



**WAYPOINT**  
Property Inspection, LLC



813-486-8551

Inspection Date: 12/18/2023



Prepared for: Pre-drywall Inspection **SAMPLE**

# INSPECTIONREPORT

Inspector: Robert Hintze  
License#:  
Age: 2023 Heated Sq Ft: 3000  
Weather: Sunny and Clear 70 degrees

**SAMPLE** Pre-drywall Inspection  
Jupiter, FL  
32588



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## Exterior Property Photos

### 1. Exterior Property Photos



Front view



Side view



Side view



Rear view

## Interior Property Photos

### 1. Interior Property Photos





## Property Description

### 1. Type of Structure

Type of Structure: Single Family • Two story structure  
Present: Home buyer • Buyers agent

## PreDrywall Grounds

### 1. Driveway

Materials: Driveway was not installed

### 2. Walkway

Materials: Walkway was not installed



### 3. Patio

Location/Materials: Patio slab was not installed • Patio cover was part of the main house roofing system

Observations:

- Patio cover framing appeared serviceable.





## PreDrywall Exterior Doors

### 1. Exterior Doors

Types: Front double entry doors • Sliding glass door(s)

Observations:

- Front door appeared to be in serviceable condition.
- Door hardware was not installed.
- Sliding door was difficult to lock.
- Door needed to be leveled. Should be checked at final inspection.



Door hardware was not installed.



Sliding door was difficult to lock.



Door needed to be leveled. Should be checked at final inspection.



Door needed to be leveled. Should be checked at final inspection.



## PreDrywall Interior Features

### 1. Windows

Type: Single hung • Aluminum • Impact rated glass

Observations:

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

## 2. Interior Walls

Materials: Wood framing • Metal framing

Observations:

- General condition of the interior walls appeared to be in serviceable condition.
- Nail plate should be installed to prevent damage to pex lines.



## 3. Ceilings

Type: Wood framing

Observations:

- General condition of the ceilings/framing was in serviceable condition.

## 4. Laundry

Location: Utility room

Observations:

- Visible piping (supply & waste) appeared to be in serviceable condition.
- 220 volt outlet wiring appeared serviceable.
- Dryer vent appeared to be properly installed.



220 volt outlet wiring appeared serviceable.



Visible piping (supply & waste) appeared to be in serviceable condition.



Dryer vent appeared to be properly installed.





## 5. Interior Stairway

### Observations:

- Stairs appeared to be in serviceable condition.
- Rails were not installed at the time of inspection.
- Stairway appeared to be safe. Unsure if support boards was missing inside closet area. Recommend a further evaluation.



Rails were not installed at the time of inspection.



Stairway appeared to be safe. Unsure if support boards was missing inside closet area. Recommend a further evaluation.



Rails were not installed at the time of inspection.



Rails were not installed at the time of inspection.

## PreDrywall Kitchen

### 1. Kitchen Sink

### Observations:

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



Island rough sink plumbing appeared to be in serviceable condition.



Island rough sink plumbing appeared to be in serviceable condition.

## 2. Other Kitchen Features

Observations:

- Refrigerator rough plumbing appears serviceable.



Gas line for Stove-top/Oven

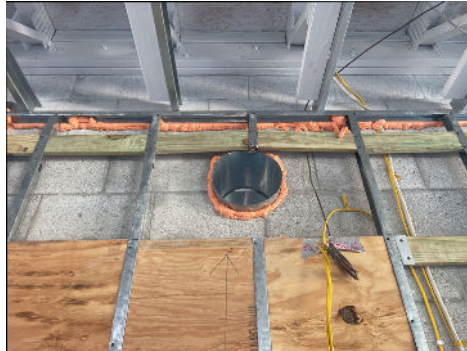


Refrigerator rough plumbing appears serviceable.

## 3. Ventilation

Observations:

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



Ventilation appeared to be in serviceable condition in the kitchen.

