



# 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

Inspector:

License#:

Age: 1986 Heated Sq Ft: 39515

Weather: Cloudy 75

Inspection Date: 9/4/2023



WAYPOINTINSPECTION.COM



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# Exterior Photos

## 1. Exterior Property Photos

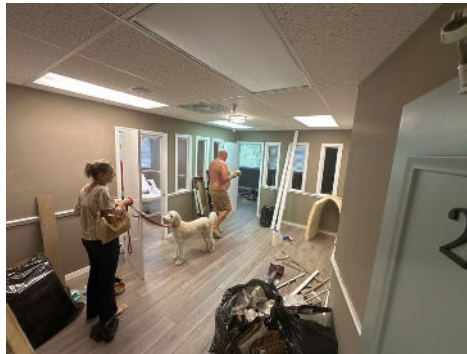


# Interior Photos

## 1. Interior Property Photos



Upstairs Lobby Area



Unit 204 Main Area



Unit 204 Room 1



Unit 204 Room 2



Restaurant Office



Restaurant Main Area





Restaurant Bar Area



Restaurant Event Room



Restaurant Storage Room



Ice Cream Shop



Ice Cream Shop



Ice Cream Shop

## 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: North

- Structure Type: Commercial Building
- Structure height: Two story structure
- Occupied: Yes.
- In Attendance: Seller's Agent, Customers, Employees

All utilities were on

## Grounds

### 1. Patio/Terrace Condition

Patio Material(s): Concrete, Tile

Observations:

- **Patio had large and/or displaced cracks were visible.**



Patio had large and/or displaced cracks were visible.

## 2. Deck/Balcony Condition

Deck Materials: Concrete

## 3. Fences/Gates Condition

Fence/Gate Material(s): Wood

Observations:

- Fence were damaged.



Fence were damaged.



Fence were damaged.



Fence were damaged.

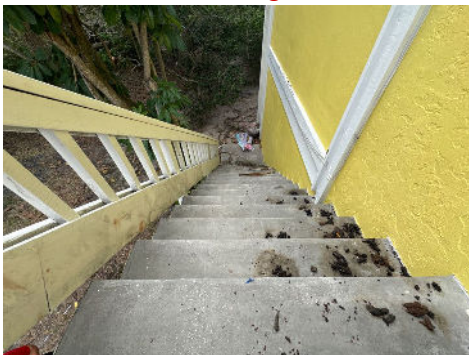
## 4. Exterior Stairs Condition

Stair Materials: Concrete, Tile

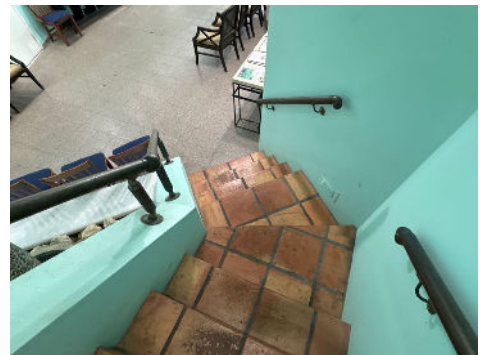
- Type of rails: wood, metal

Observations:

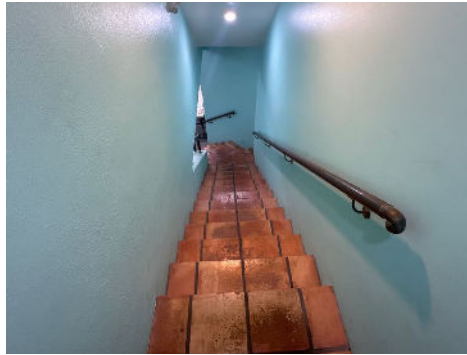
- Rails were damaged.



Rails were damaged.







## Foundation

### 1. Foundation Condition

Foundation Type: Concrete Slab

### 2. Grading Condition

Level site

### 3. Sub-floor Condition

Upper story sub-floor was not visible for inspection

- Sub-floor Construction: Concrete

## Exterior Features

### 1. Exterior Walls Condition

Exterior Wall Construction: Masonry Block/Concrete, Wood Frame

Exterior Wall Materials: Stucco, Wood Siding/Panels

### 2. Trim Condition

Trim Material(s): Wood, Metal

Observations:

- Eaves, Fascia were not fully visible.
- Trim pieces had visible damage at multiple locations.
- Trim pieces had visible moisture damage at various locations.



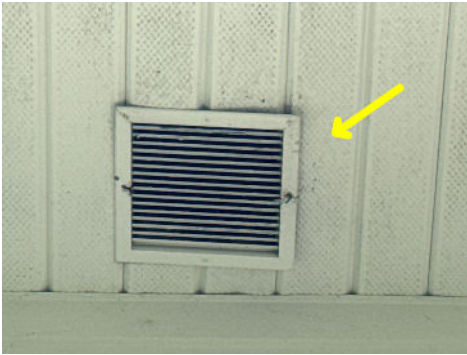
Trim pieces had visible damage at multiple locations.



Trim pieces had visible damage at multiple locations.



Trim pieces had visible damage at multiple locations.



Loose register was visible at right side.

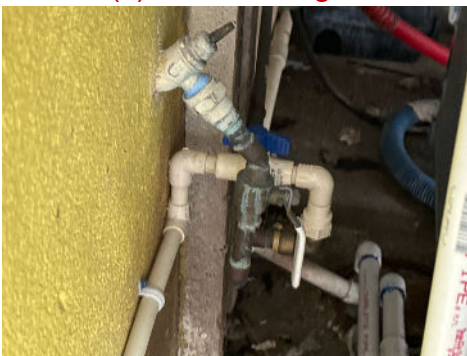


Trim pieces had visible moisture damage at various locations.

### 3. Faucet Conditions

Observations:

- Faucet handle(s) were damaged.



Faucet handle(s) were damaged.



Faucet handle(s) were damaged.

### 4. Gutters & Downspouts Condition

Gutter type: Patrial Gutters

- Gutter material: Metal and Vinyl

Observations:

- Gutters were filled with debris and the drains were blocked.
- Landscaping and vegetation was poorly maintained and overgrown.



Gutters were filled with debris and the drains were blocked.



Landscaping and vegetation was poorly maintained and overgrown.



