



WAYPOINT

Property Inspection, LLC



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Prepared for:

INSPECTION REPORT

SAMPLE REPORT - 123 Main Street Orlando, FL 54321

Inspector: Mark Wahl

License#: HI# 0003, CCPIA #000539

Age: 2013 Heated Sq Ft: 8292

Weather: Clear, 85*

Inspection Date: 10/19/2023



WAYPOINTINSPECTION.COM



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Exterior Photos

1. Exterior Property Photos



Interior Photos

1. Interior Property Photos





Property Description

An inspection is a non-invasive visual examination of building, performed for a fee, which is designed to identify observed material defects within specific components of said building.

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

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

BLUE- indicates information referencing minor (cosmetic) issues and/or items needing basic service and/or

maintenance. This **BLUE** information can be found within the body of the report AND in the Summary of Issues.

1. Structure

Home faces approximately: South • Structure Type: commercial restaurant • Structure height: Two story structure • Occupied: No. • In Attendance: Buyer's Agent, Buyer

All utilities were on except: Gas was off

Grounds

1. Parking Lot/Walkway Condition

Parking Lot Material(s): Asphalt • Walkway Material(s): Concrete • Waterproof sealant recommended

Observations:

- surface was worn.
- Walkway surface was uneven.
- Curb was damaged



Walkway surface was uneven.

Curb was damaged



Trees should be trimmed



2. Patio/Terrace Condition

Patio Material(s): Pavers

Observations:

- **Patio has settled.**



Patio/Terrace has settled.

Foundation

1. Foundation Condition

Foundation Type: Concrete Slab

Observations:

- Foundation was not fully visible

2. Grading Condition

Level site

Observations:

- **Landscaping and vegetation was poorly maintained and overgrown.**
- **Vegetation/Shrubs/Trees appeared to be planted too close to foundation and structure of the house.**
- **Soil and grading was high at the foundation. The affected areas should be regraded to enable proper draining and prevent potential moisture intrusion and damage to the house.**



Soil and grading was high at the foundation. The affected areas should be regraded to enable proper draining and prevent potential moisture intrusion and damage to the house.



Vegetation/Shrubs/Trees appeared to be planted too close to foundation and structure of the house.



Vegetation/Shrubs/Trees appeared to be planted too close to foundation and structure of the house.

3. Sub-floor Condition

Upper story sub-floor was not visible for inspection

Observations:

- Sub-floor was not fully visible for inspection.

Exterior Features

1. Exterior Walls Condition

Exterior Wall Construction: Masonry Block/Concrete

Exterior Wall Materials: EIFS cladding (Exterior insulation and finishing system)

Observations:

- Gaps/holes was visible at various locations.
- Exterior wall was damaged at various locations.
- Moisture stains and damage were visible at the roof area near the package system.
- Front rock veneer top cap was missing proper flashing. Deterioration was visible.
- The front right rock veneer was separating from wall.



Moisture stains and damage were visible at the roof area near the package system.



Moisture stains and damage were visible at the roof area near the package system.



Gaps/holes was visible at various locations.



Gaps/holes was visible at various locations.



Gaps/holes was visible at various locations.



Exterior wall was damaged at front.



Exterior wall was damaged at various locations.



Exterior wall was damaged at various locations.



Exterior wall was damaged at front.



Gaps/holes was visible at various locations.



Front rock veneer top cap was missing proper flashing. Deterioration was visible.



Front rock veneer top cap was missing proper flashing. Deterioration was visible.



Front rock veneer top cap was missing proper flashing. Deterioration was visible.



The front right rock veneer was separating from wall.

2. Trim Condition

Trim Material(s): Metal

Observations:

- were not fully visible.
- Trim pieces had visible damage at multiple locations.



Trim pieces had visible damage at multiple locations.

3. Gutters & Downspouts Condition

Gutter type: Roof scuppers • Gutter material: Metal

Observations:

- Gutter seams were leaking.
- Splash blocks should be installed for proper drainage.
- Extensions should be installed to channel drainage away from the foundation.