## 4. Kitchen GFCI

Observations:

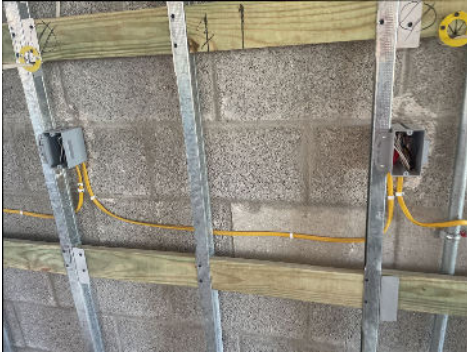
- **GFCI** outlets rough wiring appeared serviceable.



GFCI outlets rough wiring appeared serviceable.







## PreDrywall Bathrooms

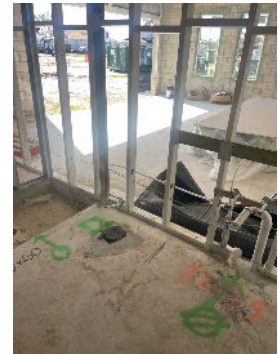
### 1. Bathroom Locations

Observations:

- Bathroom #4
- Master bathroom.
- Bathroom #2
- Bathroom #3
- Bathroom #5
- 1/2 bathroom



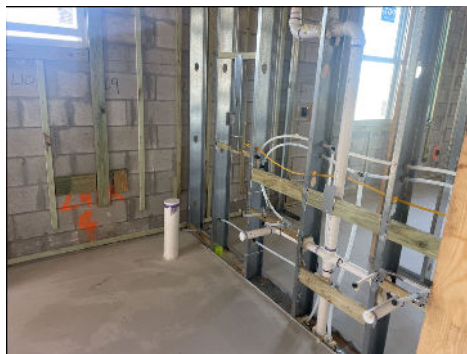
1/2 bathroom



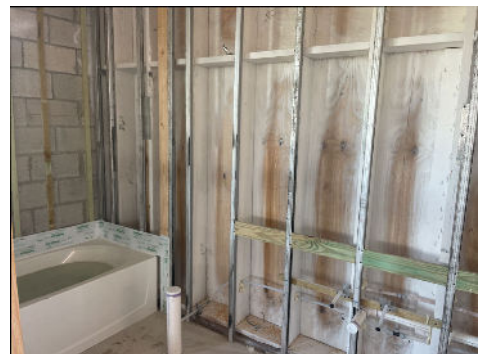
Bathroom #2



Master bathroom.



Bathroom #3



Bathroom #5

### 2. Sink Condition

Observations:

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





Sink supply plumbing appeared to be in serviceable condition.



Sink supply plumbing appeared to be in serviceable condition.



Sink drain plumbing appeared to be in serviceable condition.



Bathroom #2



Bathroom #2



Master



Master



Bathroom #3



Bathroom #3



Bathroom #3



Bathroom #3



Bathroom #5





Bathroom #5

### 3. Toilet Condition

#### Observations:

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



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



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



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



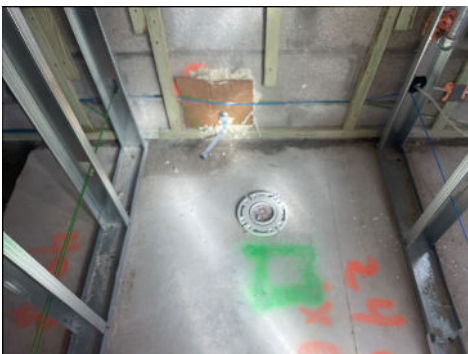
Toilet(s) drain plumbing appeared to be in serviceable condition.



Bathroom #2



Bathroom #2



Master



Master



Bathroom #3



Bathroom #3



Bathroom #5



Bathroom #5

## 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.



Bathroom #5



Bathroom #5

## 5. Shower Condition

### Observations:

- Shower(s) supply plumbing appeared to be in serviceable condition.
- Shower(s) drain plumbing appeared to be in serviceable condition.
- Shower(s) appeared to be in serviceable condition.
- Shower wall needed to be secured. Should be checked at final inspection.



