

HOME INSPECTION REPORT



0000 New Home Way, Tampa, FL 33612
Inspection prepared for: Home Buyer
Date of Inspection: 6/24/2022 Time: 9:00 AM
Age of Home: 2022 Size: 1936
Weather: 85, Sunny

Inspector: Oliver Peebles
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Pointing you in the
Right Direction



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Property Photos

1. Property Photos



Front view



Rear view



Side view



Side view

Property Description

Inspection Purpose: The purpose of this inspection is to visibly inspect the property grounds to ensure proper preparation for the structure according to the site plans. Vegetation/vegetation removal is inspected and any intrusion on the sub-floor/foundation should be noted and addressed.

Notice: *This inspection report does not in any way constitute (i) a guarantee, (ii) a warranty of merchantability or fitness for a particular purpose, (iii) and express or implied warranty, Or (iv) an insurance policy. Inspector is NOT acting as an engineer or architect, plans are reviewed for information purposes only. We recommend that you consult with your builder, and/or a local architect or engineer to ensure that the plans meet specific local codes and requirements.*

Foundation

The footing and foundation are also inspected for major defects such as defective materials, spalling, significant cracks, sloping and poor craftsmanship.

Note: Footings and Foundation: The stability of a house depends upon a foundation footing keyed into stable soil. In general, footings should be poured at least one foot deep into previously undisturbed soil, or soil that has been consolidated per specifications of a soils engineer. The footing must be large enough to bear the weight of the building (deed load) as

the environmental and live loads. Each major building code has a minimum footing width and depth requirement.

Grading

We walked the perimeter of property to inspect grade, ground clearing, slope and proximity of structure to property lines. Site should be properly prep with all major debris (to include trees and major vegetation) cleared from foundation area. Foundation slab consists of 4 levels: garage, main living area, rear patio, front porch. Rebar (wall support) should be properly spaced at no more than 48" at perimeter walls.

Plumbing

We will locate the main supply valve, describe and inspect visible supply , drainage and exterior faucets. Plumbing Systems vary from house to house. Materials can range from copper, PEX and PVC/CPVC. We will describe and inspect the visible water heater supply lines.

While we inspect visible plumbing systems, we do not inspect plumbing that we cannot access, including plumbing that is below grade.

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: Single Family

Features / Exclusions:

- Home faces: South
- Rain in past 3 days: No.
- Concrete slab

Documentation

1. Documentation

Observations:

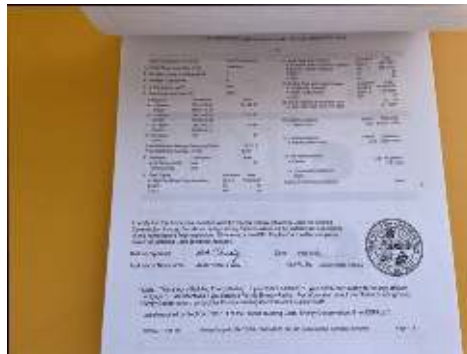
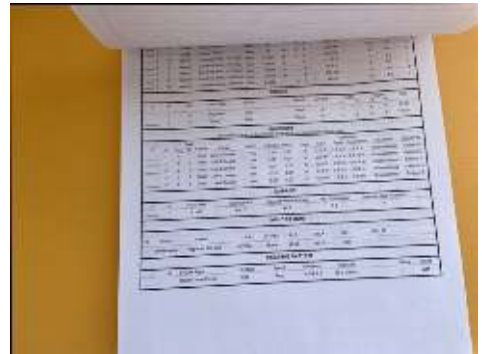
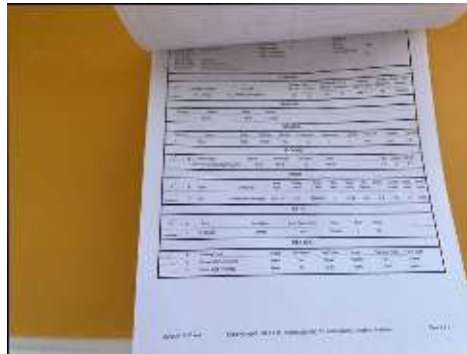
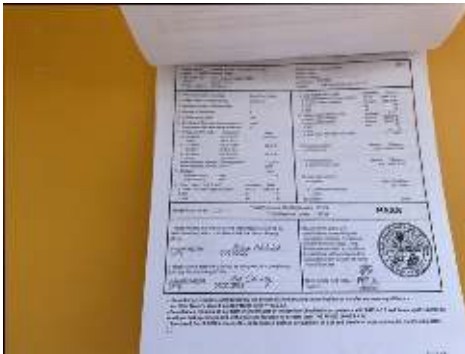
- Plans available: Yes.
- Plans reviewed: Yes.
- County documentation sign off sheet
- Home Square Footage 1936



