



WAYPOINT

Property Inspection, LLC



Central Florida: (407) 594-7483

Southeast Florida: (561) 676-0546

West Central Florida: (813) 486-8551



Prepared for: Mr Doe

INSPECTION REPORT

SAMPLE- 9876 Commercial Blvd Suite 600 Tampa, FL 32824

Inspector: Robert Hintze

Inspection Date: 2/23/2024

License#:

Age: 2000 Heated Sq Ft: 140,000

Weather:



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Exterior Photos

1. Exterior Property Photos



Side view Roof access was locked.



Rear view



Rear view



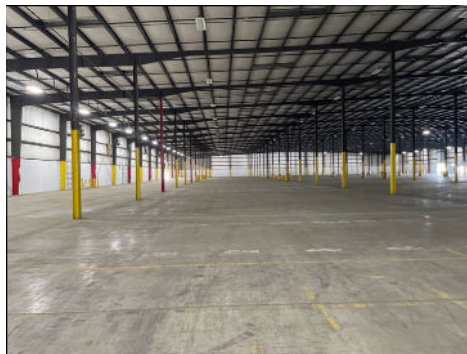
Side view

Interior Photos

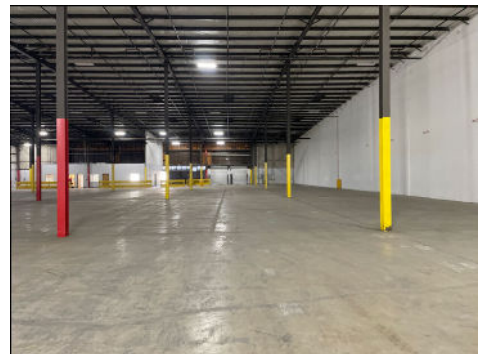
1. Interior Property Photos



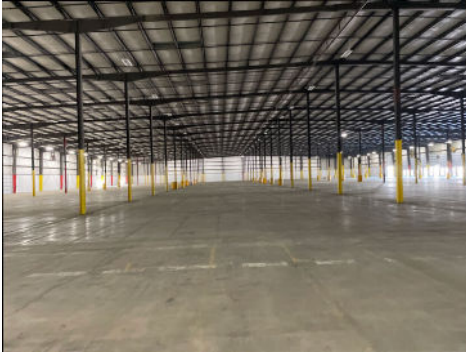
Warehouse



Warehouse



Warehouse



Warehouse



Warehouse



Front reception area



Warehouse office Room



Systems closet



Conference Room



Conference Room 2

Property Description

Grounds

1. Parking Lot/Walkway Condition

Parking Lot Material(s): Concrete • Walkway Material(s): Concrete
Observations:

- Parking lot/Walkway surface was worn.
- Parking lot had large crack(s) visible.
- Parking lot/Walkway had large and displaced crack(s) visible.
- Curb had visible damage.



Parking lot had large crack(s) visible.



Parking lot had large crack(s) visible.



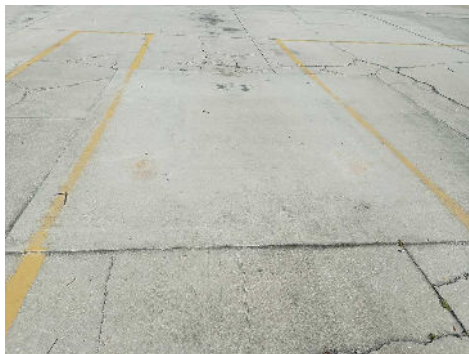
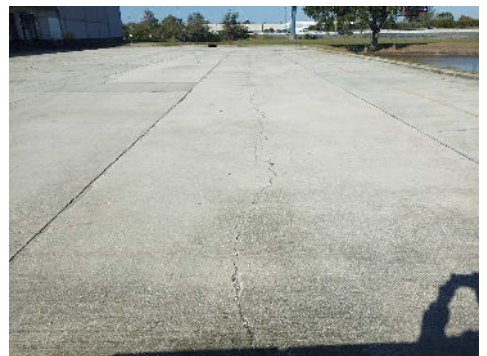
Curb had visible damage.



Parking lot had large and displaced crack(s) visible.



Parking lot had large crack(s) visible.



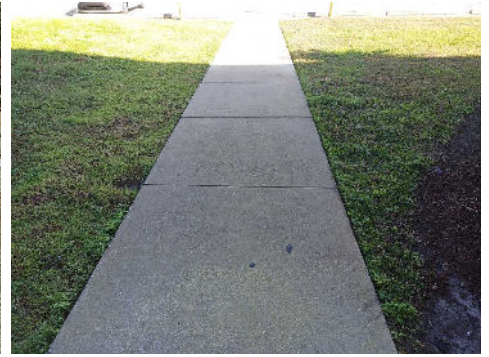
Parking lot had large and displaced crack(s) visible.



Parking lot had large crack(s) visible.



Curb had visible damage.



Walkway had large and displaced crack(s) visible.

2. Patio/Terrace Condition

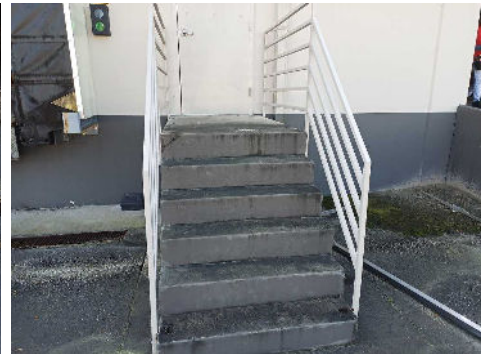
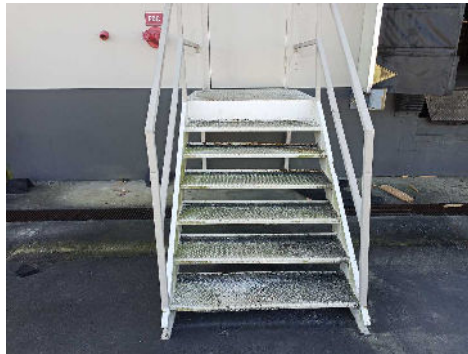
Patio Material(s): Concrete

3. Exterior Stairs Condition

Type of rails: metal • Stair Materials: Metal, Concrete

Observations:

- Stairs were damaged.



Stairs were damaged.