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



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





Bathroom #2



Bathroom #2



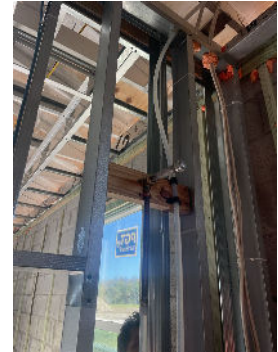
Bathroom #2



Master



Master



Master



Master



Master



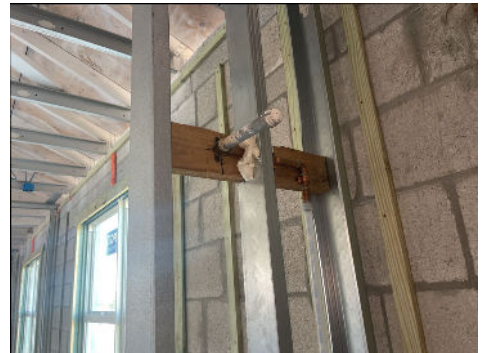
Bathroom #3



Bathroom #3



Bathroom #3



Bathroom #5



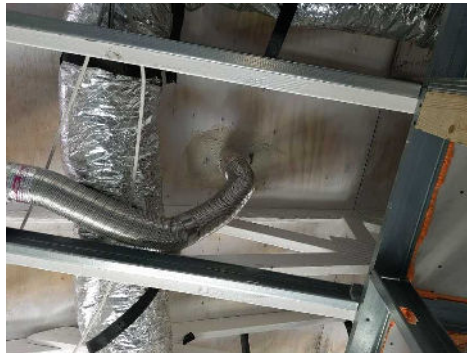


Shower wall needed to be secured. Should be checked at final inspection.