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

Control box location: Exterior utility shed/room

Observations:

- Sprinkler system did not operate.



Electrical System

1. Electrical Service Condition

Service Entry Type: Below Ground

Observations:

- Service wiring was in good condition: Yes.

2. Main Panel Condition

Brand/Model: Eaton • Panel Age: Original • Panel Location: Rear

400 & 800 Amps • Circuit Type: Circuit breakers • Is amperage sufficient for current usage? Yes

Observations:

- Electrical panel was in good condition: Yes.

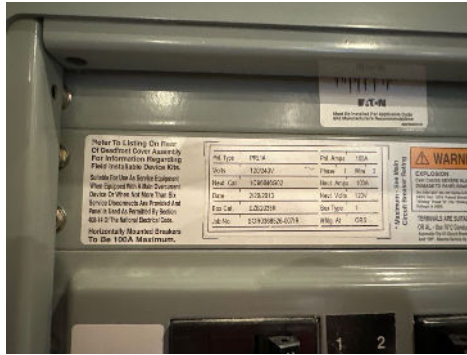


3. Sub-Panel A Condition

Brand/Model: Eaton • Panel Age: Original • Panel Location: Interior

Observations:

- Electrical panel was in good condition: Yes.



4. Sub-Panel B Condition

Manufacturer:Eaton • Panel Location: Interior • Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.



5. Sub-Panel C Condition

Manufacturer:Eaton • Panel Location: Interior • Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.



6. Sub-Panel D Condition

Manufacturer:Eaton • Panel Location: Interior • Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.



7. Sub-Panel E Condition

Manufacturer:Eaton • Panel Location: Rear • Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.



8. Sub-Panel F Condition

Manufacturer:Eaton • Panel Location: Rear • Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.



9. Wiring Condition

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

Observations:

- Light(s) were tested and not operational at multiple locations.
- Outlet(s) were not operational at multiple locations.
- Exposed wiring was not properly protected at water heater.
- Outlet(s)/conduit were damaged at interior.



Outlet(s) were not operational at multiple locations.



Exposed wiring was not properly protected at exterior.



Exposed wiring was not properly protected at exterior.



Outlet(s) were not operational at multiple locations.



Exposed wiring was not properly protected at exterior.



Exposed wiring was not properly protected at exterior.



Light(s) were tested and not operational at multiple locations.



Light(s) were tested and not operational at multiple locations.



Outlet(s)/conduit were damaged at interior.



Light(s) were tested and not operational at multiple locations.



Exposed wiring was not properly protected at Kitchen



Light(s) were tested and not operational at multiple locations.

10. GFCI Condition

Observations:

- Weatherproof covers were damaged/missing at exterior outlet(s).



Weatherproof covers were damaged/missing at exterior outlet(s).

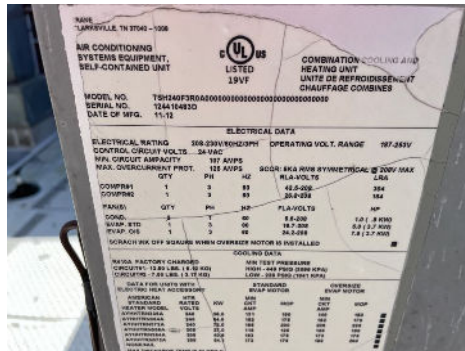
Cooling System

1. Cooling System 1 Condition

Cooling Unit Location: Roof • Manufacturer: Trane • Age of unit: 2012 • Cooling System Type: Package System

Observations:

- Cooling system operated: Yes.



2. Cooling System 2 Condition

Cooling Unit Location: Roof • Manufacturer: Trane • Age of unit: 2012 • Cooling System Type: Package System

Observations:

- Cooling system operated: Yes.



3. Cooling System 3 Condition

Cooling Unit Location: Roof • Manufacturer: Trane • Age of unit: 2012 • Size in Tonnage: 2.5 Ton • Cooling System Type: Air Conditioner

Observations:

- Cooling system operated: Yes.