Foundation

1. Foundation Condition

Foundation Type: Concrete Slab

Observations:

- Foundation was not fully visible

2. Grading Condition

Level site

Observations:

- Visible signs of erosion were present.



Visible signs of erosion were present.



Visible signs of erosion were present.



Visible signs of erosion were present.



Visible signs of erosion were present.

Structure

1. Exterior Walls Condition

Exterior Wall Construction: Masonry Block/Concrete, Metal Framing, Other:

Exterior Wall Materials: Painted Block, Metal Siding

Observations:

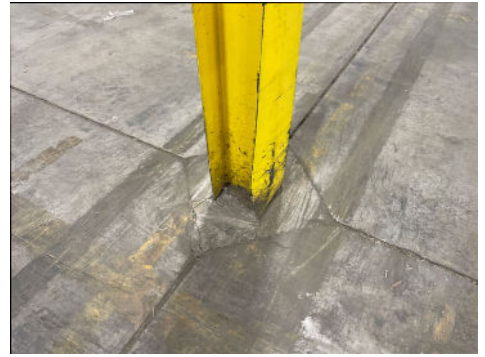
- Settlement up to 1/8" cracks were visible at .
- Gaps/holes was visible at various locations.
- Large and/or displaced cracks were visible at rear.
- Columns had visible damage.



Columns had visible damage.



Columns had visible damage.



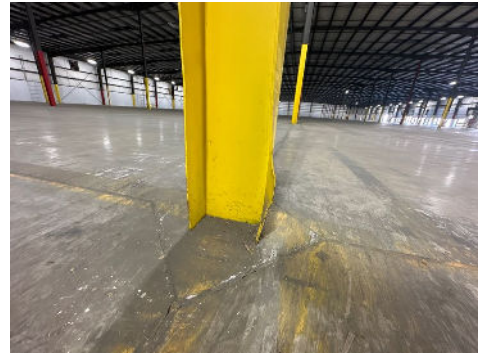
Columns had visible damage.



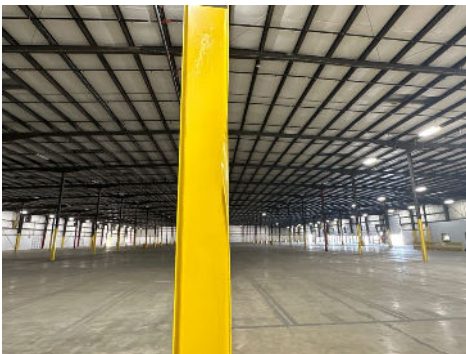
Settlement up to 1/8" cracks were visible at .



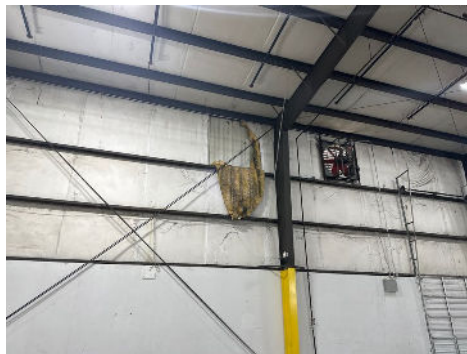
Large and/or displaced cracks were visible at rear.



Columns had visible damage.



Large and/or displaced cracks were visible at rear.



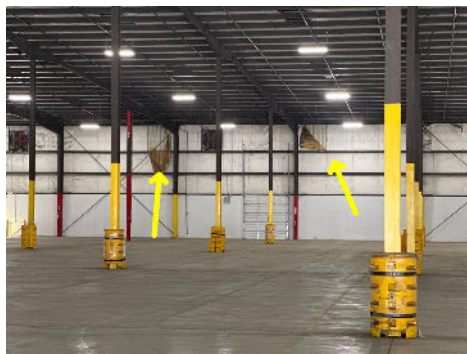
Insulation has been disturbed.



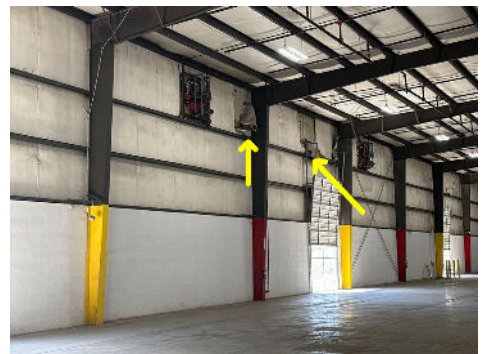
Insulation has been disturbed.



Insulation has been disturbed.



Insulation has been disturbed.



Insulation has been disturbed.



Insulation has been disturbed.

2. Trim Condition

Trim Material(s): Metal

Observations:

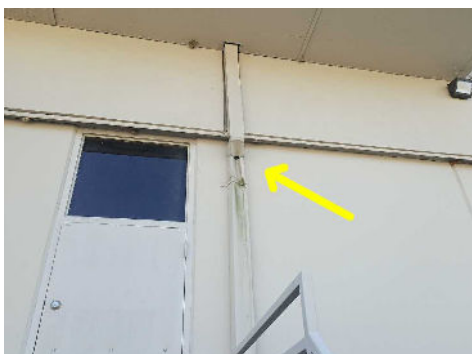
- Eaves were not fully visible.

3. Gutters & Downspouts Condition

Subsurface drains were present. These systems were outside of the scope of the inspection and not inspected. • Gutter type: Full Gutters • Gutter material: Metal

Observations:

- Extensions should be installed to channel drainage away from the foundation.
- Downspout(s) were damaged.



Downspout(s) were damaged.



Extensions should be installed to channel drainage away from the foundation.



Extensions should be installed to channel drainage away from the foundation.

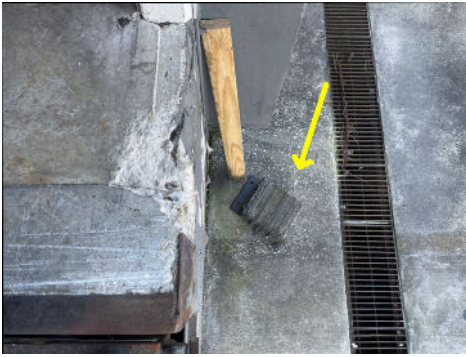
Loading Dock

1. Loading Dock Bumper Condition

Materials: Bumper materials: Rubber

Observations:

- Damage that bumper door, 16



Damage that bumper door, 16



Damage that bumper door, 16

2. Loading Dock Door Condition

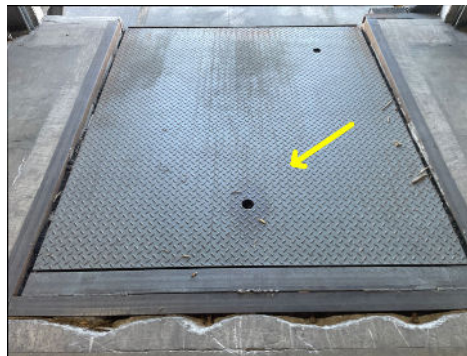
Materials: Loading dock door(s) Type: Roll-up

Observations:

- All dock doors and plates were operational unless noted.
- Dock door had minor damage visible.
- Dock door tracks were damaged.
- Dock door was not operational at rear.
- Door is off track number 27.