## 6. Ventilation

### Observations:

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

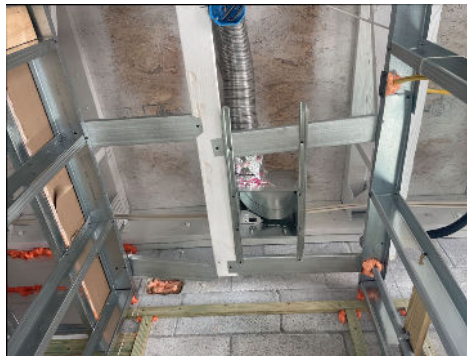


Bathroom #2

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



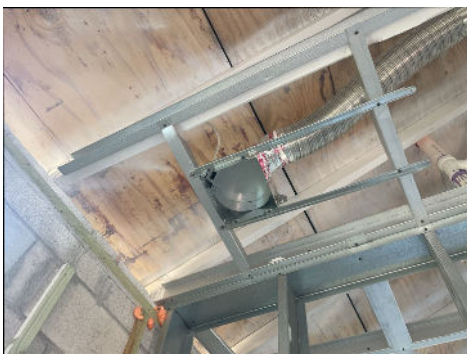
Master



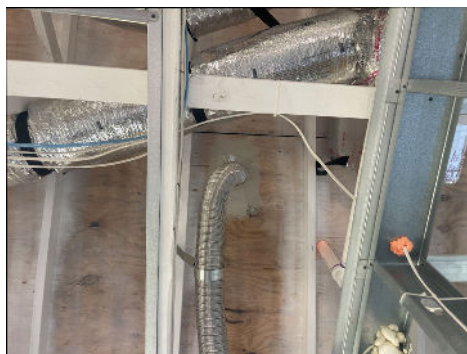
Master



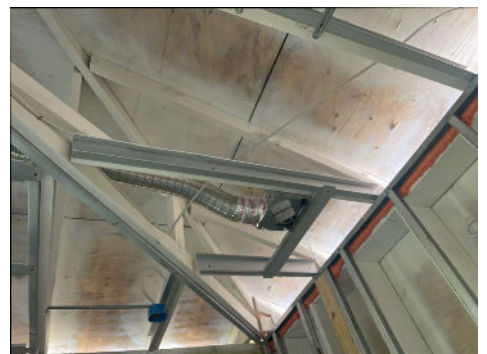
Master



Bathroom #3



Bathroom #3



Bathroom #5





Bathroom #5

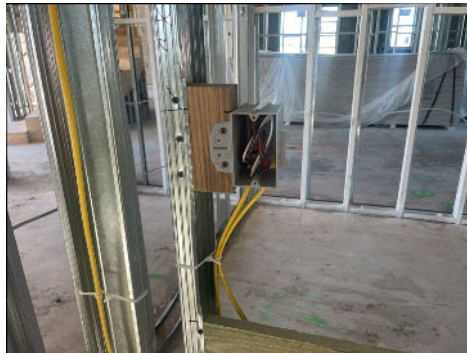
## 7. Electric GFCI

Observations:

- GFCI wiring appeared to be in serviceable condition.



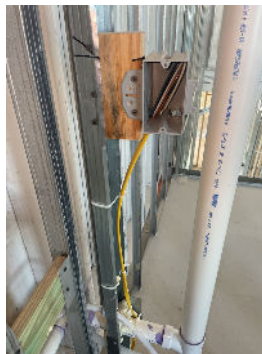
Master



Master



Master



Bathroom #5

## PreDrywall Foundation

### 1. Grading

Grading Type: Minor slope at rear of property

Observations:

- Rough grading was not complete.
- Pad for irrigation pump should be leveled.



## 2. Foundation

Type: Concrete slab

Observations:

- Concrete slab was true level. Measured at various areas..
- Anchor bolts were visible and properly installed.

## 3. Subfloor

Materials: Wood trusses

Observations:

- Subfloor was true level. Measured at various areas.
- Anchor bolts were visible and properly installed.
- Subfloor insulation was appeared to be in serviceable condition.

# PreDrywall Exterior Features

## 1. Exterior Walls

Structure Materials: Structure - Masonry Block

Observations:

- Exterior finish was not installed at the time of inspection.

## 2. Trim

Materials: Wood

Observations:

- Fascia appeared to be in serviceable condition.
- Eaves appeared to be in serviceable condition.
- The soffits were not installed.

## 3. Faucets

Observations:

- [Faucets were not installed.](#)



# PreDrywall Garage

## 1. Observations

Materials: Attached garage • Double car X 2

Observations:

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



## 2. Floor

Materials: Concrete

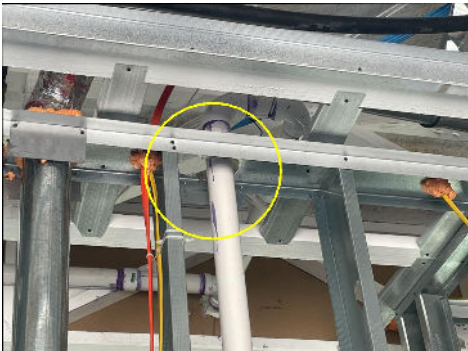
Observations:

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

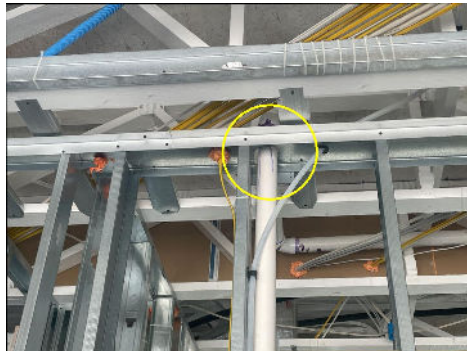
## 3. Firewall/Ceiling

Observations:

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



Fire-rated material should be sprayed in gaps.



