



WAYPOINT

Property Inspection, LLC



Central Florida: (407) 594-7483

Southeast Florida: (561) 676-0546

West Central Florida: (813) 486-8551

**PHOTO REDACTED FOR
SAMPLE REPORT**

Prepared for:

INSPECTIONREPORT

Bradenton, 34207

Inspector:

License#:

Age: 1967 Heated Sq Ft: 5000

Weather: 66° mostly sunny

Inspection Date: 11/30/2023



WAYPOINTINSPECTION.COM



Exterior Photos

1. Exterior Property Photos



Electrical System

1. Electrical Service Condition

Service Entry Type: Above Ground

- Number of Conductors: 3

Observations:

- Service wiring was in good condition: Yes.



2. Main Panel Condition

Brand/Model: Eaton

- Brand/Model: Square D
- Panel Age: 20-25 Yrs
- Panel Location: Interior utility room, Left side

225

- 125
- Circuit Type: Circuit breakers
- Is amperage sufficient for current usage? Yes

Observations:

- Electrical panel was in good condition: Yes.



3. Sub-Panel A Condition

Brand/Model: Square D

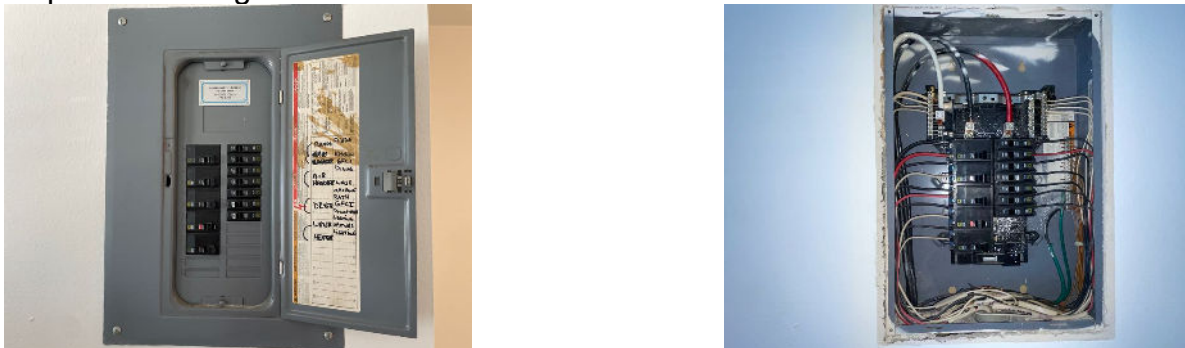
- Panel Age: 20-25 Yrs
- Panel Location: Interior hallway

125 amps

- Circuit Type: Circuit breakers
- Is amperage sufficient for current usage? No. See attached.

Observations:

- Electrical panel was in good condition: Yes.



4. Wiring Condition

Wiring Type: Sheathed Non Metallic (NM) rubber insulated copper branch wire, Sheathed Non Metallic (NM), BX, Conduit

Observations:

- Exposed wiring was not properly protected at multiple locations.
- Junction box cover(s) were missing at multiple locations.
- Outlet(s) tested not grounded at interior.



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Garage

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Cooling System

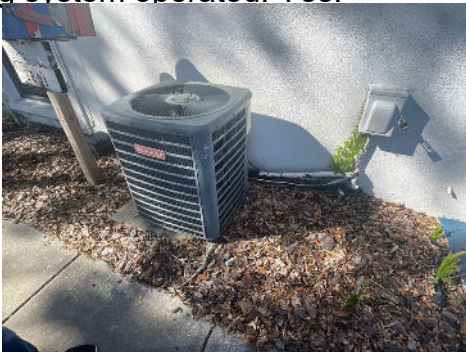
1. Cooling System 1 Condition

Cooling Unit Location: Left Side

- Manufacturer: Trane, Goodman
- Age of unit: 2007
- Size in Tonnage: 5 Ton, 3 Ton
- Cooling System Type: Air Conditioner

Observations:

- Cooling system operated: Yes.



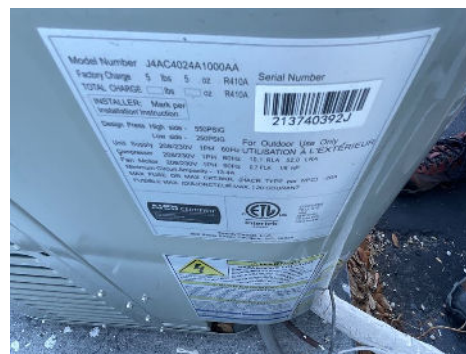
2. Cooling System 2 Condition

Cooling Unit Location: Front

- Manufacturer: Trane
- Age of unit: 2021
- Size in Tonnage: 2 Ton
- Cooling System Type: Air Conditioner

Observations:

- Cooling system operated: Yes.