4. Cooling System 4 Condition

Cooling Unit Location: Roof • Manufacturer: American Standard • Age of unit: 2012 • Size in Tonnage: 2.5 Ton • Cooling System Type: Air Conditioner

Observations:

- Cooling system operated: Yes.
- Insulation on refrigerant line was damaged .



Insulation on refrigerant line was damaged .

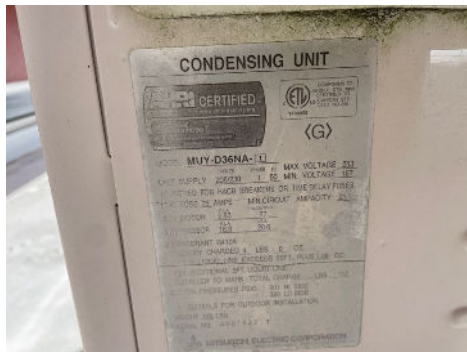


5. Cooling System 5 Condition

Cooling Unit Location: Roof • Manufacturer: Mitsubishi • Age of unit: Unknown/Not Legible. • Size in Tonnage: 3 Ton • Cooling System Type: Mini-Split

Observations:

- Cooling system operated: No.





6. Cooling System 6 Condition

Cooling Unit Location: Roof • Manufacturer: Mitsubishi • Age of unit: Unknown/Not Legible. • Size in Tonnage: 3 Ton • Cooling System Type: Mini-Split

Observations:

- Cooling system operated: No.

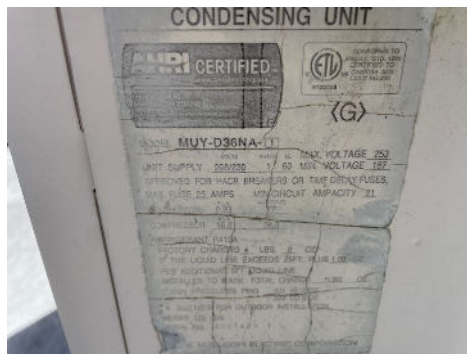


7. Cooling System 7 Condition

Cooling Unit Location: Roof • Manufacturer: Mitsubishi • Age of unit: Unknown/Not Legible. • Size in Tonnage: 3 Ton • Cooling System Type: Mini-Split

Observations:

- Cooling system operated: No.



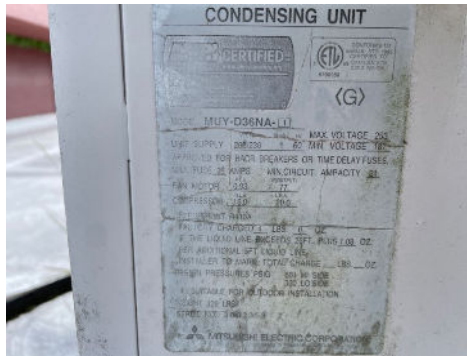


8. Cooling System 8 Condition

Cooling Unit Location: Roof • Manufacturer: Mitsubishi • Age of unit: Unknown/Not Legible. • Size in Tonnage: 3 Ton • Cooling System Type: Mini-Split

Observations:

- Cooling system operated: No.
- Insulation on refrigerant line was damaged .



Heating System

1. Heating System 1 Condition

Packaged System. See cooling section for data information.

Observations:

- Unable to test Heating system fire alarm went off due to dust. Full evaluation should be completed by a licensed HVAC specialist.

2. Heating System 2 Condition

Packaged System. See cooling section for data information.

Observations:

- Unable to test Heating system fire alarm went off due to dust. Full evaluation should be completed by a licensed HVAC specialist.

3. Heating System 3 Condition

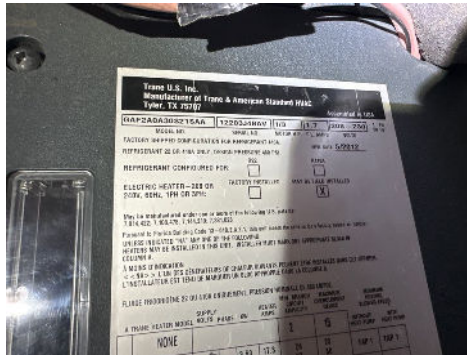
Packaged System. See cooling section for data information.