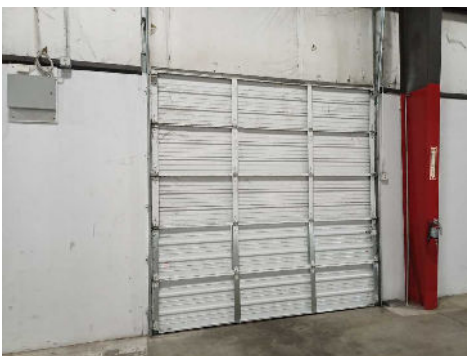
Dock door tracks were damaged.



Dock plate was not operational at door 20.



Door is off track number 27



Dock door was not operational at rear.



Dock door had minor damage visible.



Dock door had minor damage visible.



Electrical System

1. Electrical Service Condition

Number of Conductors: 4 • Service Entry Type: Below Ground

Observations:

- Service wiring was in good condition: Yes.





2. Sub-Panel A Condition

Brand/Model: Cutler Hammer • Panel Age: 20-25 Yrs • Panel Location: Warehouse

Observations:

- Electrical panel was in good condition: Yes.

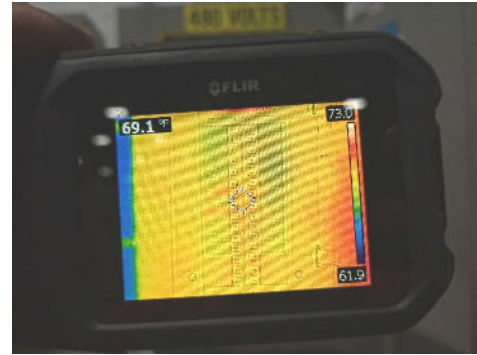


3. Sub-Panel B Condition

Manufacturer: ITE • Panel Location: Warehouse • Age of Panel: 20-25 Years.

Observations:

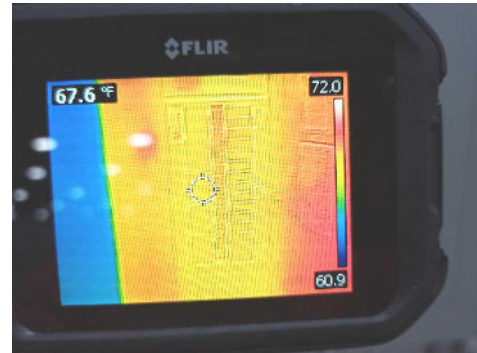
- Electrical panel was in good condition: Yes.



4. Sub-Panel C Condition

Manufacturer:Eaton • Panel Location: Warehouse • Age of Panel: 20-25 Years, 10-15 Years.
Observations:

- Electrical panel was in good condition: Yes.



5. Sub-Panel D Condition

Manufacturer:Unknown/Not legible/No label • Panel Location: Warehouse
Observations:

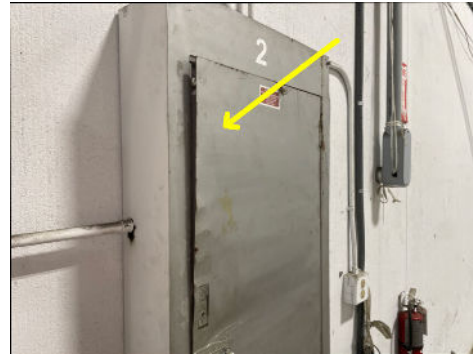
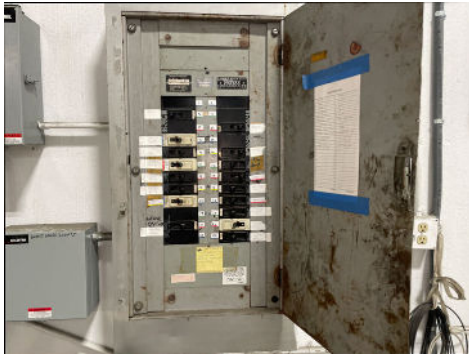
- Panel was not accessible for inspection. .



6. Sub-Panel E Condition

Manufacturer:Westinghouse • Panel Location: Warehouse
Observations:

- Panel cover was damaged.



Panel cover was damaged.

7. Sub-Panel F Condition



8. Wiring Condition

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

Observations:

- Parking lot lighting could not be tested. Controlled by dusk to dawn sensors.
- Cover plate(s) were not installed.
- Lights were loose/not properly secured.
- Outlet(s) were not operational at Warehouse
- Outlet(s) were not operational at Warehouse.
- Exposed wiring was not properly protected at interior.
- Exhaust fans were not operational.
- Electrical conduit had visible alterations at the warehouse.
- Junction box cover has been removed.



Exhaust fans were not operational.



Exhaust fans were not operational.



Exhaust fans were not operational.



Exhaust fans were not operational.



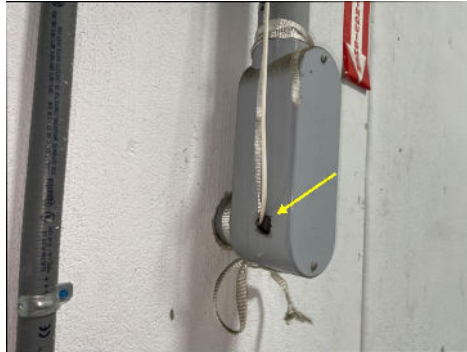
Exhaust fans were not operational.



Exhaust fans were not operational.



