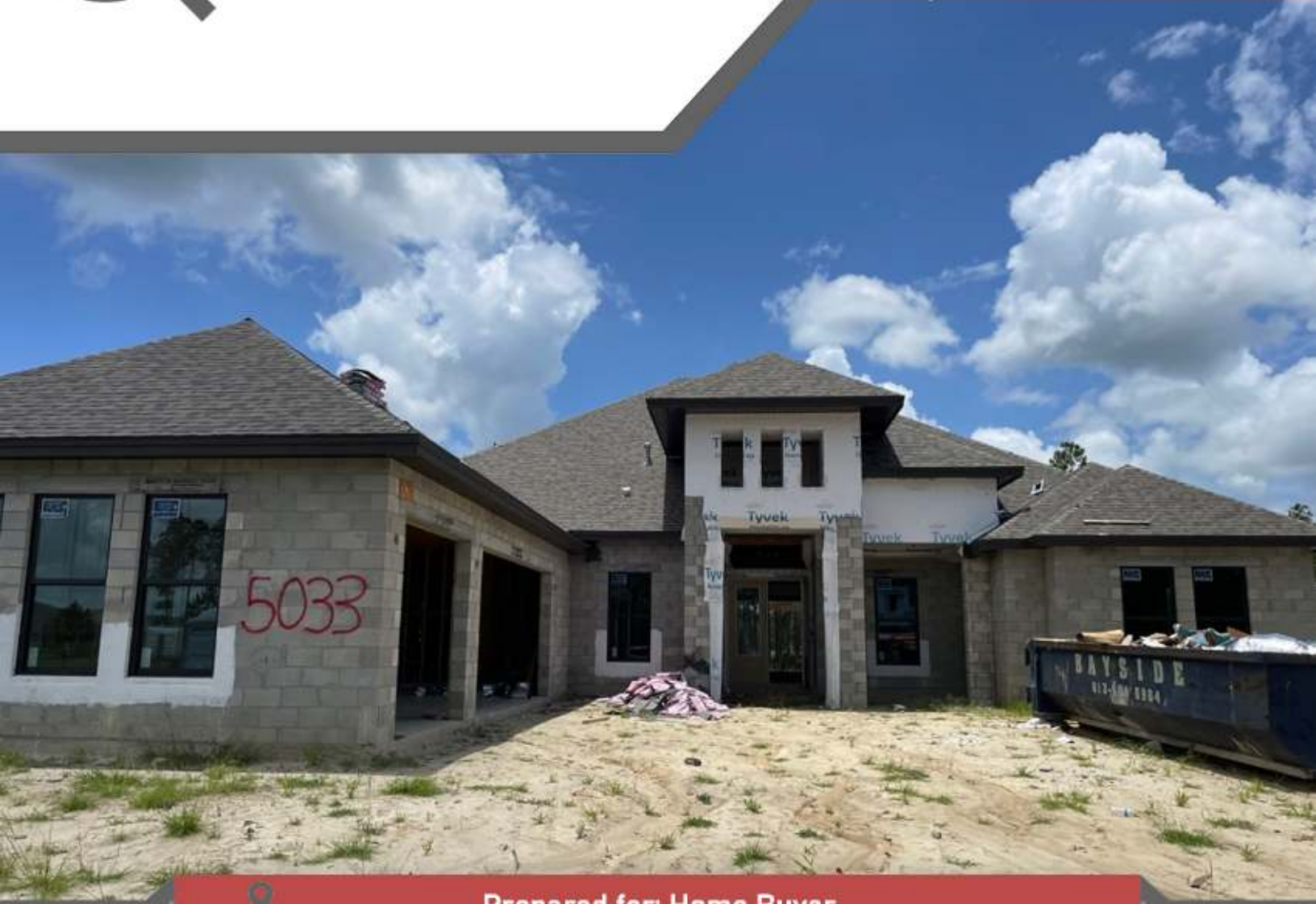
WAYPOINT

Property Inspection, LLC



813-486-8551

Inspection Date: 7/11/2022



Prepared for: Home Buyer

INSPECTION REPORT

Inspector: Oliver Peebles

License#: HI8650

Age: 2021 Heated Sq Ft: 3759

Weather: 92 cloudy

0000 New Home Ct

Plant City, FL

33547



WAYPOINTINSPECTION.COM



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Exterior Property Photos

1. Exterior Property Photos



Property Description

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

Pre-Drywall Phase Inspection Description

When “**APPEARS SERVICEABLE**” is notated it means that we did not observe conditions that would lead us to believe defect(s) needing correction existed within the inspected system or component. The item(s) is capable of being used. Other conditions are reported in the summary, if applicable, in the body of the report.

Notes to end user: This inspection is not a code compliance inspection and not a substitute for the county building department inspection. This form is designed to prompt the future homeowner for general information and lists typical conditions requiring correction during most pre-drywall inspections. It is not a complete list of potential conditions.

Also, feel free to visit our web site at www.waypointwest.com for more information on maintaining your new home. Finally, THANK YOU for entrusting Waypoint Property Inspection, LLC.

***Best Regards,
Your Waypoint Team***

1. Type of Structure

Type of Structure: NEW CONSTRUCTION • Single Family • One story structure

Present: Home buyer

Features / Exclusions:

- Heated square feet: 3900
- Ground condition: Dry
- Plans available:
- Plans reviewed:
- Number of bedrooms: four
- Number of full bathrooms : three

Grounds

1. Driveway

Materials: Driveway was not installed

2. Walkway

Materials: Walkway was not installed

3. Porch

Location/Materials: Porch slab was not installed

Observations:

- Porch appeared to be in serviceable condition.
- Porch cover framing appeared to be in serviceable condition.



4. Patio

Location/Materials: Patio slab was not installed

Observations:

- Patio appears to be in serviceable condition.