Heating System

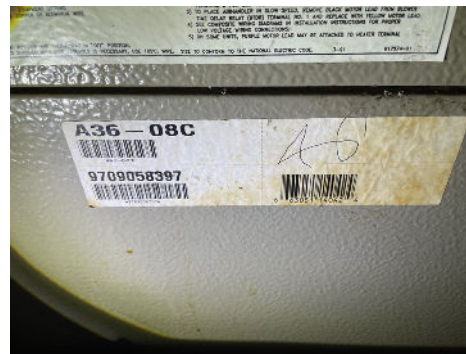
1. Heating System 1 Condition

Location: Interior closet

- Manufacturer: Goodman
- Age of unit: 1997
- Size in Tonnage: 3 Ton
- Power Source: Electric Furnace

Observations:

- Heating system operated: Yes



2. Heating System 2 Condition

Location: Interior closet

- Manufacturer: Trane
- Age of unit: 2021
- Size in Tonnage: 2 Ton
- Power Source: Electric Furnace

Observations:

- Heating system operated: Yes



Plumbing System

1. Main Line & Valve Condition

Main Valve Location: At utility meter

- Age of main line: Original

Main Line Material(s): Cannot determine/Not visible

Observations:

- Visible main line was in good condition: Yes



2. Supply Lines Condition

Supply Line Material(s): Copper piping

- Age of Piping System: Supply piping was original
- Supply lines last updated: 20-25 Years

Observations:

- Visible supply piping were in good condition: Yes



3. Drain Lines Condition

Drain Line Material(s): **PVC/CPVC**, Cast iron piping, Galvanized piping, Copper piping

- Drain/Waste/Vent Piping Estimated Age: Original
- Drain lines last updated: 20-25 Years

Observations:

- Visible drain lines were in good condition: Yes



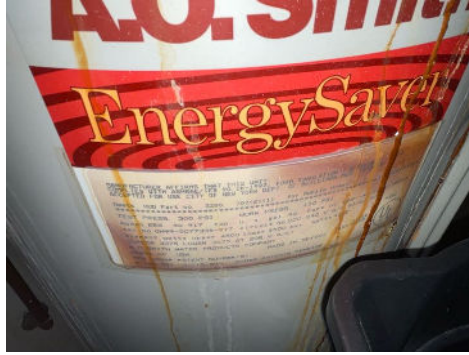
4. Water Heater 1 Condition

Water heater location: Interior Closet

- Manufacturer: Rheem, A.O. Smith
- Age of unit: 1999
- Water heater type: Electric
- Size of water heater: 40 Gallons

Observations:

- Water heater was in good condition: No
- **Water heater was damaged.**
- **Water heater was leaking.**



Water heater was leaking.

Roof System

1. Main Roof Condition

Roof Style/Shape: Flat style

- Asphalt Rolled Roofing. Sealant has been applied.
- Roof Permit Date: Not found
- Estimated age of the roof covering: 16 Yrs
- Estimated remaining life of the roof covering: 2 Yrs
- Roof Inspection Method: Roof was walked



2. Roof Two Condition

Roof Style/Shape: Flat style

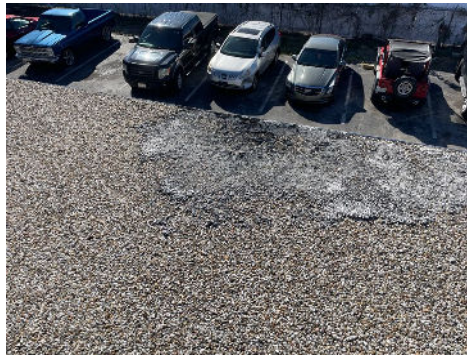
- Tar & Gravel
- Roof Permit Date: Not found
- Estimated age of the roof covering: Roof is at/near the end of its useful life..
- Roof Inspection Method: Roof was walked

Observations:

- Missing roof material(s) were visible at multiple locations. An evaluation and repair should be completed by a qualified licensed roofer.



Damaged/Loose roofing material(s) were visible at multiple locations. An evaluation and repair should be completed by a qualified licensed roofer.



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3. Roof Three Condition

Roof Style/Shape: Flat style

- Roof Materials: Asphalt Rolled Roofing
- Roof Permit Date: Not found
- Estimated age of the roof covering: Roof has exceeded its useful life..
- Roof Inspection Method: Roof was walked

Observations:

- Trees and other vegetation should be trimmed away from the roof to prevent damage and premature deterioration.
- Missing roof material(s) were visible at multiple locations. An evaluation and repair should be completed by a qualified licensed roofer.
- Conduit should be raised off of the roof surface.
- Damaged/Loose roofing material(s) were visible at multiple locations. An evaluation and repair should be completed by a qualified licensed roofer.



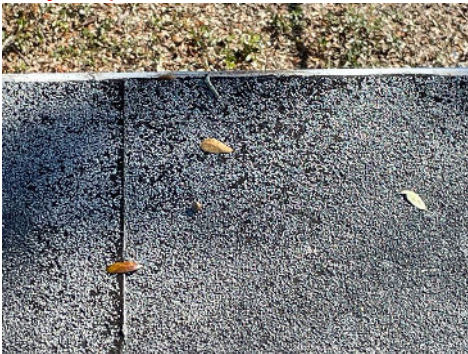
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4. Attic Condition

Attic Access Location(s): Garage access

- Truss Configuration: Roof engineered trusses

Observations:

- Inspection limited to view from access
- Moisture stains and damage were visible at multiple locations at the accessible areas of the attic.



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