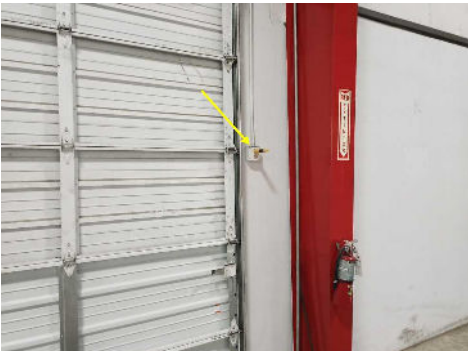
Exhaust fans were not operational.



Electrical conduit had visible alterations at the warehouse.



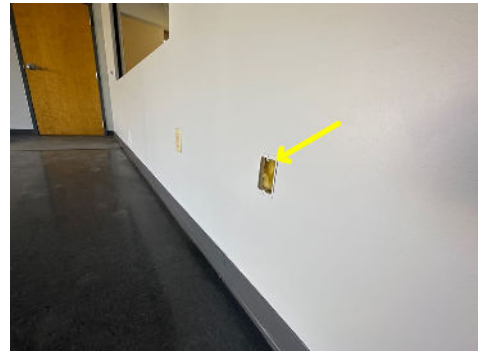
Junction box cover has been removed.



Outlet(s) were not operational at .Warehouse



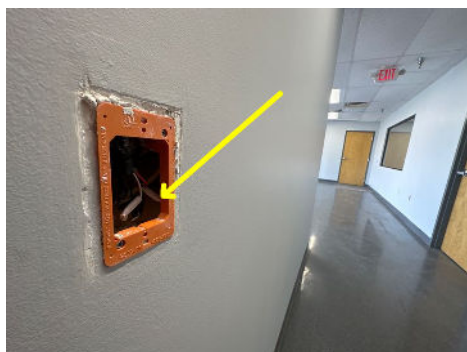
Parking lot lighting could not be tested. Controlled by dusk to dawn sensors.



Cover plate(s) were not installed.



Cover plate(s) were not installed.



Exposed wiring was not properly protected at interior.



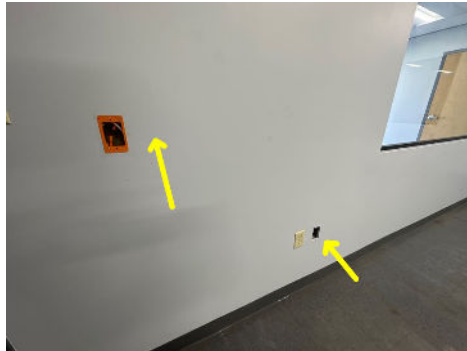
Cover plate(s) were not installed.



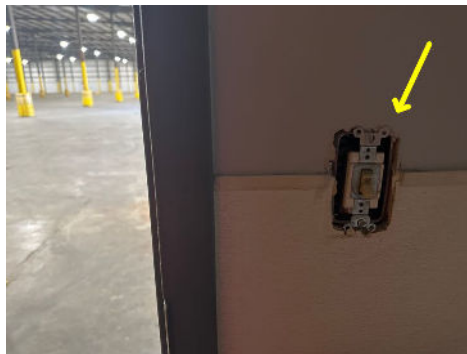
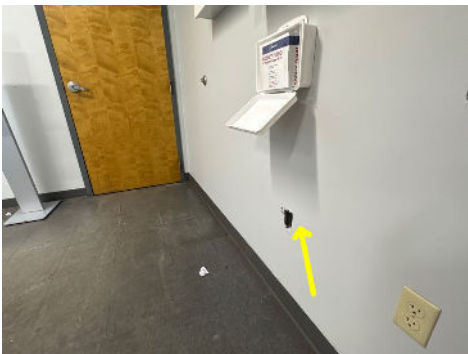
Cover plate(s) were not installed. Cover plate(s) were not installed. Cover plate(s) were not installed.



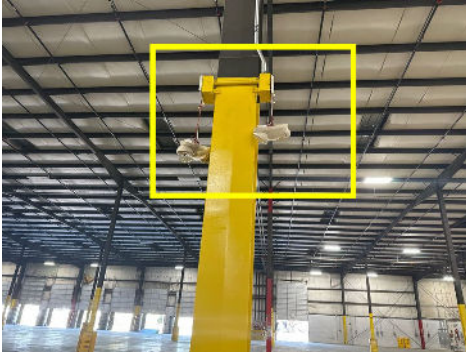
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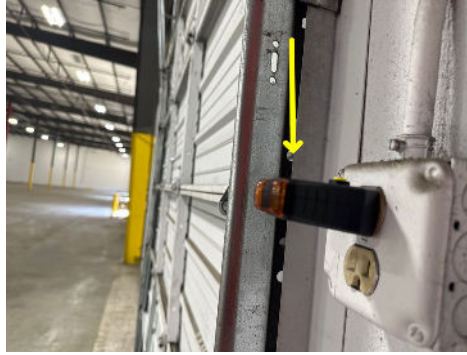
Cover plate(s) were not installed. Cover plate(s) were not installed. Cover plate(s) were not installed.



Cover plate(s) were not installed. Cover plate(s) were not installed. Cover plate(s) were not installed.



Lights were loose/not properly secured.



Outlet(s) were not operational at warehouse



Exposed wiring was not properly protected at interior.



Exposed wiring was not properly protected at interior.

Cooling System

1. Cooling System 1 Condition

Cooling System Type: Air Conditioner • Cooling Unit Location: Front • Manufacturer: International Comfort Products • Age of unit: 2017 • Size in Tonnage: 4 Ton

Observations:

- Cooling system operated: Yes.



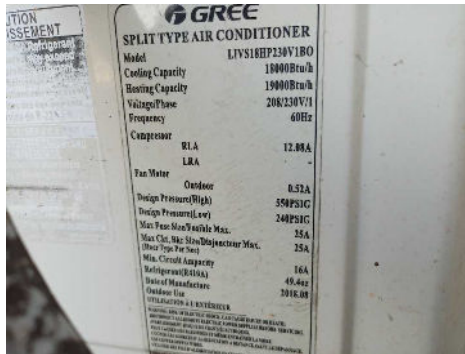
Supply air temperature



Return air temperature

2. Cooling System 2 Condition

Cooling Unit Location: Front • Manufacturer: Gree • Age of unit: 2018 • Size in Tonnage: 1.5 Ton • Cooling System Type: Mini-Split
 Observations:
 • Cooling system operated: Yes.