4. Heating System 4 Condition

Location: Interior Upper Closet • Manufacturer: American Standard • Age of unit: 2012 • Size in Tonnage: 2.5 Ton • Power Source: Electric Furnace

Observations:

- Microbial-like growth was visible at the exterior.
- Unable to test Heating system fire alarm went off due to dust. Full evaluation should be completed by a licensed HVAC specialist.
- Air leaks were detected at the visible connections.



Microbial-like growth was visible at the exterior.

5. Heating System 5 Condition

Mini-Split System- See cooling section for data information.



Air leaks were detected at the visible connections.

6. Heating System 6 Condition

Mini-Split System- See cooling section for data information.

7. Heating System 7 Condition

Mini-Split System- See cooling section for data information.

8. Heating System 8 Condition

Mini-Split System- See cooling section for data information.

Thermostat & Air Filter(s)

1. Thermostat(s) Condition

Materials: Thermostat Location: Hallway, Upper Hallway
Observations:

- **Thermostat(s) was damaged.**



Thermostat(s) was damaged.

Plumbing System

1. Main Line & Valve Condition

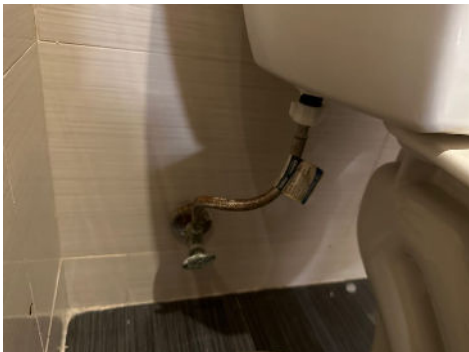
Main Valve Location: At utility meter

2. Supply Lines Condition

Supply Line Material(s): CPVC piping • Supply lines last updated: 5-10 Years

Observations:

- Visible supply piping were in good condition: No
- **Leaks were visible at the supply valves at kitchen.**





Leaks were visible at the supply valves at kitchen.

3. Drain Lines Condition

Drain Line Material(s): **PVC/CPVC** • Drain lines last updated: 5-10 Years

Observations:

- Visible drain lines were in good condition: Yes



4. Gas System Condition

Gas System Location: rear • Location: Natural gas system and meter

Observations:

- Meter was missing and gas was off at the time of inspection.



Meter was missing and gas was off at the time of inspection.

5. Water Heater 1 Condition

Water heater location: Exterior • Manufacturer: Rinnai • Age of unit: 2011 • Water heater type: Natural Gas • Size of water heater: Tankless

Observations:

- Gas was off. Unable to determine functionality.

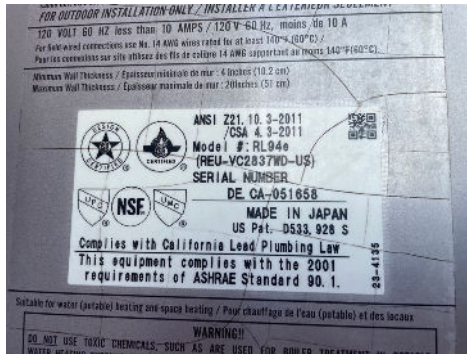


6. Water Heater 2 Condition

Water heater location: Exterior • Manufacturer: Rinnai • Age of unit: 2011 • Water heater type: Natural Gas • Size of water heater: Tankless

Observations:

- Gas was off. Unable to determine functionality.



Roof System

1. Main Roof Condition

Roof Style/Shape: Flat style • Single Ply Membrane • Roof Permit Date: Not found

Observations:

- Evidence of water pooling was visible.
- Damaged/Loose roofing material(s) were visible.