- Patio surface was not installed.



5. Patio Cover

Location: Patio cover was part of the main house roofing system

Observations:

- Patio cover framing appeared serviceable.
- Patio roof/cover appeared to be in serviceable condition.
- Patio cover was properly secured to the main house.

Foundation

1. Grading

Grading Type: Level site

Observations:

- Rough grading completed
- Construction debris was visible.
- Drainage of the site and slope of soil at the foundation were proper based upon visual observation.

2. Foundation

Type: Concrete slab

Observations:

- **Common cracks were visible at the foundation.**
- Concrete slab was not fully visible due to builders material.
- Foundation sill plate had visible lag bolts.
- Anchor bolts were visible and properly installed.

Exterior Features

1. Exterior Walls

Structure Materials: Structure - Masonry Block • Structure - Wood Frame Gable Ends

Observations:

- Exterior walls appeared to be in serviceable condition.
- Exterior finish was not installed at the time of inspection.
- Housewrap/Moisture barrier was installed.
- Structural rebar was installed and detected at various areas.
- **Holes were visible.**



Holes were visible.



Housewrap/Moisture barrier was installed.



Holes were visible.

2. Trim

Materials: Wood • Metal

Observations:

- The soffits were damaged.



The soffits were damaged.

3. Faucets

Observations:

- Faucets were installed.

Garage

1. Observations

Materials: Attached garage • Single car • Double car

Observations:

- Exterior garage walls appeared to be properly constructed.
- Garage structure was in serviceable condition.



2. Floor

Materials: Concrete

Observations:

- Garage floor appeared to be in serviceable condition and pitched toward entrance.

3. Firewall/Ceiling

Observations:

- Garage walls framing appeared to be in serviceable condition.
- Fire-rated drywall was not installed at the time of inspection.

4. Ventilation Notes

Type: Windows

5. Interior Door

Type: Door to the interior was not installed

6. Vehicle Door

Type: No doors present

7. Number of Units

Observations:

- Vehicle door opener was not installed at the time of inspection.