# 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.

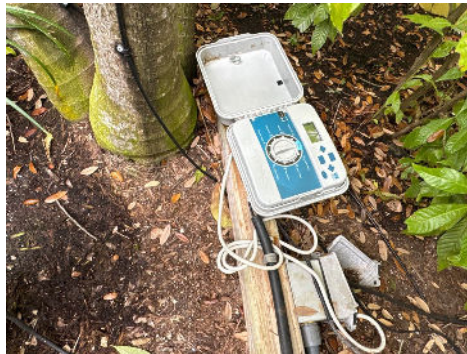
**Visible deficiencies are noted at the bottom of each section. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified specialist.**

## 1. Lawn Sprinklers Condition

Control box location: Rear

Observations:

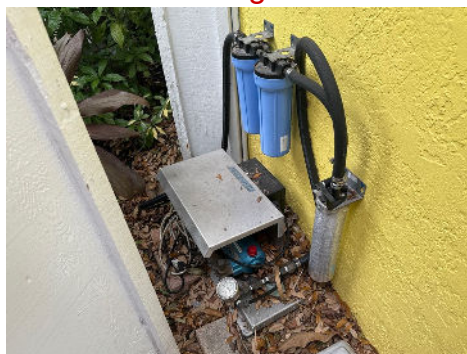
- Sprinkler system was not accessible at the time of the inspection.
- Sprinkler control box was damaged.
- A comprehensive system evaluation should be completed by a qualified contractor.



Sprinkler control box was damaged.



Sprinkler control box was damaged.



# Electrical System

## 1. Electrical Service Condition

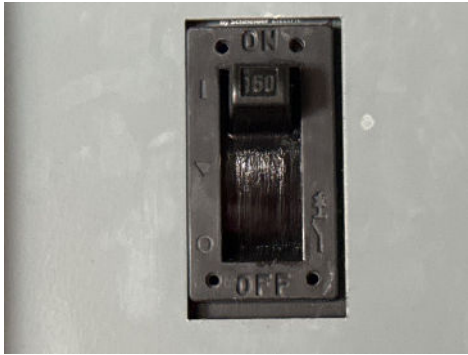
Number of Conductors: 3

- Service Entry Type: Below Ground

Observations:

- Service wiring was in good condition: Yes.





## 2. Main Panel Condition

Brand/Model: Square D

- Panel Age: 1-5 Yrs
- Panel Location: Rear
- Brand/Model: Seimens
- Panel Age: Original
- Panel Location: Exterior utility room/shed

150

- Circuit Type: Circuit breakers
- Unable to determine

Observations:

- Electrical Main Panel 1 was in good condition: No.
- Main Panel 2 was not accessible for inspection. Panel was sealed
- **Neutral conductor was not identified.**



Electrical Main Panel 1 was in good condition: No. **Neutral conductor was not identified/taped white.**

## 3. Sub-Panel A Condition

Brand/Model: Square D

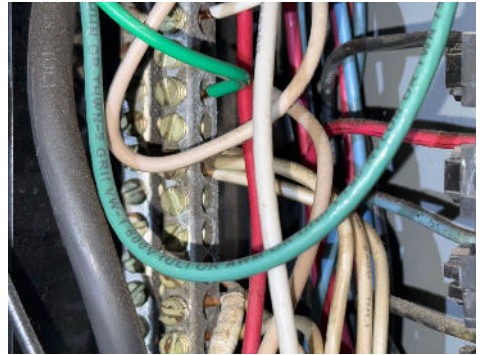
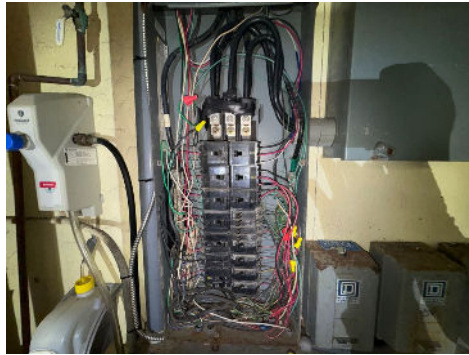
- Panel Age: 1-5 Yrs
- Panel Location: Rear

150 amps

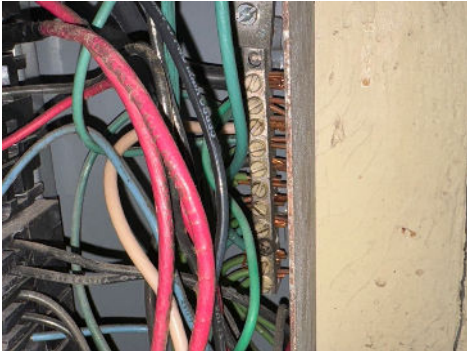
- Circuit Type: Circuit breakers

Observations:

- Electrical panel was in good condition: No.
- **Neutral and ground wires improperly shared the same buss bar.**
- **Double Tap** connection was visible.



Double Tap connection was visible.



Neutral and ground wires improperly shared the same buss bar.



Disconnects were not labeled.

## 4. Sub-Panel B Condition

Manufacturer: Square D

- Panel Location: Rear
- Age of Panel: 1-5 Years.
- **AFCI** breakers were installed for: All interior wiring protection.

Observations:

- Electrical panel was in good condition: Yes.



## 5. Sub-Panel C Condition

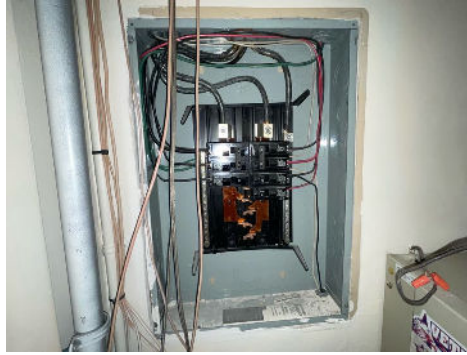
Manufacturer: Seimens

- Panel Location: Unit 202
- Age of Panel: Original.

Observations:

- Electrical panel was in good condition: No.
- **Fasteners should be rated for panel type to prevent damage to wiring.**





Fasteners should be rated for panel type to prevent damage to wiring.

## 6. Sub-Panel D Condition

Manufacturer: Square D

- Panel Location: Exterior utility room/shed
- Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.