Supply air temperature

Heating System

1. Heating System 1 Condition

Type of venting material: **PVC** • Power Source: Electric Furnace • Location: Attic • Manufacturer: Unknown/Not Legible • Age of unit: 2017 • Year last updated: 5-10 Yrs • Size in Tonnage: 5 Ton
 Observations:

• Heating system operated: No

• Based on the condition of the heating system(s), it should be evaluated by a licensed HVAC specialist.

• Heating system did not operate properly. Air temperature differential was below manufacturer range of 25 - 30 degrees.



Return air temperature



Supply air temperature

2. Heating System 2 Condition

Mini-Split System

Observations:

- Heating system operated: No
- Heating system did not operate properly.



Heating system did not operate properly.

3. Distribution Condition

Distribution Type(s): Flexible & Rigid Insulated Ducts • Ducts were not fully visible

Observations:

- Registers were dirty with lint and dust.
- Microbial-like growth was visible at hallway



Registers were dirty with lint and dust.



Microbial-like growth was visible at hallway

Thermostat & Air Filter(s)

1. Thermostat(s) Condition

Materials: Thermostat Location: Hallway



Plumbing System

1. Main Line & Valve Condition

Main Valve Location: Not Located



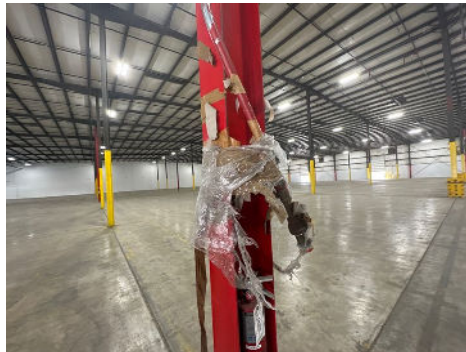
2. Supply Lines Condition

Supply Line Material(s): CPVC piping • Age of Piping System: Supply piping was original
Observations:

- Visible supply piping were in good condition: Yes
- Fire suppression piping was not properly installed.



Fire suppression piping was not properly installed.



Fire suppression piping was not properly installed.



3. Drain Lines Condition

Drain Line Material(s): PVC/CPVC • Drain/Waste/Vent Piping Estimated Age: Original
Observations:

- Visible drain lines were in good condition: Yes



4. Water Heater 1 Condition

Manufacturer: Rheem • Water heater type: Electric • Water heater location: Interior Closet • Age of unit: 2004 • Size of water heater: 36 Gallons

Observations:

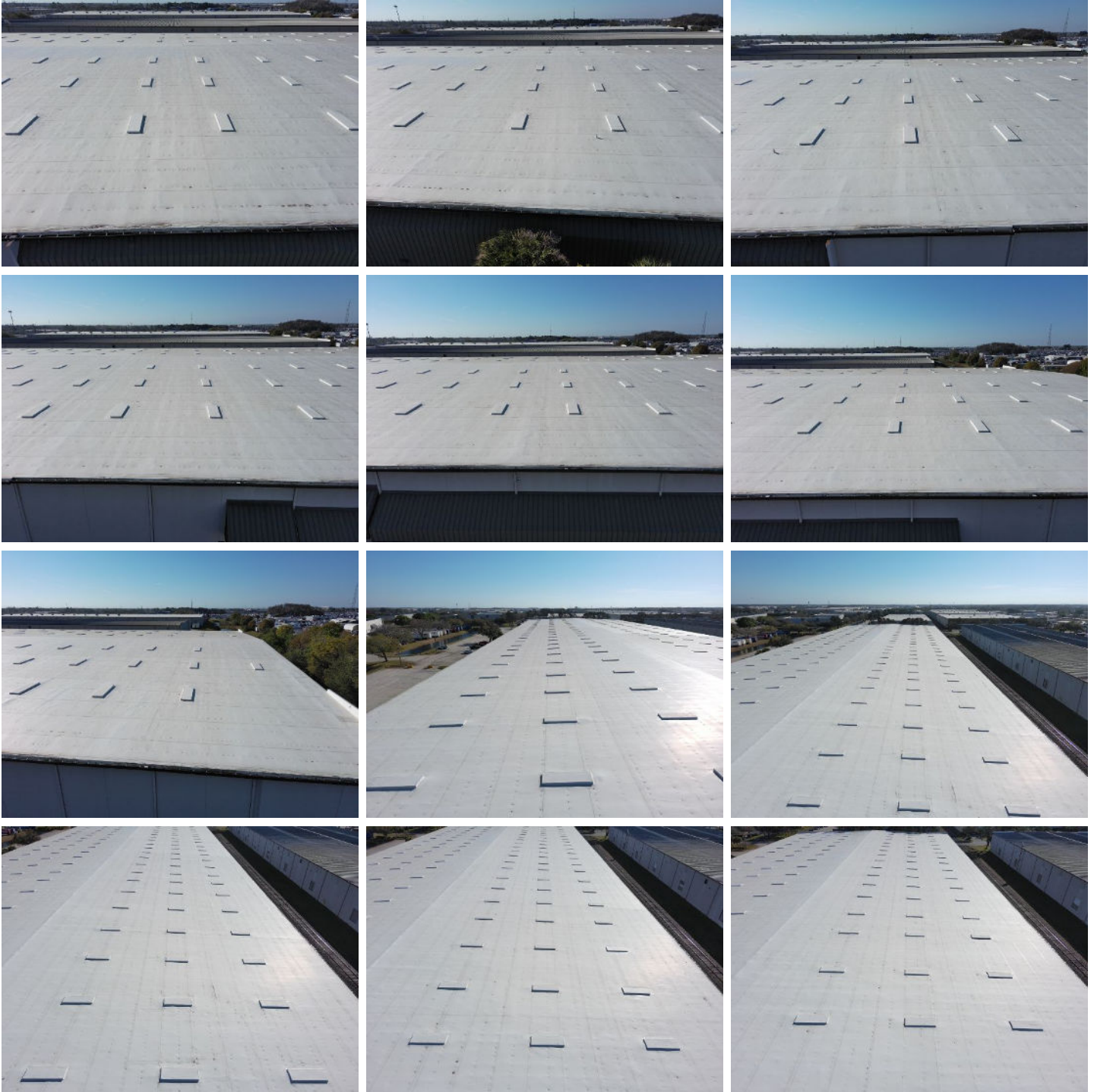
- Water heater was in good condition: Yes



