



WAYPOINT

Property Inspection, LLC



813-486-8551

Inspection Date: 7/11/2022



Prepared for: Home Buyer

INSPECTIONREPORT

000 Example Dr Tampa, FL 33613

Inspector: Oliver Peebles
License#: HI8650
Age: 1990 Heated Sq Ft: 1280
Weather: PC, 88*



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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 inspection follows InterNACHI's Standards of Practice that can be found at: www.nachi.org/sop.htm

The inspection is a non-invasive visual examination of readily accessible areas of the residential or commercial dwelling, performed for a fee, which is designed to identify, observed, material defects within specific

components of said dwelling. An inspection will not identify concealed or latent defects; the occupant's personal items can conceal defects.

Components may include any combination of structural, mechanical, electrical, mechanical, plumbing, or other essential systems or portions of the structure, as identified and agreed to by the Client and Waypoint Property Inspection, LLC, prior to the inspection process.

Our 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 the prediction of future conditions. An 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 on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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.

Also, for more information on the property maintenance, please visit our website blog at <https://waypointinspection.com/category/home-maintenance/>

As you read through the report, you will note information in **BLUE** and **RED** defined as the following:

BLUE- indicates information referencing minor (cosmetic) issues and/or items needing basic service and/or maintenance. Pre-owned structures often have these issues- for example "common cracks on the driveway or walkway" or "HVAC systems needing cleaning/servicing." **BLUE** information can be found within the body of the report.

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. **RED** information can be found within the body of the report AND in the Summary.

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.

NOTE 2: 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.

**** 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

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.

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.

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.

ELECTRICAL

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.

COOLING

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.

HEATING

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).

PLUMBING

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).

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: The property inspector **does not look** for evidence of rodent activity including, but not limited to, mice, rats, squirrels, raccoons, and bats, along with animal urine and defecation. This is beyond the scope of the basic inspection.*

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).

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.

INTERIOR

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.

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.

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 additional 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.

DEFECTS

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.

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. Type of Structure

Type of Structure: Home faces approximately: North • Single Family • One story structure

Present: Home buyer

- Occupied: Yes.
- Utilities: All utilites were on.



Grounds

1. Driveway/Walkway Condition

Materials: Driveway/Walkway Concrete

Observations:

- Driveway had large and displaced crack(s) visible.



Driveway had large and displaced crack(s) visible.



Driveway had large and displaced crack(s) visible.

2. Porch/Patio Condition

Location/Materials: Porch/Patio: Concrete



Foundation

1. Foundation

Type: Foundation was not fully visible due to flooring • Masonry block stemwall

2. Grading

Grading Type: Level site



Exterior Features

1. Exterior Walls Condition

Structure Materials: Wood Frame

Finish Materials: Wood Siding/Panels • Vinyl Siding

Observations:

- Exterior siding was damaged at various areas.



Exterior siding was damaged at various areas.



Exterior siding was damaged at various areas.

2. Trim Condition

Materials: Wood • Metal

Observations:

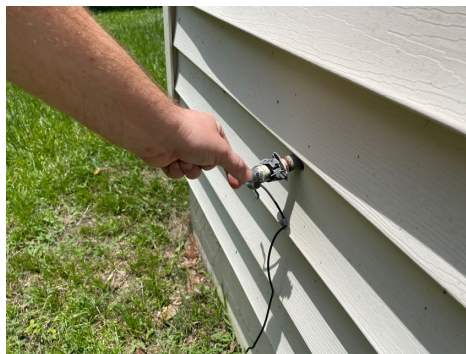
- Soffit screens were stained/damaged at various areas.
- Fascia and soffits were missing/not installed.



3. Faucets Condition

Observations:

- Damaged/broken faucet(s) were visible.



Damaged/broken faucet(s) were visible.



Garage

1. Garage/Carport Structure Condition

Materials: Attached garage • Double car

2. Floor Condition

Materials: Sealed concrete

3. Firewall/Ceiling Condition

Observations:

- Prior repairs were visible.
- Damage was visible.



Damage was visible.



Prior repairs were visible.



Prior repairs were visible.

4. Door to Interior Condition

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

5. Vehicle Door Condition

Type: Roll-up



6. Vehicle Door Opener Info

Observations:

- Manufacturer: Chamberlain/Liftmaster

7. Exterior Door Condition

Observations:

- Lock was damaged.
- Moisture damage was visible at the door and/or door jamb.