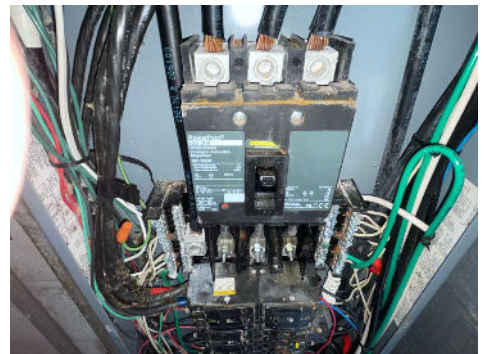
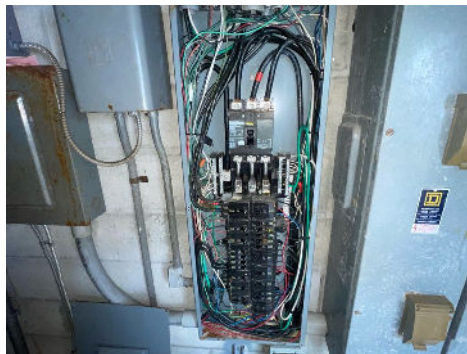
## 7. Sub-Panel E Condition

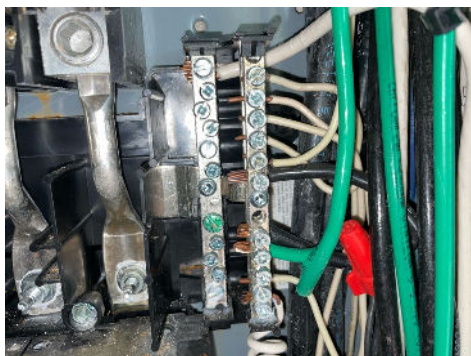
Manufacturer: Square D

- Panel Location: Exterior utility room/shed
- Age of Panel: Original.

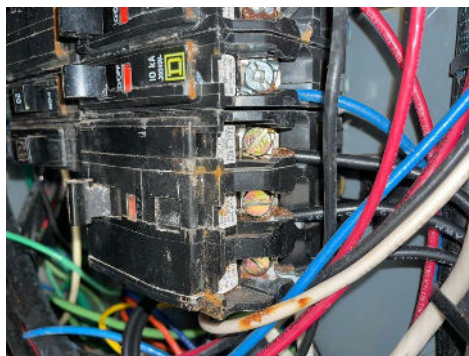
Observations:

- Electrical panel was in good condition: No.
- Neutral and ground wires improperly shared the same buss bar.
- Defective breaker(s) were present.
- Panel wiring appeared to be corroded/discolored.

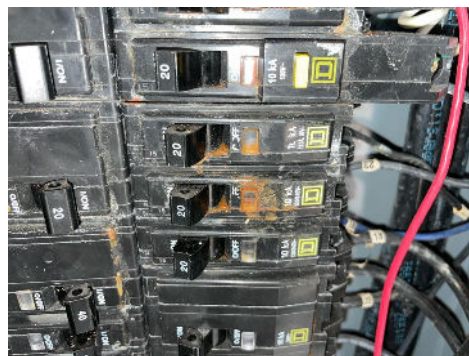




Neutral and ground wires improperly shared the same buss bar.



Panel wiring appeared to be corroded/discolored.



Defective breaker(s) were present. Rust/corrosion present.

## 8. Sub-Panel F Condition

Manufacturer: Square D

- Panel Location: Exterior utility room/shed
- Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.



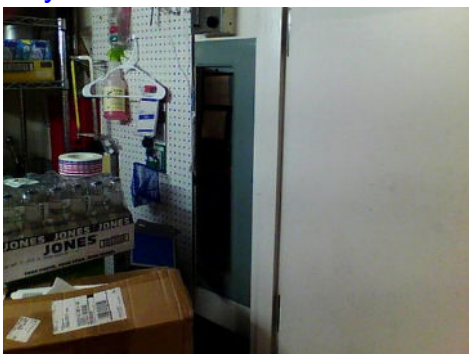
## 9. Sub-Panel G Condition

Manufacturer: Square D

- Panel Location: Interior hallway
- Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.
- Panel was not accessible for inspection. Panel was blocked.
- Area around the panel box should be kept clear in front (30") and side to side (36") for accessibility.





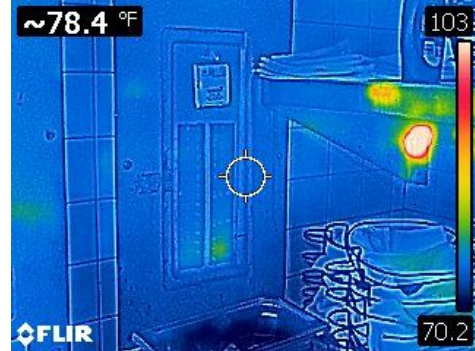
## 10. Sub-Panel H Condition

Manufacturer: Square D

- Panel Location: Interior
- Age of Panel: Original.

Observations:

- Electrical panel was in good condition: Yes.
- Panel was not accessible for inspection. Panel was blocked.
- Area around the panel box should be kept clear in front (30") and side to side (36") for accessibility.



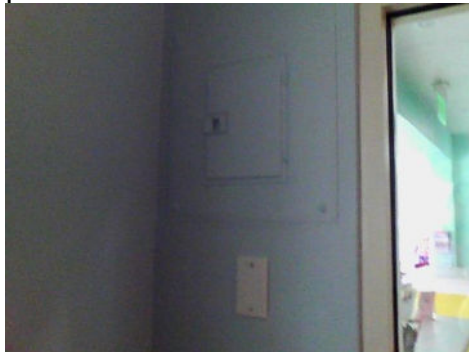
## 11. Sub-Panel I Condition

Manufacturer: Unknown/Not legible/No label

- Panel Location: Interior

Observations:

- Panel was not accessible for inspection. Panel was sealed.



Panel was not accessible for inspection. Panel was sealed.