Fire-rated material should be sprayed in gaps.





## 4. Interior Door

Type: Door to the interior was not installed



## 5. Vehicle Door

Type: No doors present



## 6. Number of Units

Observations:

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

## 7. 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.



# PreDrywall Plumbing

## 1. Main Line

Location: Location: Left side

Materials: Copper piping

Observations:

- Main water line appeared to be in serviceable condition.



## 2. Supply Lines

Materials: Copper piping • PEX piping

Observations:

- Supply piping appeared to be in serviceable condition.

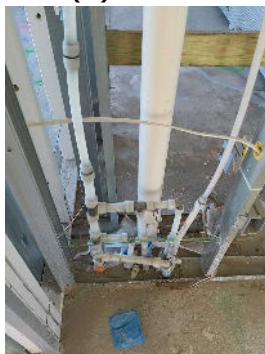


## 3. Drain/Waste/Vent Lines

Materials: **PVC** piping

Observations:

- Clean out drain(s) were visible



Clean out drain(s) were visible

## 4. Fuel System

Location: Location: Left side • Location: Left side, Right side

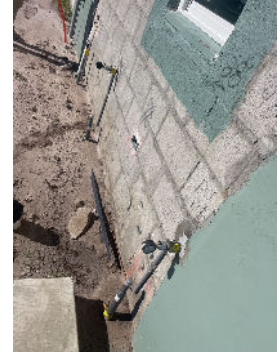
Type: Underground liquid propane tank

Observations:

- Rough plumbing for the fuel system appeared serviceable.
- Fuel system appeared to be in serviceable condition.



Rough plumbing for the fuel system appeared serviceable.



Rough plumbing for the fuel system appeared serviceable.



Rough plumbing for the fuel system appeared serviceable.

## 5. Water Heater 1

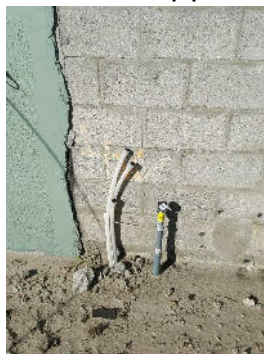
Location/Description:

- Exterior: Right side

## 6. Condition of Water Heater 1

Observations:

- Water heater rough plumbing connections appeared to be in serviceable condition.



Water heater rough plumbing connections appeared to be in serviceable condition.



# PreDrywall Electrical

## 1. Main Service Conductors

Location: Underground service entry • Multi-strand Copper

Materials: Number of conductors: 3 • Amps not determined

Observations:

- Grounding system was present.
- Rod grounding



Rod grounding

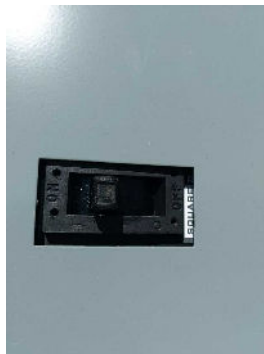
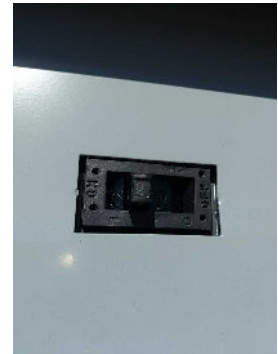
## 2. Main Panel

Location: Manufacturer: Square D • Main panel was at exterior Right side

Panel Rating: Panel rating: 150A • 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.



Panel box cover was not installed.

## 4. Sub-panel B

Location: Garage

Observations:

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



Panel box cover was not installed.