Lock was damaged.



Moisture damage was visible at the door and/or door jamb.



Moisture damage was visible at the door and/or door jamb.

8. Ventilation Condition

Type: Windows

Observations:

- Slides/tension springs were damaged.



Slides/tension springs were damaged.



Electrical System

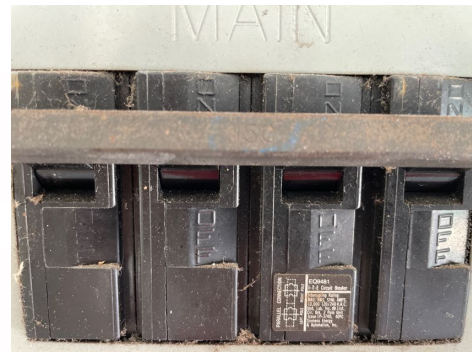
1. Electrical Service Condition

Materials: Above ground service entry

Materials: 150 • Number of conductors: 3

Observations:

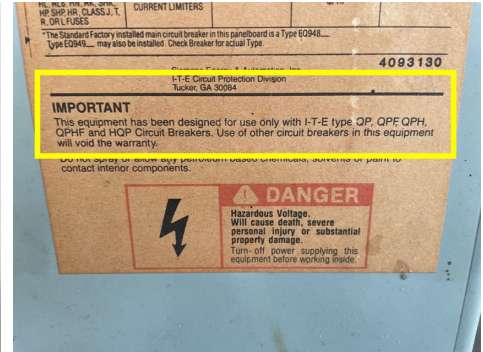
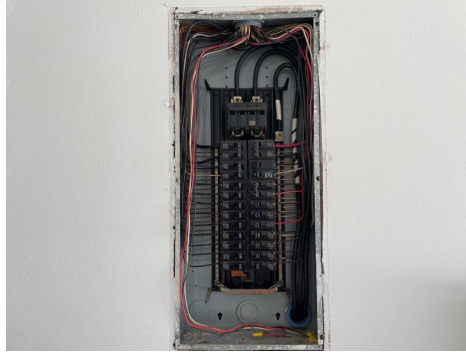
- Service wiring was in good condition: Yes.



2. Main Panel Condition

Location: Brand/Model: Siemens • Panel Age: 30 - 35 yrs • Panel Location: Garage
 Panel Rating: Circuit breakers • Is amperage sufficient for current usage? Yes
 Observations:

- Electrical panel was in good condition: No.
- Type HOM breaker was installed. Panel labeling did not list breaker type as compatible for install.



Type HOM breaker was installed. Panel labeling did not list breaker type as compatible for install.



Type HOM breaker was installed. Panel labeling did not list breaker type as compatible for install.

3. Wiring condition

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

Observations:

- Light fixture was subject to damage at the multiple locations. The bulb did not have a protective covering.
- Exposed wiring was not properly protected at under kitchen sink.



Light fixture was subject to damage at the porch. The bulb did not have a protective covering.



Exposed wiring was not properly protected at under kitchen sink.

4. GFCI Outlet(s) Condition

Observations:

- **GFCI** (Ground Fault Circuit Interrupter) outlet(s) should be installed at all wet areas.



GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at all wet areas.

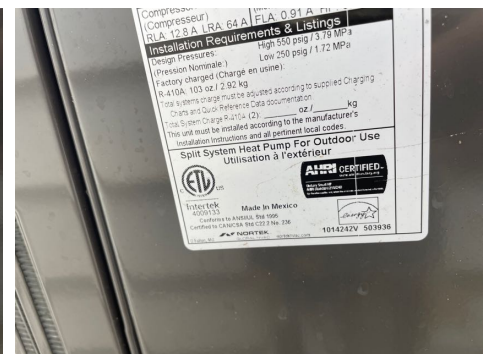
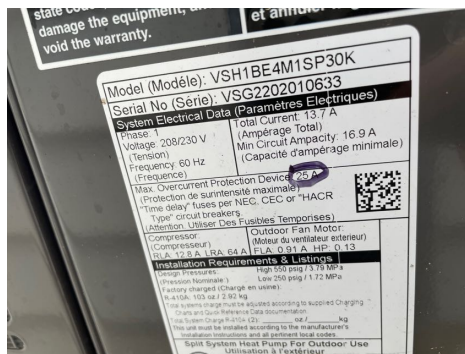


Cooling System

1. Cooling System 1

Information:

- Location: rear
- Manufacturer: Nortek
- Age of unit: 2022
- Size in Tonnage: 2.5
- Heat Pump



2. Cooling System 1 Condition

Observations:

- Cooling system operated: Yes.