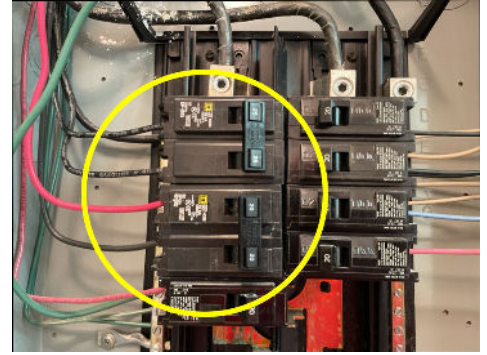
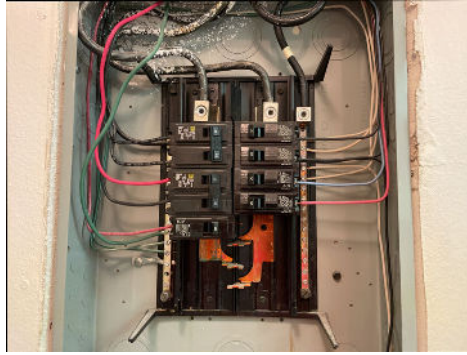
## 12. Sub-Panel J Condition

Manufacturer: Seimens

- Panel Location: Unit 204
- Age of Panel: 15-20 Years.

Observations:

- Electrical panel was in good condition: No.
- Breakers did not have a brand matching the brand of the panel box.



Breakers did not have a brand matching the brand of the panel box.

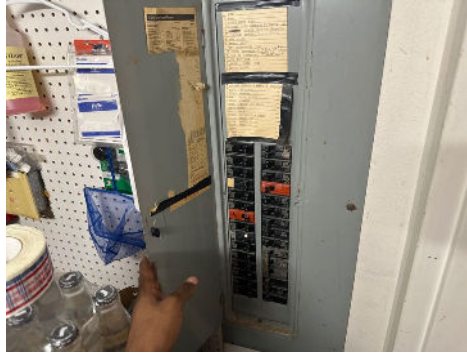
### 13. Sub-Panel K Condition

Manufacturer: ITE

- Panel Location: Interior
- Age of Panel: Original.

Observations:

- Panel was not accessible for inspection. Panel was blocked.



Panel was not accessible for inspection. Panel was blocked.

### 14. Sub-Panel L Condition

Manufacturer: Square D

- Panel Location: Interior
- Age of Panel: Original.

Observations:

- Electrical panel was in good condition: No.
- Panel was not accessible for inspection. Panel was blocked.
- Breakers had grease contamination. Fire hazard.



Breakers had grease contamination. Fire hazard.



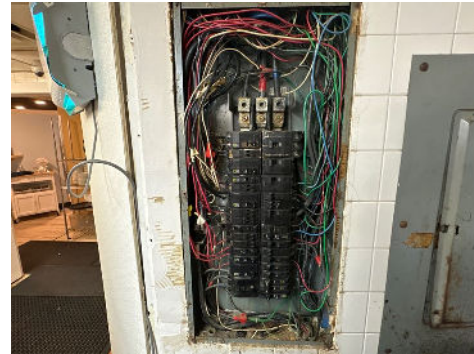
## 15. Sub-Panel M Condition

Manufacturer: Square D

- Panel Location: Interior
- Age of Panel: Original.

Observations:

- Electrical panel was in good condition: No.
- Breakers had grease contamination. Fire hazard.



Breakers had grease contamination. Fire hazard.

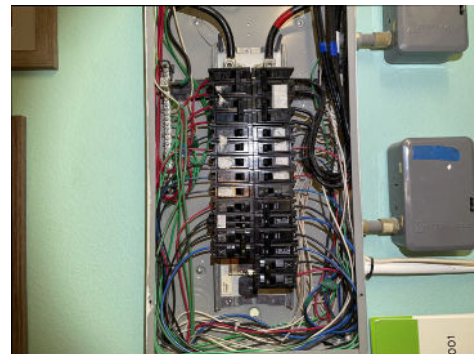
## 16. Sub-Panel N Condition

Manufacturer: Challenger

- Panel Location: Interior
- Age of Panel: Original.

Observations:

- Electrical panel was in good condition: No.
- Unprotected opening(s) were present.
- Challenger service panels and breakers were present. These panels are outdated and should be evaluated by licensed electrician.



Challenger service panels and breakers were present. These panels are outdated and should be evaluated by licensed electrician.

## 17. Wiring Condition

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

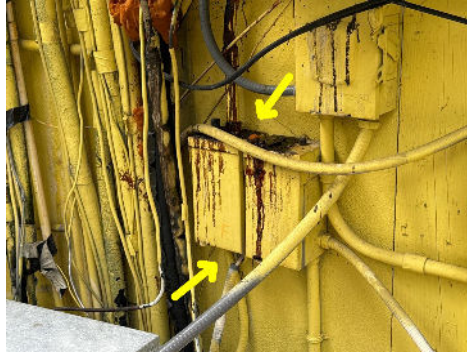
Observations:

- Based on electrical issues present at the time of the inspection, a whole house electrical review should be conducted by a qualified licensed electrician.
- Outlet(s) were not operational at exterior.
- Outlet(s) tested not grounded at exterior.
- Outlet(s) were damaged at multiple locations.
- The buildings electrical room appears to have water intrusion through the stairway above.
- Exposed wiring was not properly protected at multiple locations.

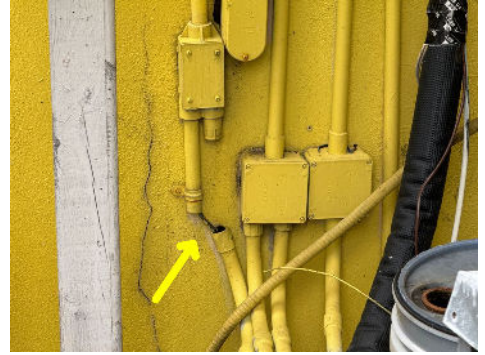




Exposed wiring was not properly protected at air condensing unit.



Exposed wiring was not properly protected at air condensing unit. Grease build-up was visible at disconnects.



Exposed wiring was not properly protected at air condensing unit.



Outlet(s) were not operational at exterior.



Outlet(s) were not operational at exterior.



Outlet(s) were not operational at exterior.



Outlet(s) were not operational at exterior.



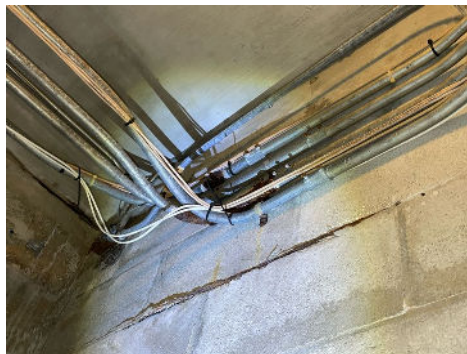
Outlet(s) tested not grounded at exterior.



Outlet(s) were damaged at exterior.