Evidence of water pooling was visible.



Damaged/Loose roofing material(s) were visible.

Evidence of water pooling was visible.



Evidence of water pooling was visible.



Damaged/Loose roofing material(s) were visible.

2. Roof Flashing Condition

Observations:

- Top cap flashing was damaged. Moisture stains and damage were visible at the wood structure below.
- Roof drains should be cleared of all debris and vegetation.



Top cap flashing was damaged. Moisture stains and damage were visible at the wood structure below.



Top cap flashing was damaged. Moisture stains and damage were visible at the wood structure below.



Roof drains should be cleared of all debris and vegetation.

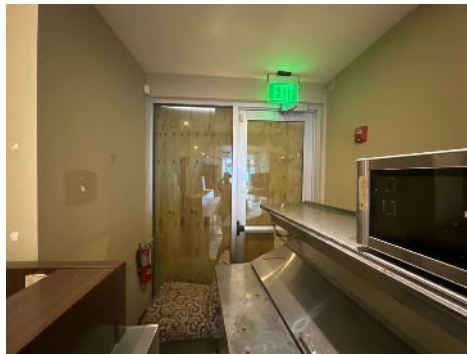


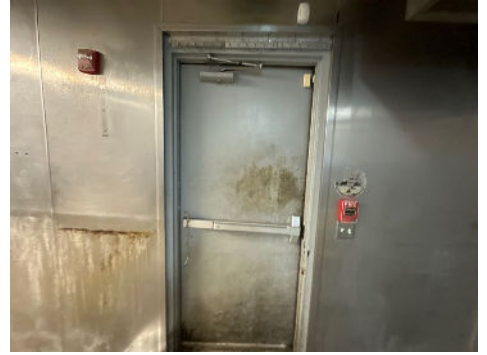
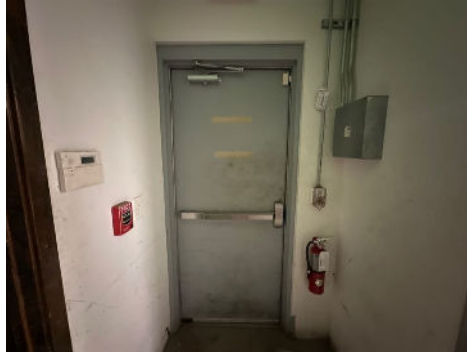
Roof drains should be cleared of all debris and vegetation.

Exterior Doors

1. Exterior Doors Condition

Exterior Door Types: Front French Entry Doors, Secondary Swing Door(s)





Interior Features

1. Interior Doors Condition

Interior Door Type(s): Metal with glass, Solid wood with glass, Hollow core wood

2. Window(s) Condition

Metal/Single-pane/Single-hung

Observations:

- Window pane was not fully sealed in multiple locations.



Window pane was not fully sealed in multiple locations.



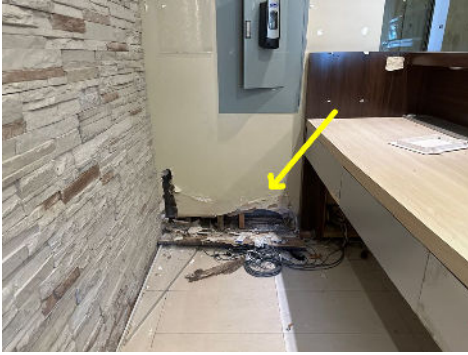
Window pane was not fully sealed in multiple locations.

3. Interior Walls Condition

Interior Wall Materials: Drywall, Paneling, Brick veneer

Observations:

- Damaged wall(s) were visible at multiple locations.
- WDO-Like damage was visible at multiple locations.



Damaged wall(s) were visible at multiple locations.



Damaged wall(s) were visible at multiple locations.



Damaged wall(s) were visible at multiple locations.



Damaged wall(s) were visible at multiple locations.