Heating System

1. Heating System 1

Information:

- Location: garage
- Manufacturer: Nortek
- Age of unit: 2022
- Size in Tonnage: 2.5
- Electric Furnace



2. Heating System 1 Condition

Observations:

- Heating system operated: Yes



3. Distribution Condition

Type: Ducts were not fully visible • Rigid insulated ducts

4. Thermostat(s) Condition

Location: Family/living room

5. Air Filters Condition

Location: Hallway

Observations:

- Returns were dirty.
- Installed filters were not properly sized.



Returns were dirty.



Installed filters were not properly sized.



Plumbing System

1. Main Line Condition

Location: At utility meter

Materials: Copper piping

Observations:

- Visible main line was in good condition: Yes
- Age of main line: 10 - 15 yrs



2. Supply Lines Condition

Materials: Copper piping • Supply piping was original.

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
- Age of drain lines: original to home



4. Water Heater 1

Location/Description:

- Water heater location: garage
- Manufacturer: Whirlpool
- Age of unit: 2014
- Water heater type: electric
- Size of water heater: 40 Gallons



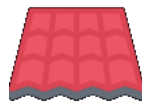
5. Water Heater 1 Condition

Observations:

- Water heater was in good condition: Yes
- Temperature pressure release valve (TPR Valve) piping did not terminate within six (6) inches of the floor.



Temperature pressure release valve (TPR Valve) piping did not terminate within six (6) inches of the floor.



Roof System

1. Main Roof Condition

Shape: Gable style

Materials: Asphalt Architectural Shingle • Estimated age of the roof covering: Less than 1 year.

Observations:

- Roof was walked.



2. Flashing Condition

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

3. Attic Condition

Location: Garage access

Materials: Conventional rafter framing • Roof framing: 2x6 • Ceiling framing: 2x4 • Loose fiberglass insulation

Observations:

- Attic was not fully visible due to insulation, ductwork and height of structure.
- Clips were installed at the roof-to-wall connections.
- 8d (2.5") nails secured the sheathing to the attic trusses.
- Prior repairs were visible.





Exterior Doors

1. Exterior Doors Condition

Types: Front single entry door

Observations:

- Weather-stripping did not properly seal the front door. Gap was visible.



Weather-stripping did not properly seal the front door. Gap was visible.



Interior Features

1. Interior Door(s) Condition

Materials: Hollow core wood

Observations:

- Door rubbed/stuck at front secondary bedroom closet.
- Door did not latch at front secondary bedroom.
- Door was uneven at the rear den area.
- Door rubbed/stuck at rear office/den closet.



Door rubbed/stuck at front secondary bedroom closet.



Door did not latch at front secondary bedroom.



Door rubbed/stuck at rear office/den closet.



Door was uneven at the rear den area.

2. Windows Condition

Type: Metal/Single-pane/Single-hung

Observations:

- Screen(s) were damaged.
- Suggest recaulking/resealing windows in various areas.
- Locks were missing/damaged at multiple locations.
- Window tension spring(s) were damaged at multiple locations.



Locks were missing/damaged at multiple locations.



Locks were missing/damaged at multiple locations.



Locks were missing/damaged at multiple locations.



Window tension spring(s) were damaged at multiple locations.

3. Interior Walls Condition

Materials: Drywall

4. Ceiling(s) Condition

Type: Drywall

Observations:

- Damaged ceiling was visible at the front entry area and the primary bedroom.



Damaged ceiling was visible at the front entry area and the primary bedroom.



Damaged ceiling was visible at the front entry area and the primary bedroom.

5. Flooring Condition

Materials: Carpet • Vinyl

6. Smoke Detectors condition

Observations:

- Smoke detectors were not present/installed at all required areas.

7. Laundry Condition

Location: Garage

Observations:

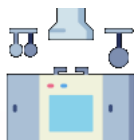
- Laundry drain terminated at the rear yard.
- Dryer vent cover was damaged.



Laundry drain terminated at the rear yard.



Dryer vent cover was damaged.



Kitchen

1. Kitchen Cabinets Condition

Materials: Wood

Observations:

- Gaps were visible at the trim areas.
- Cabinet drawer made contact with stove. Unable to fully open drawer.