Exposed wiring was not properly protected at the electrical room



The buildings electrical room appears to have water intrusion through the stairway above.

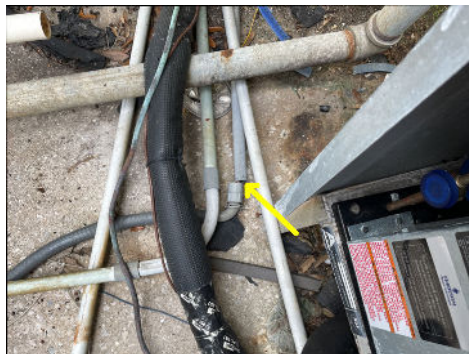


The buildings electrical room appears to have water intrusion through the stairway above.

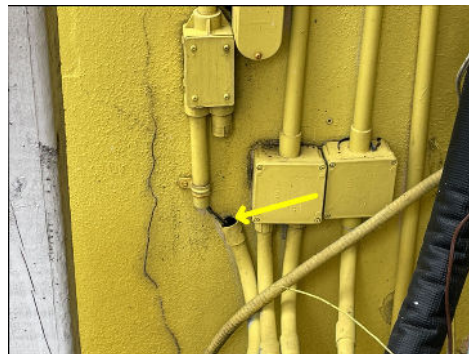




Exposed wiring was not properly protected at multiple locations.  
Rear



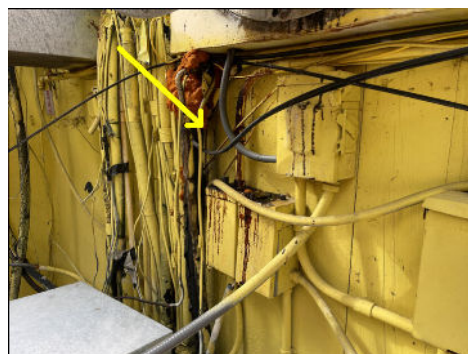
Exposed wiring was not properly protected at multiple locations.  
Rear



Exposed wiring was not properly protected at multiple locations.  
Rear



Outlet(s) were damaged (Unit 204).



Kitchen grease should be around it away from the electrical panels

## Cooling System

### 1. Cooling System 1 Condition

Cooling Unit Location: Rear

• Cooling System Type: Air Conditioner

Observations:

- Not all units were available for testing due to no access available.
- All HVAC systems should be evaluated and serviced by HVAC specialist.



Location: Rear, Manufacturer: York, Age: 2018, Size of Tonnage: 1.5 Ton





Location: Rear, Manufacturer: York, Age: 2016, Size of Tonnage: 2 Ton



Location: Rear, Manufacturer: Trane, Age: 2023, Size of Tonnage: 2 Ton



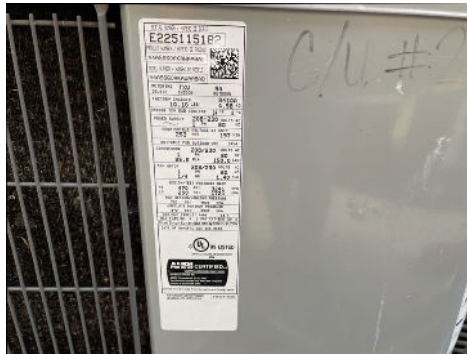
Location: Rear, Manufacturer: Trane, Age: 2015, Size of Tonnage: 3 Ton



Location: Rear, Manufacturer: Trane, Age: 2017, Size of Tonnage: 2 Ton



Location: Rear, Manufacturer: Trane, Age: 2003, Size of Tonnage: 1.5 Ton



Location: Rear, Manufacturer: International Comfort Products, Age: 2022, Size of Tonnage: 5 Ton







Location: Rear, Manufacturer: Bryant, Age: 2015, Size of Tonnage: 2 Ton



Location: Rear, Manufacturer: Bryant, Age: 2015, Size of Tonnage: 3 Ton



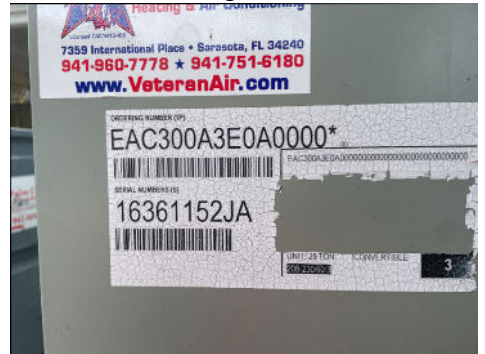
Location: Rear, Manufacturer: Bryant, Age: 2015, Size of Tonnage: 1.5 Ton



Location: Rear, Manufacturer: Trane, Age: 2010, Size of Tonnage: 3 Ton



Location: Rear, Manufacturer: Trane, Age: 2010, Size of Tonnage: 3 Ton



Location: Rear, Manufacturer: Trane, Age: 2016, Size of Tonnage: 25 Ton





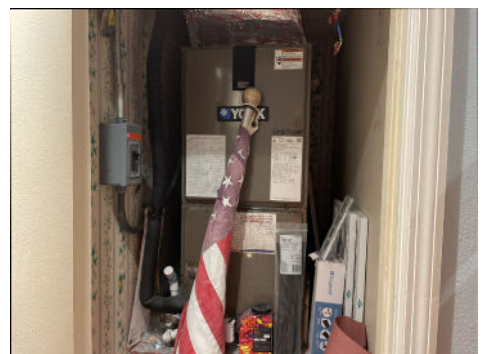
# Heating System

## 1. Heating System 1 Condition

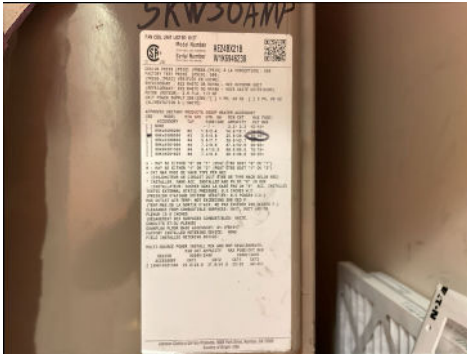
Location: Interior closet, Interior upper closet

- Power Source: Electric Furnace

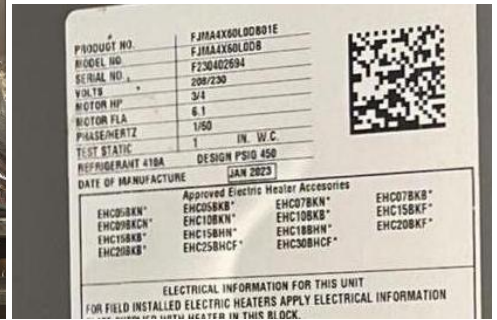
- Observations:
- Not all units were available for testing due to no access available.
  - Heating system made an unusual noise.
  - Based on the condition of the heating system(s), it should be evaluated by a licensed HVAC specialist.