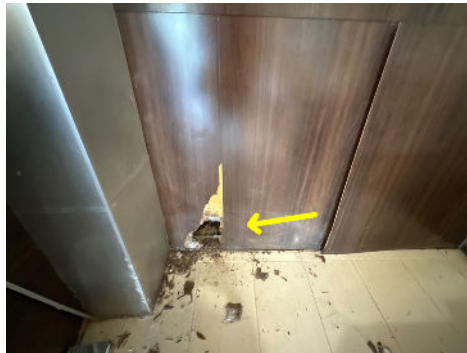
Damaged wall(s) were visible at multiple locations.



WDO-Like damage was visible at multiple locations.



WDO-Like damage was visible at multiple locations.



Damaged wall(s) were visible at multiple locations.



Damaged wall(s) were visible at multiple locations.

4. Ceilings Condition

Interior Ceiling Materials: Drywall
Observations:

- Damaged/separating seams were visible multiple locations.
- Although dry at the time of the inspection, the visible stain(s) indicated active leaks may be present at multiple locations.
- Damage was visible at multiple locations.
- Microbial like growth was visible at the subfloor storage area in the kitchen.



Damage was visible at multiple locations.



Although dry at the time of the inspection, the visible stain(s) indicated active leaks may be present at multiple locations.



Microbial like growth was visible at the subfloor storage area in the kitchen.



Damage was visible at multiple locations.



Damage was visible at multiple locations.

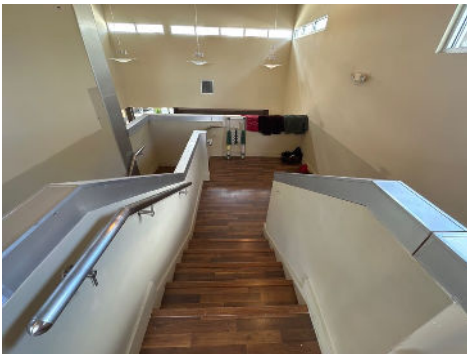


Damage was visible at multiple locations.

5. Flooring Condition

Flooring Materials: Tile

6. Interior Stairway Condition



Kitchen

1. Ventilation Condition

Observations:

- Grease catch was deteriorated and should be serviced on a regular basis.



Grease catch was deteriorated and should be serviced on a regular basis.

Bathrooms

1. Bathroom Locations

Observations:

- Men's bathroom.
- Women's bathroom.
- Family bathroom.



Women's bathroom.



Family bathroom.



Men's bathroom.

2. Toilet(s) Condition

Observations:

- Moisture was visible at the base of the toilet at All bathrooms.



Moisture was visible at the base of the toilet at All bathrooms.

Outbuilding

1. Outbuilding Condition

Outbuilding Wall Material: Concrete Block

Observations:

- Damage was visible at various locations.



Damage was visible at various locations.



Exclusions

Specialized system(s) listed below are outside the Standard of Practice as outlined by the Certified Commercial Property Inspectors Association (CCPIA) 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://ccpia.org/standards-of-practice/>

1. Excluded Features

- Water softener system was present.
- Wine cooler was installed was present.
- Kitchen ventilation system was present. Vent ducts at the roof were deteriorated/damaged.



Kitchen ventilation system was present. Vent ducts at the roof were deteriorated/damaged.



Kitchen ventilation system was present. Vent ducts at the roof were deteriorated/damaged.



Kitchen ventilation system was present. Vent ducts at the roof were deteriorated/damaged.



Wine cooler was installed was present.

Glossary

Term	Definition
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

**** This summary should NOT be used in lieu of reading and understanding the entire report as this 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. Please note additional deficiencies maybe discovered after further evaluation by a qualified specialist of the visible deficiency. ****

Our Inspection follow the Certified Commercial Property Inspectors Association (CCPIA) Standards of Practice - <https://ccpia.org/standards-of-practice/>

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 of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy 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.