Roof System

1. Main Roof Condition

Roof Permit Date:3/27/2020 • Estimated age of the roof covering: 4 Yrs • Roof Style/Shape: Low slope style • TPO • Roof Inspection Method: With a Drone





2. Roof Flashing Condition

Roof flashing features: Vent caps

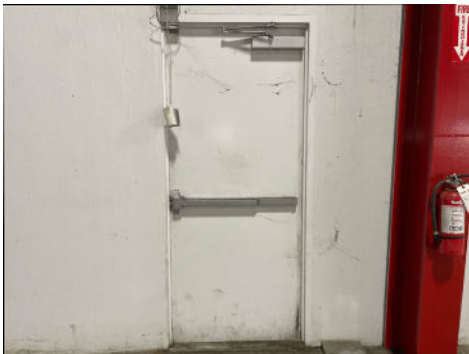
Exterior Doors

1. Exterior Doors Condition

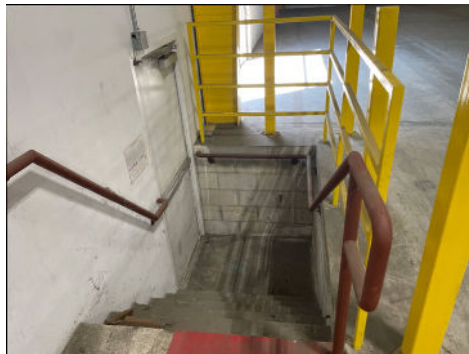
Exterior Door Types: Front Single Entry Door, Secondary Swing Door(s) • Exterior Door Types: Front Single Entry Door

Observations:

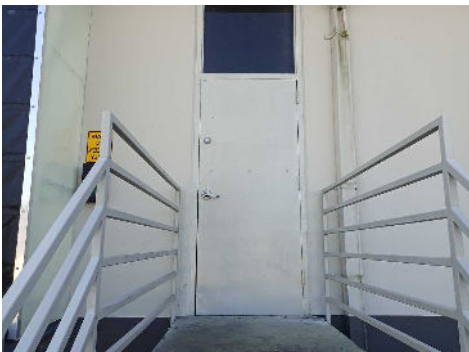
- The secondary door(s) was damaged.



Emergency doors



Emergency exits were in good condition.



Emergency doors



Emergency doors



Emergency doors



Emergency doors



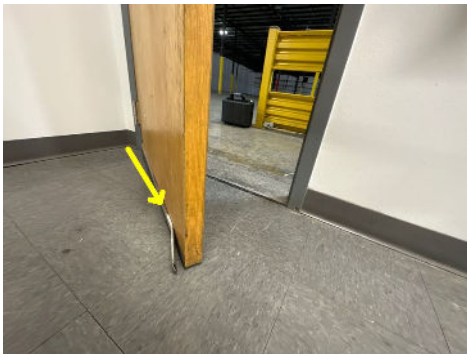
Interior Features

1. Interior Doors Condition

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

Observations:

- Weatherstripping was deteriorated and should be replaced multiple locations.
- Door did not latch at multiple locations.
- Microbial-like growth was visible at kitchen.



Weatherstripping was deteriorated and should be replaced multiple locations.



Door did not latch at multiple locations.



Door did not latch at multiple locations.



Microbial-like growth was visible at kitchen.

2. Window(s) Condition

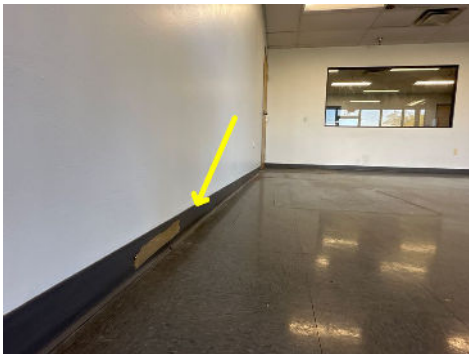
Glass panels

3. Interior Walls Condition

Interior Wall Materials: Drywall

Observations:

- Baseboard(s) were damaged at multiple locations.
- Although dry at the time of the inspection, the visible stain(s) indicated active leaks may be present at .
- Touch-up paint/repairs needed at several areas.
- Damaged Firewall(s) were visible at multiple locations.



Baseboard(s) were damaged at multiple locations.



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



Touch-up paint/repairs needed at several areas.

4. Ceilings Condition

Interior Ceiling Materials: Drywall, Paneling

Observations:

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



Ceiling tiles were cracked at multiple locations.



Ceiling tiles were cracked at multiple locations.



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



Ceiling tiles were cracked at multiple locations.



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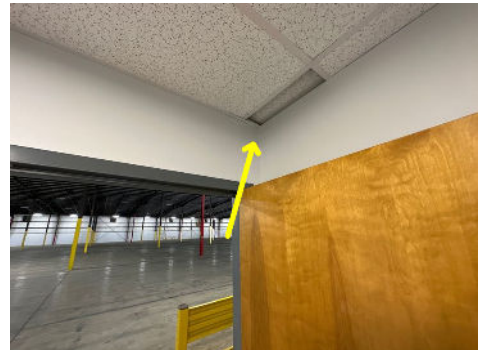
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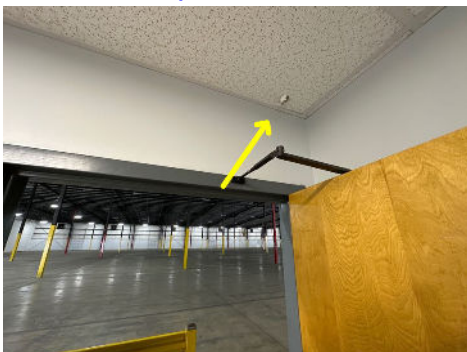
Ceiling tiles were cracked at multiple locations.



Ceiling tiles were cracked at multiple locations.



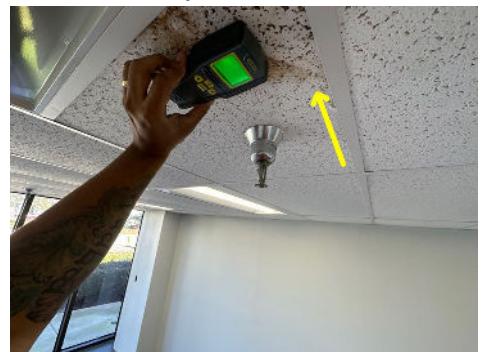
Ceiling tiles were cracked at multiple locations.