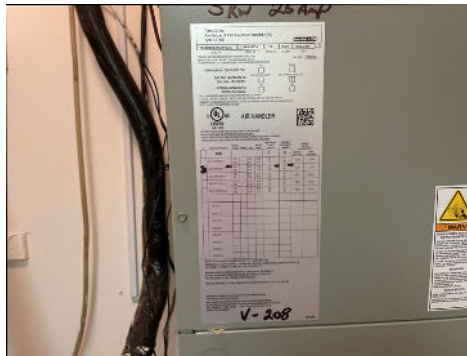




Location: Interior Closet,  
Manufacturer: York, Age: 2016,  
Size of Tonnage: 2 Ton



Location: Interior Closet,  
Manufacturer: International  
Comfort Products, Age: 2023,  
Size of Tonnage: 5 Ton



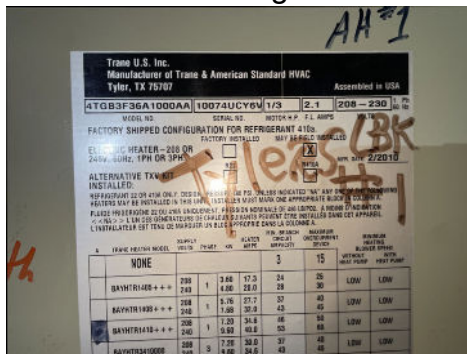
Location: Interior Closet,  
Manufacturer: Trane, Age: 2022,  
Size of Tonnage: 2 Ton



Heating system made an  
unusual noise (Suite 204).



Location: Interior Closet,  
Manufacturer: Trane, Age: 2010,  
Size of Tonnage: 3 Ton



Location: Interior Closet, Manufacturer: Trane, Age: 2010, Size of Tonnage: 3 Ton

## 2. Distribution Condition

Ducts were not fully visible

# Thermostat & Air Filter(s)

## 1. Thermostat(s) Condition

Materials: Thermostat Location: Hallway, Entryway/Common Area, Upper Hallway

- Thermostat Location: Hallway



## 2. Air Filter(s) Condition

Materials: Filter Location(s): Hallway, At Base of Heating Unit

- Filter Location(s): At Base of Heating Unit

Observations:

- Filters were dirty/clogged and should be replaced.

# Plumbing System

## 1. Main Line & Valve Condition

Main Valve Location: Front, At utility meter

- Age of main line: Original

Main Line Material(s): Copper piping

Observations:

- Visible main line was in good condition: Yes





## 2. Supply Lines Condition

Age of Piping System: Supply piping was original

- Supply Line Material(s): CPVC piping, Copper piping

Observations:

- Visible supply piping were in good condition: Yes





### 3. Drain Lines Condition

Drain/Waste/Vent Piping Estimated Age: Original

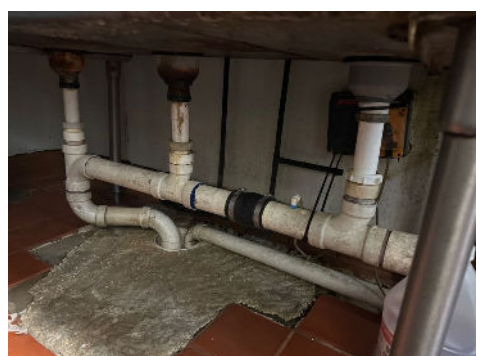
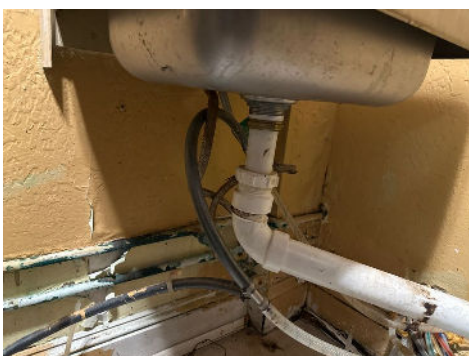
- Drain Line Material(s): **PVC/CPVC**, Copper piping

Observations:

- Visible drain lines were in good condition: Yes









#### 4. Gas System Condition

Gas System Location: rear

- Location: Natural gas system and meter

Observations:

- Visible gas system was in good condition: Yes



#### 5. Water Heater 1 Condition

Water heater location: Exterior

- Manufacturer: Navien
- Age of unit: 2021
- Water heater type: Tankless Natural Gas

Observations:

- Water heater was in good condition: Yes





## 6. Water Heater 2 Condition

Age of unit: 2021

- Water heater location: Exterior
- Manufacturer: Navien
- Water heater type: Tankless Natural Gas

Observations:

- Water heater was in good condition: Yes



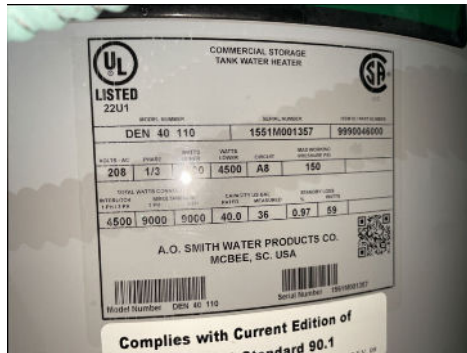
## 7. Water Heater 3 Condition

Water heater location: Utility Room

- Manufacturer: A.O. Smith
- Age of unit: 2015
- Water heater type: Electric
- Size of water heater: 40 Gallons

Observations:

- Water heater was in good condition: Yes



# Roof System

## 1. Main Roof Condition

Roof Style/Shape: HIP style

- Metal
- Roof Permit Date: 04/01/2015
- Estimated age of the roof covering: 8 Yrs
- Roof Inspection Method: With a Drone
- Roof was not fully visible due to the: Height of the roof.