Thank you,

Waypoint Property Inspection, LLC

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

Maintenance & Monitor

Electrical System

Page 13 Item: 10	GFCI Condition	• Weatherproof covers were damaged/missing at exterior outlet(s).
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Cooling System

Page 15 Item: 4	Cooling System 4 Condition	• Insulation on refrigerant line was damaged .
Page 17 Item: 8	Cooling System 8 Condition	• Insulation on refrigerant line was damaged .

Interior Features

Page 26 Item: 4	Ceilings Condition	• Damaged/separating seams were visible multiple locations. • Although dry at the time of the inspection, the visible stain(s) indicated active leaks may be present at multiple locations.
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Material Defects**Grounds**

Page 4 Item: 1	Parking Lot/Walkway Condition	<ul style="list-style-type: none"> • Walkway surface was uneven. • Curb was damaged
Page 5 Item: 2	Patio/Terrace Condition	<ul style="list-style-type: none"> • Patio has settled.

Foundation

Page 5 Item: 2	Grading Condition	<ul style="list-style-type: none"> • Vegetation/Shrubs/Trees appeared to be planted too close to foundation and structure of the house. • Soil and grading was high at the foundation. The affected areas should be regraded to enable proper draining and prevent potential moisture intrusion and damage to the house.
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Exterior Features

Page 6 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none"> • Exterior wall was damaged at various locations. • Moisture stains and damage were visible at the roof area near the package system. • Front rock veneer top cap was missing proper flashing. Deterioration was visible. • The front right rock veneer was separating from wall.
Page 7 Item: 2	Trim Condition	<ul style="list-style-type: none"> • Trim pieces had visible damage at multiple locations.

Lawn Sprinklers

Page 8 Item: 1	Lawn Sprinklers Condition	<ul style="list-style-type: none"> • Sprinkler system did not operate.
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Electrical System

Page 11 Item: 9	Wiring Condition	<ul style="list-style-type: none"> • Outlet(s) were not operational at multiple locations. • Exposed wiring was not properly protected at water heater. • Outlet(s)/conduit were damaged at interior.
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Heating System

Page 17 Item: 1	Heating System 1 Condition	<ul style="list-style-type: none"> • Unable to test Heating system fire alarm went off due to dust. Full evaluation should be completed by a licensed HVAC specialist.
Page 18 Item: 2	Heating System 2 Condition	<ul style="list-style-type: none"> • Unable to test Heating system fire alarm went off due to dust. Full evaluation should be completed by a licensed HVAC specialist.
Page 18 Item: 4	Heating System 4 Condition	<ul style="list-style-type: none"> • Microbial-like growth was visible at the exterior. • Unable to test Heating system fire alarm went off due to dust. Full evaluation should be completed by a licensed HVAC specialist. • Air leaks were detected at the visible connections.

Thermostat & Air Filter(s)

Page 19 Item: 1	Thermostat(s) Condition	• Thermostat(s) was damaged.
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Plumbing System

Page 19 Item: 2	Supply Lines Condition	• Leaks were visible at the supply valves at kitchen.
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Roof System

Page 22 Item: 1	Main Roof Condition	• Damaged/Loose roofing material(s) were visible.
Page 23 Item: 2	Roof Flashing Condition	• Top cap flashing was damaged. Moisture stains and damage were visible at the wood structure below. • Roof drains should be cleared of all debris and vegetation.

Interior Features

Page 25 Item: 2	Window(s) Condition	• Window pane was not fully sealed in multiple locations.
Page 25 Item: 3	Interior Walls Condition	• Damaged wall(s) were visible at multiple locations. • WDO-Like damage was visible at multiple locations.
Page 26 Item: 4	Ceilings Condition	• Damage was visible at multiple locations. • Microbial like growth was visible at the subfloor storage area in the kitchen.

Kitchen

Page 27 Item: 1	Ventilation Condition	• Grease catch was deteriorated and should be serviced on a regular basis.
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Outbuilding

Page 29 Item: 1	Outbuilding Condition	• Damage was visible at various locations.
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Exclusions

Page 29 Item: 1	Excluded Features	• Kitchen ventilation system was present. Vent ducts at the roof were deteriorated/damaged.
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