Permit box



County documentation sign off sheet



Plans available: Yes.



Plans reviewed: Yes.

Foundation

Footings and Foundation: The stability of a house depends upon a foundation footing keyed into stable soil. In general, footings should be poured at least one foot deep into previously undisturbed soil, or soil that has been consolidated per specifications of a soils engineer. The footing must also extend at least one foot below the frost line. The footing must be large

Foundation (continued)

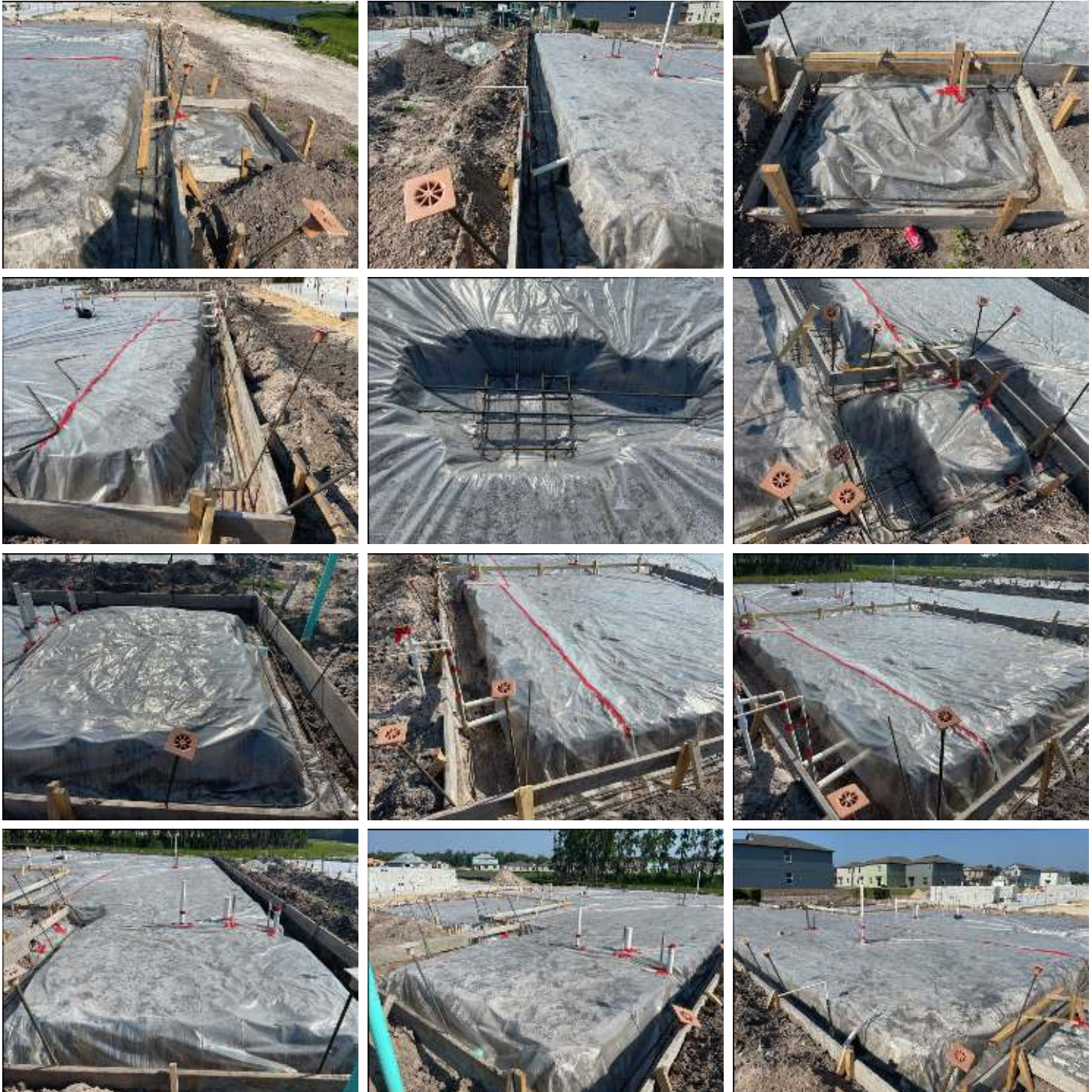
enough to bear the weight of the building (dead load) as the environmental and live loads. Most foundations are made of concrete (plain or reinforced) or concrete masonry units (CMU's.) Each major building code has a minimum footing width and depth requirement.