8. Garage Electrical

Observations:

- Garage rough in electrical system appeared to be in serviceable condition.
- GFCI outlets were visible but not tested. No Electric at the time of inspection.

Electrical System

1. Main Service Conductors

Location: Underground service entry

Materials: Number of conductors: 3 • Amps: 200

Observations:

- Grounding system was present.
- UFER grounding



Grounding system was present.



UFER grounding

2. Main Panel

Location: Manufacturer: Square D
Panel Rating: Panel rating: 200A

Observations:

- Panel box appeared to be in serviceable condition.
- Panel box cover appeared to be in serviceable condition.



3. Sub-panel A

Location: Manufacturer: Square D • Garage

Observations:

- Panel box appeared to be in serviceable condition.
- Panel box cover was not installed.



4. Panel Notes

Materials: Circuit breakers were not installed at the time of inspection

Observations:

- Rough wiring at the panel(s) appeared to be in serviceable condition.

5. Wiring Notes

Observations:

- Visible rough interior wiring and receptacles appeared to be in serviceable condition.
- **Outlet is in danger of being damaged.**



Outlet is in danger of being damaged.

Cooling System

1. Cooling System 1 Condition

Observations:

- Electrical disconnect rough wiring appeared serviceable.
- Electrical disconnect sub panel appeared serviceable.
- Condensate line termination location was at



Electrical disconnect rough wiring appeared serviceable.

Heating System

1. Heating System 1

Information:

- Attic
- Natural Gas Furnace

2. Heating System 1 Condition

Observations:

- Heating system platform appeared serviceable.
- Thermostat wiring at Hallway.
- **Rough plumbed refrigerant were not completely installed yet.**
- **Heating system 1 and 2 were in the process of being installed.**



Heating system 1 and 2 were in the process of being installed.

Heating system 1 and 2 were in the process of being installed.

3. Heating System 2



4. Distribution

Type: Flexible and rigid insulated ducts

Observations:

- Visible ducts appeared to be in serviceable condition.
- Ducts were not installed at various areas.



Ducts were not installed at various areas.



Ducts were not installed at various areas.



Ducts were not installed at various areas.



Ducts were not installed at various areas.



Ducts were not installed at various areas.

Plumbing System

1. Main Line

Location: Location: front

Materials: Poly vinyl chloride (PVC) piping

Observations:

- Main water line appeared to be in serviceable condition.



2. Supply Lines

Materials: PVC/CPVC piping

Observations:

- Supply piping appeared to be in serviceable condition.



3. Drain/Waste/Vent Lines

Materials: PVC piping

Observations:

- Clean out drain(s) were visible
- Drain, waste and vent plumbing appeared to be in good condition.
- Visible vents appeared to be in serviceable condition.

4. Fuel System

Observations:

- Rough plumbing for the fuel system appeared serviceable.

Roofing System

1. Main Roof

Shape: Gable style

Materials: Asphalt architectural shingle

Observations:

- Roof appeared to be in serviceable condition.
- **Roof was not completely installed.**

2. Flashing

Type: Roof vents • Vent caps • Dryer vent • Closed valley flashing

Observations:

- Roof vents appeared to be in serviceable condition.
- Vent caps appeared to be in serviceable condition.
- **Dryer vent was not connected to the vent.**

3. Attic

Location: Garage access • Hallway access

Materials: Roof engineered trusses • Roof framing: 2x4 • Roof framing: 2x6 • Ceiling framing: 2x4 • Plywood sheathing

Observations:

- Attic appeared to be in serviceable condition.
- Gable ends appeared to be properly braced.

Exterior Doors

1. Exterior Doors

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

Observations:

- Front door appeared to be in serviceable condition.
- Secondary door(s) appeared to be in serviceable condition.

Interior Features

1. Windows

Type: Single hung • Steel • Double pane glass

Observations:

- Accessible windows were tested and appeared to be in serviceable condition.