## 2. Roof Flashing Condition

Roof flashing features: Roof vents, Vent caps, Gable vents

- Valley flashing features: Closed Valley Flashing

## 3. Attic Condition

Attic Access Location(s): No attic access

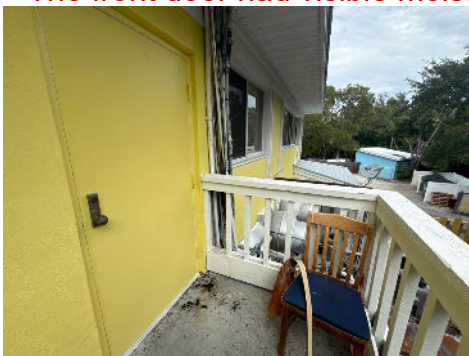
# Exterior Doors

## 1. Exterior Doors Condition

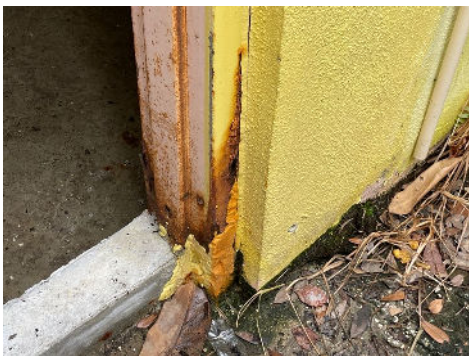
Exterior Door Types: Secondary Swing Door(s), Front Single Entry Door, Secondary French Doors

Observations:

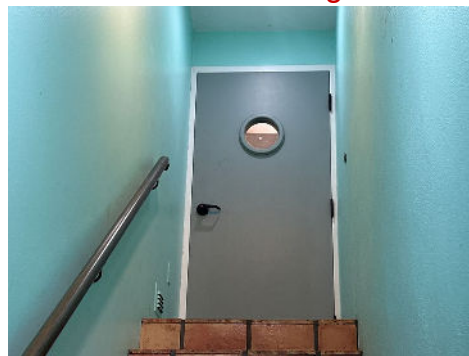
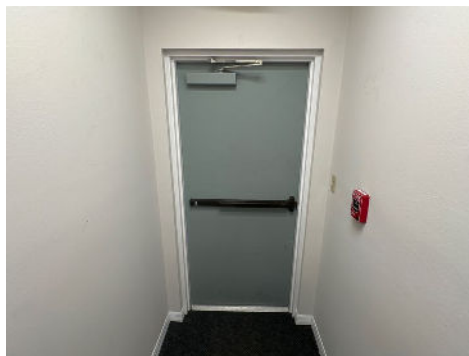
- The front door frame was damaged.
- The front door had visible moisture damage.



The front door had visible moisture damage.



The front door had visible moisture damage.





## Interior Features

### 1. Interior Doors Condition

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

### 2. Window(s) Condition

Glass panels

- Metal/Double-pane/Casement
- Metal/Single-pane/Horizontal-sliding

### 3. Interior Walls Condition

Interior Wall Materials: Drywall, Tile, Wall cover over drywall, Paneling

### 4. Ceilings Condition

Interior Ceiling Materials: Drywall

### 5. Flooring Condition

Flooring Materials: Carpet, Tile, Vinyl

Observations:

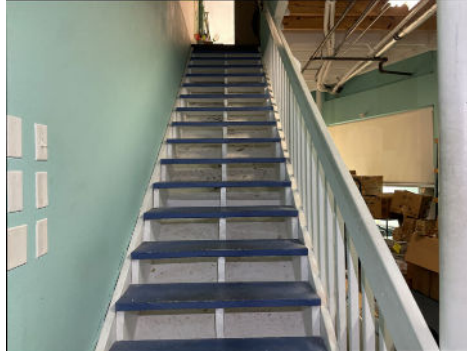
- Flooring was damaged at kitchen.



Flooring was damaged at kitchen.



## 6. Interior Stairway Condition



## Kitchen

### 1. Kitchen Cabinets Condition

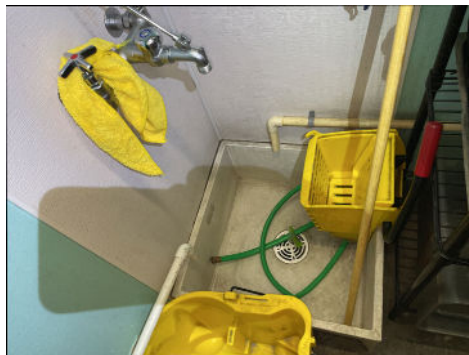
Cabinet Types: Laminate, Metal Shelving



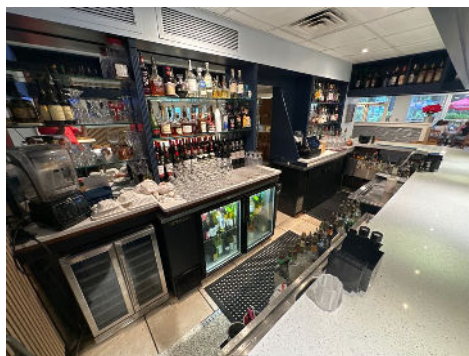
### 2. Kitchen Counters Condition

Counter Type(s): Laminate

### 3. Kitchen Sink Condition



### 4. Wet Bar Condition



## Bathrooms

### 1. Bathroom Locations

Observations:

- Men's bathroom.
- Women's bathroom.
- Employee bathroom.



Men's bathroom.



Women's bathroom.



Women's bathroom.





Men's bathroom.



Employee bathroom.



Employee bathroom.

## 2. Sink(s) Condition

Observations:

- Faucet was damaged at employee bathroom.



Faucet was damaged at employee bathroom.

# Exclusions

## 1. Excluded Features

- Solar panel system was present.
- Water fountain system was present.
- Restaurant ventilation systems.
- Restaurant cooler/freezer systems
- Fire suppression system (sprinkler) was present.
- Elevator was present.
- Mini-refrigerator was present.
- Ice maker was present.
- Restaurant appliances were not tested.
- Outbuilding(s) are NOT included in the inspection unless requested. An additional fee will apply.



Water fountain system was present.



Solar panel system was present.



Solar panel system was present.



Restaurant cooler/freezer systems.



Restaurant cooler/freezer systems.