## 5. 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.

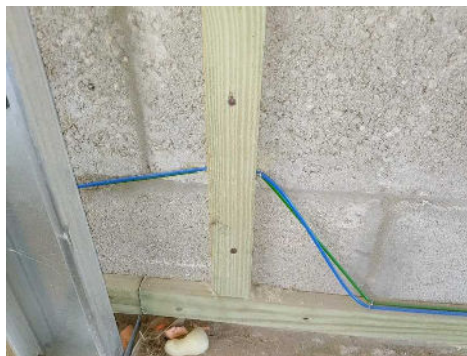
## 6. Wiring Notes

Observations:

- Visible rough interior wiring and receptacles appeared to be in serviceable condition.
- Missing nail strike plates at master and secondary bedrooms for low voltage wires.



Missing nail strike plates at master and secondary bedrooms for low voltage wires.



Missing nail strike plates at master and secondary bedrooms for low voltage wires.

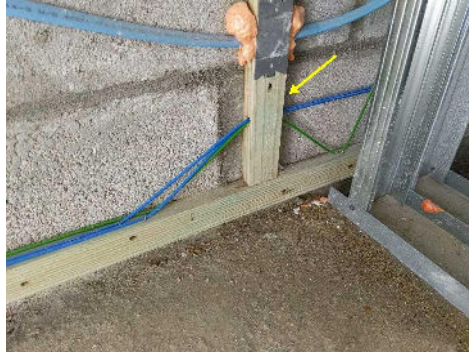


Missing nail strike plates at master and secondary bedrooms for low voltage wires.

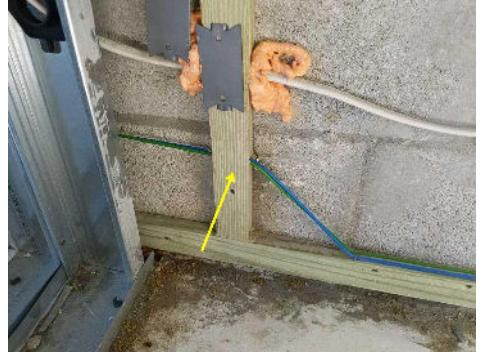




Missing nail strike plates at master and secondary bedrooms for low voltage wires.



Missing nail strike plates at master and secondary bedrooms for low voltage wires.



Missing nail strike plates at master and secondary bedrooms for low voltage wires.



Missing nail strike plates at master and secondary bedrooms for low voltage wires.

## PreDrywall HVAC

### 1. Cooling System 1

Information:

- Location: Right side
- AC #1 platform was serviceable.



### 2. Cooling System 2

Information:

- Location: Right side
- AC #2 platform was serviceable.

### 3. Cooling System 3

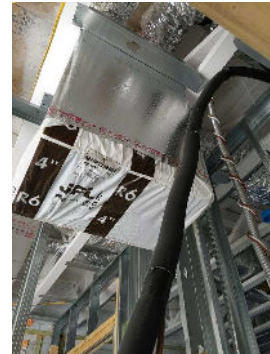
Information:

- Location: Left side
- AC #3 platform was serviceable.

## 4. Heating System 1

Information:

- Interior Closet
- Electric Furnace



## 5. Heating System 1 Condition

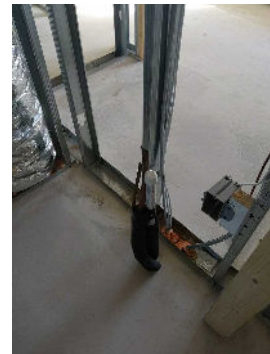
Observations:

- Heating system platform appeared serviceable.
- Rough plumbed refrigerant and condensate lines appeared serviceable.
- Insulation on refrigerant and condensate line were installed.
- Thermostat wiring at hallway

## 6. Heating System 2

Information:

- Interior Upper Closet
- Electric Furnace



## 7. Heating System 2 Condition

Observations:

- Heating system platform appeared serviceable.
- Rough plumbed refrigerant and condensate lines appeared serviceable.
- Insulation on refrigerant and condensate line were installed.
- Thermostat wiring at upper hallway

## 8. Heating System 3

Information:

- Interior Upper Closet
- Electric Furnace



## 9. Heating System 3 Condition

Observations:

- Heating system platform appeared serviceable.
- Rough plumbed refrigerant and condensate lines appeared serviceable.
- Insulation on refrigerant and condensate line were installed.