2. Interior Walls

Materials: Wood framing

Observations:

- General condition of the interior walls appeared to be in serviceable condition.
- **Fire block was not installed at the time of inspection**



Fire block was not installed at the time of inspection

3. Ceilings

Type: Wood framing

Observations:

- General condition of the ceilings/framing was in serviceable condition.
- Fire block was not installed at the time of inspection.

4. Fireplace

Location: Family room

5. Smoke Detectors

Location: Master bedroom • Secondary bedrooms • Outside master bedroom • Hallway

Observations:

- Smoke detector wiring and housing appeared serviceable.

6. Laundry

Location: Utility room

Observations:

- Dryer vent was not properly secured/sealed.



Dryer vent was not properly secured/sealed.

Kitchen

1. Kitchen Sink

Observations:

- Kitchen sink rough plumbing appeared to be in serviceable condition.



Kitchen sink rough plumbing appeared to be in serviceable condition.

2. Kitchen Countertops

Observations:

- Kitchen island framing appeared serviceable.

3. Other Kitchen Features

Features Present: Refrigerator

Observations:

- Refrigerator rough plumbing appears serviceable.

4. Ventilation

Observations:

- Ventilation appeared to be in serviceable condition in the kitchen.

5. Kitchen GFCI

Observations:

- GFCI outlets rough wiring appeared serviceable.



GFCI outlets rough wiring appeared serviceable.

Bathrooms

1. Bathroom Locations

Observations:

- Master bathroom.
- Bathroom #2
- Bathroom #3



2. Sink Condition

Observations:

- Sink supply plumbing appeared to be in serviceable condition.
- Sink drain plumbing appeared to be in serviceable condition.



3. Toilet Condition

Observations:

- Toilet(s) supply plumbing appeared to be in serviceable condition.
- Toilet(s) drain plumbing appeared to be in serviceable condition.



4. Bathtub Condition

Observations:

- Bathtub(s) appeared to be in serviceable condition.
- Bathtub supply plumbing appears to be in serviceable condition.
- Bathtub drain plumbing appears to be in serviceable condition.



5. Shower Condition

Observations:

- Shower(s) appeared to be in serviceable condition.
- Shower(s) supply plumbing appeared to be in serviceable condition.
- Shower(s) drain plumbing appeared to be in serviceable condition.



6. Ventilation

Observations:

- Ventilation fan housing and vent piping appeared to be in serviceable condition.

7. Electric GFCI

Observations:

- GFCI wiring appeared to be in serviceable condition.

Interior Property Photos

1. Interior Property Photos





Summary of Issues

Exterior Features		
Page 4 Item: 1	Exterior Walls	<ul style="list-style-type: none"> • Holes were visible.
Page 5 Item: 2	Trim	<ul style="list-style-type: none"> • The soffits were damaged.
Electrical System		
Page 7 Item: 5	Wiring Notes	<ul style="list-style-type: none"> • Outlet is in danger of being damaged.
Heating System		
Page 8 Item: 2	Heating System 1 Condition	<ul style="list-style-type: none"> • Rough plumbed refrigerant were not completely installed yet. • Heating system 1 and 2 were in the process of being installed.
Page 9 Item: 4	Distribution	<ul style="list-style-type: none"> • Ducts were not installed at various areas.
Roofing System		
Page 11 Item: 1	Main Roof	<ul style="list-style-type: none"> • Roof was not completely installed.
Page 11 Item: 2	Flashing	<ul style="list-style-type: none"> • Dryer vent was not connected to the vent.
Interior Features		
Page 11 Item: 2	Interior Walls	<ul style="list-style-type: none"> • Fire block was not installed at the time of inspection
Page 12 Item: 3	Ceilings	<ul style="list-style-type: none"> • Fire block was not installed at the time of inspection.
Page 12 Item: 6	Laundry	<ul style="list-style-type: none"> • Dryer vent was not properly secured/sealed.