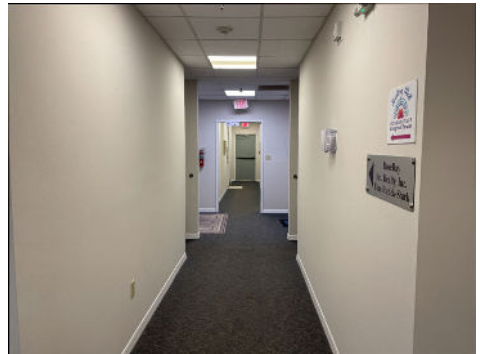
Restaurant ventilation systems.



Restaurant ventilation systems.



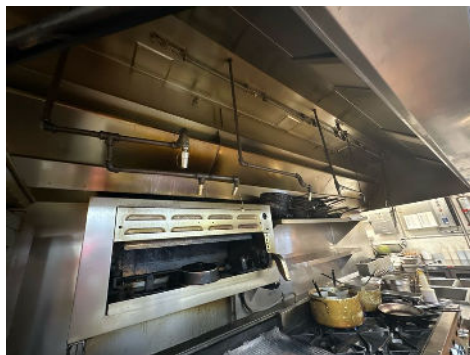
Restaurant cooler/freezer systems.



Second floor all suites were locked except for 202 and 204.







Fire suppression system (sprinkler) was present.



Mini-refrigerator was present.



Mini-refrigerator was present.



Mini-refrigerator was present.



Mini-refrigerator was present.





Mini-refrigerator was present.



Mini-refrigerator was present.



Mini-refrigerator was present.



Ice maker was present.



Elevator was present.



# Glossary

Term	Definition
AFCI	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.
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
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.

# 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. \*\***

*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

### Exterior Features

Page 6 Item: 4	Gutters & Downspouts Condition	<ul style="list-style-type: none"><li>• Gutters were filled with debris and the drains were blocked.</li><li>• Landscaping and vegetation was poorly maintained and overgrown.</li></ul>
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### Lawn Sprinklers

Page 7 Item: 1	Lawn Sprinklers Condition	<ul style="list-style-type: none"><li>• Sprinkler system was not accessible at the time of the inspection.</li></ul>
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### Electrical System

Page 11 Item: 9	Sub-Panel G Condition	<ul style="list-style-type: none"><li>• Area around the panel box should be kept clear in front (30") and side to side (36") for accessibility.</li></ul>
Page 12 Item: 10	Sub-Panel H Condition	<ul style="list-style-type: none"><li>• Area around the panel box should be kept clear in front (30") and side to side (36") for accessibility.</li></ul>

### Cooling System

Page 16 Item: 1	Cooling System 1 Condition	<ul style="list-style-type: none"><li>• Not all units were available for testing due to no access available.</li><li>• All HVAC systems should be evaluated and serviced by HVAC specialist.</li></ul>
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## Heating System

Page 19 Item: 1	Heating System 1 Condition	• Not all units were available for testing due to no access available.
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## Thermostat & Air Filter(s)

Page 21 Item: 2	Air Filter(s) Condition	• Filters were dirty/clogged and should be replaced.
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## Material Defects

### Grounds

Page 3 Item: 1	Patio/Terrace Condition	• Patio had large and/or displaced cracks were visible.
Page 4 Item: 3	Fences/Gates Condition	• Fence were damaged.
Page 4 Item: 4	Exterior Stairs Condition	• Rails were damaged.

### Exterior Features

Page 5 Item: 2	Trim Condition	• Trim pieces had visible damage at multiple locations. • Trim pieces had visible moisture damage at various locations.
Page 6 Item: 3	Faucet Conditions	• Faucet handle(s) were damaged.

### Lawn Sprinklers

Page 7 Item: 1	Lawn Sprinklers Condition	• Sprinkler control box was damaged. • A comprehensive system evaluation should be completed by a qualified contractor.
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### Electrical System

Page 8 Item: 2	Main Panel Condition	• Neutral conductor was not identified.
Page 8 Item: 3	Sub-Panel A Condition	• Neutral and ground wires improperly shared the same buss bar. • Double Tap connection was visible.
Page 9 Item: 5	Sub-Panel C Condition	• Fasteners should be rated for panel type to prevent damage to wiring.
Page 10 Item: 7	Sub-Panel E Condition	• Neutral and ground wires improperly shared the same buss bar. • Defective breaker(s) were present. • Panel wiring appeared to be corroded/discolored.
Page 12 Item: 12	Sub-Panel J Condition	• Breakers did not have a brand matching the brand of the panel box.
Page 13 Item: 14	Sub-Panel L Condition	• Breakers had grease contamination. Fire hazard.
Page 14 Item: 15	Sub-Panel M Condition	• Breakers had grease contamination. Fire hazard.

Page 14 Item: 16	Sub-Panel N Condition	<ul style="list-style-type: none"> <li>• Unprotected opening(s) were present.</li> <li>• Challenger service panels and breakers were present. These panels are outdated and should be evaluated by licensed electrician.</li> </ul>
Page 14 Item: 17	Wiring Condition	<ul style="list-style-type: none"> <li>• Based on electrical issues present at the time of the inspection, a whole house electrical review should be conducted by a qualified licensed electrician.</li> <li>• Outlet(s) were not operational at exterior.</li> <li>• Outlet(s) tested not grounded at exterior.</li> <li>• Outlet(s) were damaged at multiple locations.</li> <li>• The buildings electrical room appears to have water intrusion through the stairway above.</li> <li>• Exposed wiring was not properly protected at multiple locations.</li> </ul>
<b>Heating System</b>		
Page 19 Item: 1	Heating System 1 Condition	<ul style="list-style-type: none"> <li>• Heating system made an unusual noise.</li> <li>• Based on the condition of the heating system(s), it should be evaluated by a licensed HVAC specialist.</li> </ul>
<b>Exterior Doors</b>		
Page 28 Item: 1	Exterior Doors Condition	<ul style="list-style-type: none"> <li>• The front door frame was damaged.</li> <li>• The front door had visible moisture damage.</li> </ul>
<b>Interior Features</b>		
Page 29 Item: 5	Flooring Condition	<ul style="list-style-type: none"> <li>• Flooring was damaged at kitchen.</li> </ul>
<b>Bathrooms</b>		
Page 32 Item: 2	Sink(s) Condition	<ul style="list-style-type: none"> <li>• Faucet was damaged at employee bathroom.</li> </ul>