Cabinet drawer made contact with stove.
Unable to fully open drawer.



Gaps were visible at the trim areas.



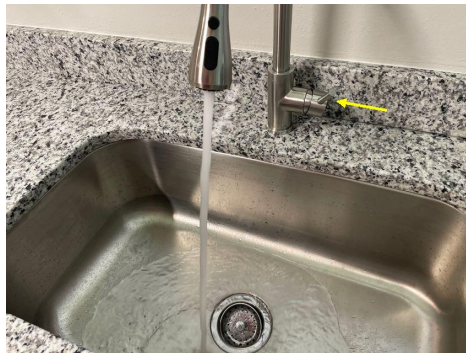
2. Kitchen Counter(s) Condition

Materials: Solid natural or engineered stone surface

3. Kitchen Sink Condition

Observations:

- Hot and cold water lines were reversed.



Hot and cold water lines were reversed.

4. Dishwasher Condition

Observations:

- Manufacturer: Frigidaire
- Dishwasher door hinges were difficult to operate.
- High-loop draining method was not installed.



Dishwasher door hinges were difficult to operate.



High-loop draining method was not installed.

5. Oven / Stove Top Combination Condition

Observations:

- Manufacturer: Frigidaire
- The power source was: electric



6. Microwave Condition

Observations:

- Manufacturer: Frigidaire



7. Refrigerator Condition

Observations:

- Refrigerator water line was not plumbed.



Bathrooms

1. Bathroom Locations

Observations:

- Primary bathroom.
- Hallway bathroom.



Primary bathroom.



Hallway bathroom.

2. Bathtub(s)

Observations:

- Bathtub-shower control diverter did not operate properly at hallway bathroom.
- Faucet was loose at primary bathroom.



Faucet was loose at primary bathroom.

3. Shower(s) Condition

Observations:

- Enclosure should be caulked/grouted at hallway bathroom.



Enclosure should be caulked/grouted at hallway bathroom.

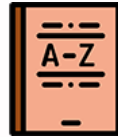


Exclusions

1. Exclusion(s)

Observations:

- Underground septic sewer system was present.



Glossary

Term	Definition
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
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 10 Item: 1	Driveway/Walkway Condition	• Driveway had large and displaced crack(s) visible.
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Exterior Features

Page 11 Item: 1	Exterior Walls Condition	• Exterior siding was damaged at various areas.
Page 12 Item: 2	Trim Condition	• Fascia and soffits were missing/not installed.
Page 12 Item: 3	Faucets Condition	• Damaged/broken faucet(s) were visible.

Garage

Page 13 Item: 3	Firewall/Ceiling Condition	• Damage was visible.
Page 13 Item: 7	Exterior Door Condition	• Lock was damaged. • Moisture damage was visible at the door and/or door jamb.
Page 14 Item: 8	Ventilation Condition	• Slides/tension springs were damaged.

Electrical System

Page 15 Item: 2	Main Panel Condition	• Type HOM breaker was installed. Panel labeling did not list breaker type as compatible for install.
Page 15 Item: 3	Wiring condition	• Exposed wiring was not properly protected at under kitchen sink.
Page 16 Item: 4	GFCI Outlet(s) Condition	• GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at all wet areas.

Plumbing System

Page 20 Item: 5	Water Heater 1 Condition	• Temperature pressure release valve (TPR Valve) piping did not terminate within six (6) inches of the floor.
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Interior Features

Page 23 Item: 2	Windows Condition	• Locks were missing/damaged at multiple locations. • Window tension spring(s) were damaged at multiple locations.
Page 23 Item: 4	Ceiling(s) Condition	• Damaged ceiling was visible at the front entry area and the primary bedroom.
Page 24 Item: 6	Smoke Detectors condition	• Smoke detectors were not present/installed at all required areas.
Page 24 Item: 7	Laundry Condition	• Dryer vent cover was damaged.

Kitchen

Page 24 Item: 1	Kitchen Cabinets Condition	• Cabinet drawer made contact with stove. Unable to fully open drawer.
Page 25 Item: 3	Kitchen Sink Condition	• Hot and cold water lines were reversed.
Page 25 Item: 4	Dishwasher Condition	• High-loop draining method was not installed.
Page 26 Item: 7	Refrigerator Condition	• Refrigerator water line was not plumbed.

Bathrooms

Page 27 Item: 2	Bathtub(s)	• Faucet was loose at primary bathroom.
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