1. Foundation Condition

Materials: Rebar wall support • Slab visqueen vapor barrier

Observations:

- Visible visqueen vapor barrier was in good condition
- Structural rebar support was in good condition.





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1. Grading Condition

Materials: Level site

Observations:

- The site was adequately graded and prepped for the structure. No vegetation/debris was visible.
- Rough grading appeared to be proper.



Front view



Rear view



Left Side View



Right Side View

Plumbing System

We will locate the main supply valve, describe and inspect visible supply, drainage and exterior faucets. Plumbing Systems vary from house to house. Materials can range from copper, PEX and PVC/CPVC. We will describe and inspect the visible water heater supply lines.

While we inspect visible plumbing systems, we do not inspect plumbing that we cannot access, including plumbing that is below grade.

1. Main Line Condition

Location: Location: Left Side

Materials: PVC/CPVC

Observations:

- Visible main line rough plumbing appeared to be proper.



Main Valve



Visible main line rough plumbing appeared to be proper.



2. Supply Lines Condition

Materials: PVC/CPVC piping

Observations:

- Visible supply piping was in good condition.



Exterior Faucet supply piping



Exterior Faucet supply piping



Kitchen supply piping

Plumbing System (continued)



Master Bathroom supply piping



Secondary bathroom supply piping



Water Heater supply piping

3. Drain/Waste/Vent Lines Condition

Materials: PVC/CPVC piping

Observations:

- Visible drain/waste/vent piping was in good condition.
- Visible HVAC condensate drain line piping was in good condition.



Drain Piping



Drain Piping



Drain Piping



Master Bathroom drain piping



Master Bathroom drain piping



Master Bathroom drain piping



Secondary bathroom drain piping



Visible HVAC condensate drain line piping was in good condition.



Laundry drain piping

Electrical System

1. Electrical Service

Location: Underground service

Materials: Copper Ground wire

Observations:

- Grounding system was present.
- UFER grounding
- Under slab conduit appeared to be proper.



UFER Grounding



UFER Grounding



Under slab conduit

Pre Pour Pictures

1. Pre Pour Pictures



Garage



Garage



Porch



Foyer



Master Bedroom



Master Bathroom



Kitchen



Cafe



Family/Living room



Secondary Bedroom 4



Secondary Bedroom 2/3



Secondary Bathroom

Pre Pour Pictures (continued)



Laundry



Patio