Ceiling tiles were cracked at multiple locations.



Ceiling tiles were cracked at multiple locations.



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



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

5. Flooring Condition

Flooring Materials: Tile, Carpet

Observations:

- Carpet was deteriorated.
- Cracked tiles were visible.
- Settlement cracks were visible.
- Flooring was damaged at multiple locations.
- Flooring had visible moisture stains/damage. Stains/damage tested wet Unable to determine underlying condition at conference room.
- Concrete slab had physical damage dock door 20.



Concrete slab had physical damage dock door 20



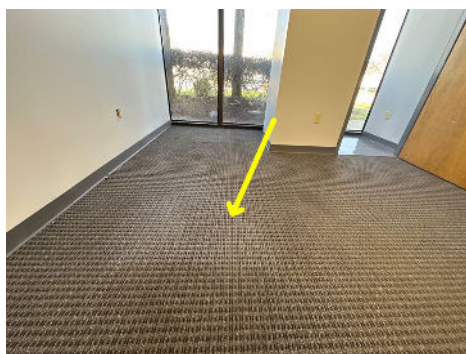
Cracked tiles were visible.



Cracked tiles were visible.



Cracked tiles were visible.



Carpet was deteriorated.



Cracked tiles were visible.



Tile grout was missing.



Flooring was damaged at multiple locations.



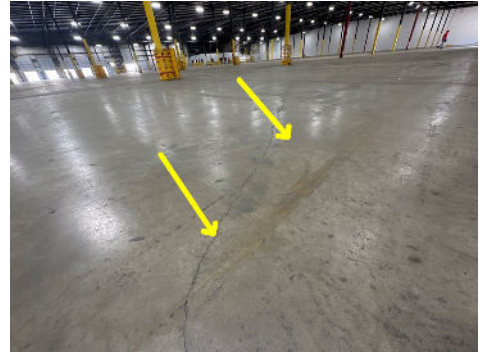
Settlement cracks were visible.



Settlement cracks were visible.



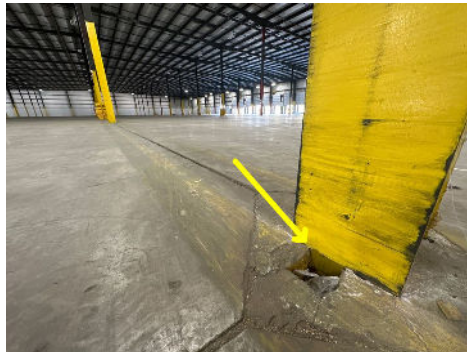
Settlement cracks were visible.



Settlement cracks were visible.



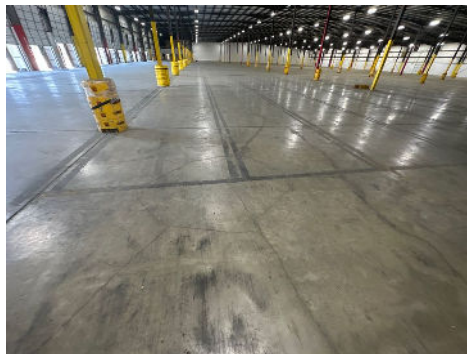
Settlement cracks were visible.



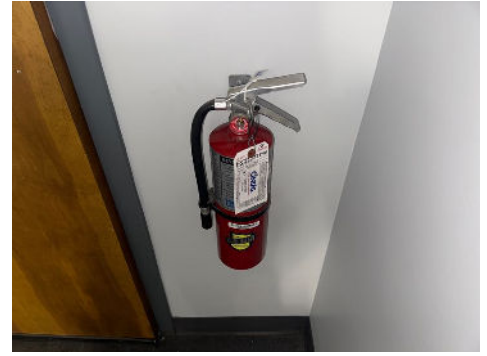
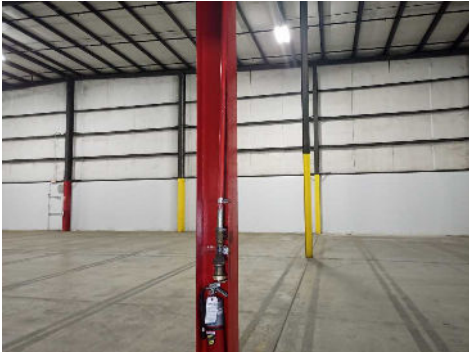
Flooring was damaged at multiple locations.



Flooring was damaged at front reception area~~#multiple locations.



6. Smoke Detector Condition



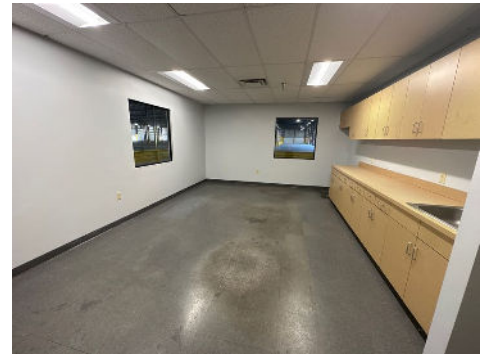
Kitchen

1. Kitchen Cabinets Condition

Cabinet Types: Laminate

Observations:

- Cabinets were worn.



2. Kitchen Counters Condition

Counter Type(s): Laminate

Observations:

- Counter(s) were worn.
- Counter(s) had visible chips.

3. Kitchen Sink Condition

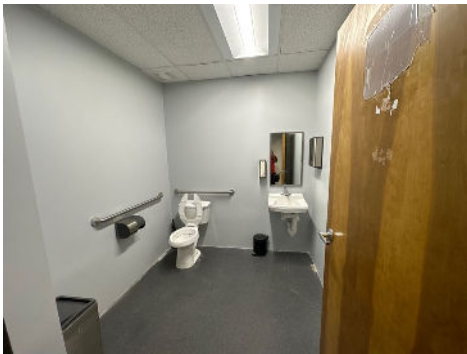


Bathrooms

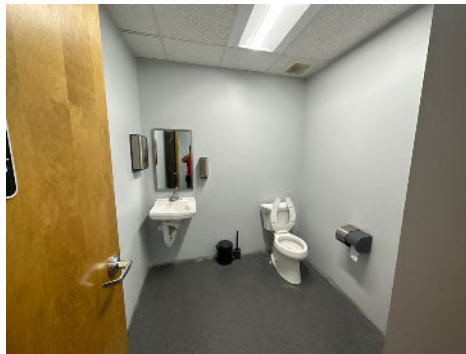
1. Bathroom Locations

Observations:

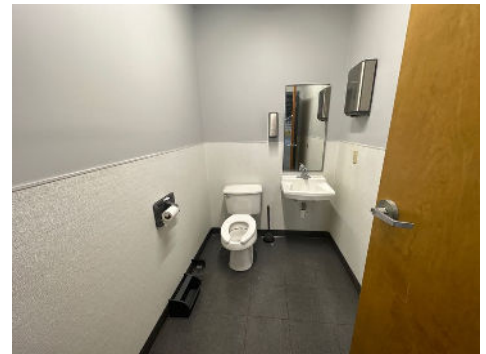
- Family bathroom.