## 10. Distribution

Type: Flexible and rigid insulated ducts

Observations:

- Visible ducts appeared to be in serviceable condition.



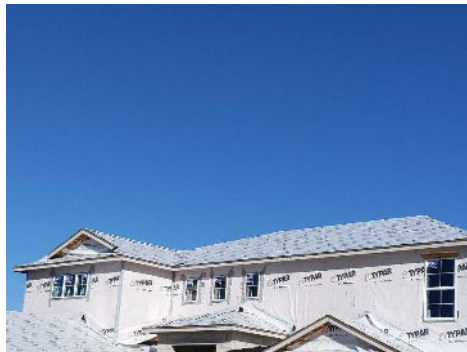
# PreDrywall Roofing

## 1. Main Roof

Shape: Hip style

Observations:

- Roof was not completely installed.





## 2. Flashing

Type: Roof vents • Vent caps • Closed **valley flashing**

Observations:

- Roof vents appeared to be in serviceable condition.
- Vent caps appeared to be in serviceable condition.
- Dryer vent appeared to be in serviceable condition.
- General roof flashing appeared to be in serviceable condition.

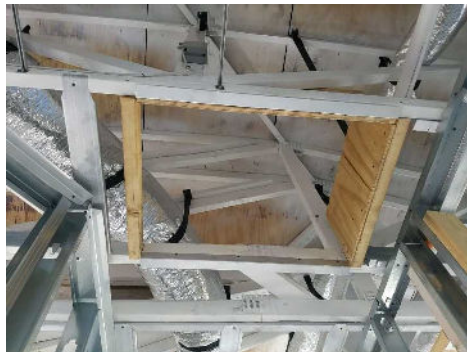
## 3. Attic

Location: Garage access • Master bedroom closet access • Upper hallway access

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

Observations:

- Attic appeared to be in serviceable condition.
- Vent pipes appeared to be in serviceable condition.
- Single wrap straps were installed at the roof-to-wall connections.
- 8d (2.5") nails secured the sheathing to the attic trusses.





## 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.
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 Issues

### PreDrywall Exterior Doors

Page 4 Item: 1	Exterior Doors	<ul style="list-style-type: none"> <li>• Door hardware was not installed.</li> <li>• Sliding door was difficult to lock.</li> <li>• Door needed to be leveled. Should be checked at final inspection.</li> </ul>
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### PreDrywall Interior Features

Page 5 Item: 2	Interior Walls	<ul style="list-style-type: none"> <li>• Nail plate should be installed to prevent damage to pex lines.</li> </ul>
Page 6 Item: 5	Interior Stairway	<ul style="list-style-type: none"> <li>• Stairway appeared to be safe. Unsure if support boards was missing inside closet area. Recommend a further evaluation.</li> </ul>

### PreDrywall Bathrooms

Page 11 Item: 5	Shower Condition	<ul style="list-style-type: none"> <li>• Shower wall needed to be secured. Should be checked at final inspection.</li> </ul>
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### PreDrywall Foundation

Page 14 Item: 1	Grading	<ul style="list-style-type: none"> <li>• Pad for irrigation pump should be leveled.</li> </ul>
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### PreDrywall Exterior Features

Page 15 Item: 3	Faucets	<ul style="list-style-type: none"> <li>• Faucets were not installed.</li> </ul>
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### PreDrywall Garage

Page 16 Item: 3	Firewall/Ceiling	<ul style="list-style-type: none"> <li>• Fire-rated material should be sprayed in gaps.</li> </ul>
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### PreDrywall Electrical

Page 21 Item: 6	Wiring Notes	<ul style="list-style-type: none"> <li>• Missing nail strike plates at master and secondary bedrooms for low voltage wires.</li> </ul>
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