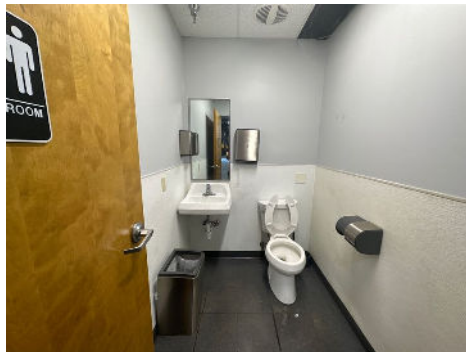
Family bathroom.



Family bathroom.



Family bathroom.

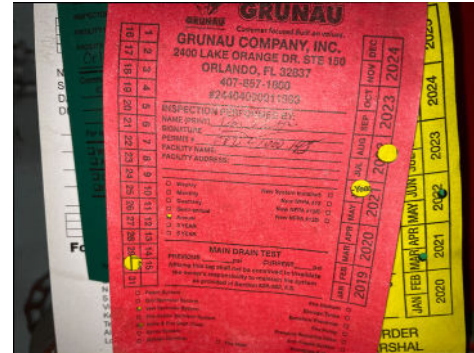


Family bathroom.

Exclusions

1. Excluded Features

- Fire suppression system (sprinkler) was present.



Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

Maintenance & Monitor

Grounds

Page 3 Item: 1	Parking Lot/Walkway Condition	<ul style="list-style-type: none"> • Parking lot/Walkway surface was worn.
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Foundation

Page 6 Item: 2	Grading Condition	<ul style="list-style-type: none"> • Visible signs of erosion were present.
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Structure

Page 8 Item: 3	Gutters & Downspouts Condition	<ul style="list-style-type: none"> • Extensions should be installed to channel drainage away from the foundation.
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Loading Dock

Page 9 Item: 2	Loading Dock Door Condition	<ul style="list-style-type: none"> • Dock door had minor damage visible.
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Electrical System

Page 13 Item: 8	Wiring Condition	<ul style="list-style-type: none"> • Cover plate(s) were not installed.
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Heating System

Page 18 Item: 3	Distribution Condition	<ul style="list-style-type: none"> • Registers were dirty with lint and dust.
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Interior Features

Page 24 Item: 1	Interior Doors Condition	<ul style="list-style-type: none"> • Weatherstripping was deteriorated and should be replaced multiple locations. • Door did not latch at multiple locations.
Page 25 Item: 3	Interior Walls Condition	<ul style="list-style-type: none"> • Baseboard(s) were damaged at multiple locations. • Although dry at the time of the inspection, the visible stain(s) indicated active leaks may be present at . • Touch-up paint/repairs needed at several areas.
Page 25 Item: 4	Ceilings Condition	<ul style="list-style-type: none"> • Ceiling tiles were cracked at multiple locations. • Although dry at the time of the inspection, the visible stain(s) indicated active leaks may be present at multiple locations.
Page 27 Item: 5	Flooring Condition	<ul style="list-style-type: none"> • Carpet was deteriorated. • Cracked tiles were visible. • Settlement cracks were visible.

Material Defects**Grounds**

Page 3 Item: 1	Parking Lot/Walkway Condition	<ul style="list-style-type: none"> • Parking lot had large crack(s) visible. • Parking lot/Walkway had large and displaced crack(s) visible. • Curb had visible damage.
Page 5 Item: 3	Exterior Stairs Condition	<ul style="list-style-type: none"> • Stairs were damaged.

Structure

Page 6 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none"> • Large and/or displaced cracks were visible at rear. • Columns had visible damage.
Page 8 Item: 3	Gutters & Downspouts Condition	<ul style="list-style-type: none"> • Downspout(s) were damaged.

Loading Dock

Page 8 Item: 1	Loading Dock Bumper Condition	<ul style="list-style-type: none"> • Damage that bumper door, 16
Page 9 Item: 2	Loading Dock Door Condition	<ul style="list-style-type: none"> • Dock door tracks were damaged. • Dock door was not operational at rear. • Door is off track number 27.

Electrical System

Page 13 Item: 8	Wiring Condition	<ul style="list-style-type: none"> • Lights were loose/not properly secured. • Outlet(s) were not operational at Warehouse • Outlet(s) were not operational at Warehouse. • Exposed wiring was not properly protected at interior. • Exhaust fans were not operational. • Electrical conduit had visible alterations at the warehouse. • Junction box cover has been removed.
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Heating System

Page 17 Item: 1	Heating System 1 Condition	<ul style="list-style-type: none"> • Based on the condition of the heating system(s), it should be evaluated by a licensed HVAC specialist. • Heating system did not operate properly. Air temperature differential was below manufacturer range of 25 - 30 degrees.
Page 18 Item: 2	Heating System 2 Condition	<ul style="list-style-type: none"> • Heating system did not operate properly.
Page 18 Item: 3	Distribution Condition	<ul style="list-style-type: none"> • Microbial-like growth was visible at hallway

Plumbing System

Page 20 Item: 2	Supply Lines Condition	<ul style="list-style-type: none"> • Fire suppression piping was not properly installed.
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Interior Features

Page 24 Item: 1	Interior Doors Condition	<ul style="list-style-type: none"> • Microbial-like growth was visible at kitchen.
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Page 25 Item: 3	Interior Walls Condition	<ul style="list-style-type: none">• Damaged Firewall(s) were visible at multiple locations.
Page 27 Item: 5	Flooring Condition	<ul style="list-style-type: none">• Flooring was damaged at multiple locations.• Flooring had visible moisture stains/damage. Stains/damage tested wet Unable to determine underlying condition at conference room.• Concrete slab had physical damage dock door 20.