



# WAYPOINT

Property Inspection, LLC



Central Florida: (407) 594-7483

Southeast Florida: (561) 676-0546

West Central Florida: (813) 486-8551



Prepared for: Home Seller

## INSPECTIONREPORT

1234 Seller Street Tampa, FL 33619

Inspector: Eddy Lai

License#: HI 7799

Age: 1975 Heated Sq Ft: 2250

Weather: Sunny 65

Inspection Date: 1/20/2024



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# Table Of Contents

About Your Report	2-9
Exterior Photos	10
Interior Photos	10
Grounds	11
Foundation	12
Exterior Features	13
Garage	14-16
Electrical System	17-18
Cooling System	19
Heating System	20
Thermostat & Air Filter(s)	21
Plumbing System	22-23
Roof System	24-25
Chimney	26
Exterior Doors	27
Interior Features	27-29
Kitchen	30-31
Bathrooms	32-33
Exclusions	34
Glossary	35-36
Report Summary	37-41

# About Your Report

**\*\*Thank you for choosing Waypoint Property Inspection, LLC. For a full understanding of our inspection process, we strongly recommend reading the entire report. \*\***

**Our inspection follows Standards of Practice set forth for Home Inspectors by the Florida Department of Business and Professional Regulation that can be found at:**

<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=61-30>

The inspection is a non-invasive visual examination of readily accessible areas of the residential or commercial dwelling, performed for a fee, which is designed to identify, observed, material defects within specific components of said dwelling. An inspection will not identify concealed or latent defects; the occupant's personal items can conceal defects.

Components may include any combination of structural, mechanical, electrical, mechanical, plumbing, or other essential systems or portions of the structure, as identified and agreed to by the Client and Waypoint Property Inspection, LLC, prior to the inspection process.

Our inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. An inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

As a courtesy we have put together a glossary of common terms to assist you in reading the inspection report. Certain words will be highlighted in yellow throughout the report. Hovering your computer mouse over these words will enable you to see their definitions.

Also, for more information on the property maintenance, please visit our website blog at <https://waypointinspection.com/category/home-maintenance/>

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

**BLUE**- indicates information referencing minor (cosmetic) issues and/or items needing basic service and/or maintenance. Pre-owned structures often have these issues- for example "common cracks on the driveway or walkway" or "HVAC systems needing cleaning/servicing." **BLUE** information can be found within the body of the report.

**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 a licensed contractor. **RED** information can be found within the body of the report AND in the Summary.

*NOTE: Washers/Dryers, if present, are considered portable appliances and are beyond the scope of InterNACHI standards of practice. Also, dryer vent should be completely cleaned prior to its first use and annually as part of routine maintenance. For protection against supply lines rupturing, rubber water supply hoses should be replaced with mesh safety hoses.*



*NOTE 2: If present, ALL refrigerators and ice makers, wine refrigerators and trash compactors are beyond the scope of InterNACHI standards of practice and were not inspected. Including those that are present at the garage, exterior and bar areas. These items are considered portable appliances and may not be present when the buyer moves in.*

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

**\*\* REINSPECTION NOTE: If there is a request to verify repairs were completed, a trip fee will be charged. Call our office for the details - 813-486-8551/561-676-0546/407-594-7483\*\***

## **GROUNDS**

Settlement or "hairline" cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age. Also, all settlement cracks up to 1/4" inches should be monitored and addressed if they widen greater than 1/4" and/or become displaced. Cracks should be monitored for expansion and sealed as necessary. Periodic maintenance should be completed as part of homeownership.

If present, our inspector(s) will inspect the accessible and visible Driveway, Walkway, Porch, Patio, Fences, Deck/Balcony, and Retaining Wall.

## **FOUNDATION**

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the structure for at least 6 feet to prevent problems caused by excess water. Excess water at the foundation can cause settlement of soil and lead to cracking of the foundations/walls and water intrusion into the structure. The water discharged from the roof gutters and downspouts should be directed away from the foundation as well.

Settlement or "hairline" cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age. Also, all settlement cracks up to 1/4" inches should be monitored and addressed if they widen greater than 1/4" and/or become displaced. Cracks should be monitored for expansion and sealed as necessary. Periodic maintenance should be completed as part of ownership.

Vegetation (shrubs and trees) planted too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Routine maintenance is suggested to prevent damage to the structure of the home.

If present, our inspector(s) will inspect and report on the accessible and visible Grading, Foundation and Subfloor.

## **EXTERIOR FEATURES**

Exterior materials, especially stucco composition and hardboard siding must be closely monitored. Even modern composition siding and trim, are particularly vulnerable to moisture damage. All seams must remain sealed, and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from the structure, especially from sprinklers, rain splash-back and wet grass. Swelling and deterioration may otherwise result. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building's structure.

Settlement or "hairline" cracks, up to 1/8" inches at the exterior can occur at any time and are normal to a home of any age. However, all cracks should be monitored for expansion and sealed as necessary. Also, these settlement cracks should be monitored and evaluated by a qualified specialist if those cracks widen greater than 1/8" and/or become displaced. Periodic maintenance to the exterior features to include painting should be completed as part of ownership.

For buildings without a gutter system, we suggest installing gutters to properly drain rain water away from

the foundation and the exterior of the structure. Gutters and downspouts (if installed) are an important part of the drainage from the roof and foundation. The gutter system should have regular maintenance to include cleaning, sealing and inspection of the fasteners to confirm the pitch is correct for proper drainage.

*NOTE: Gutters and downspout will limit the inspection of exterior materials.*

If present, our inspector(s) will inspect and report on the accessible and visible Exterior Walls, Trim, Faucets, Gutters and Downspouts.

## **IRRIGATION**

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.

## **ELECTRICAL**

We will complete a visual inspection of the electrical system. We will test the electrical system by operating accessible switches, outlets and fixtures and report on their condition(s). Also, we will inspect the viewable portions of the service drop from the utility to the house, the service equipment, main disconnects, the service grounding (if visible), the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of any visible electrical hazards.

A ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially harmful and fatal shocks. GFCI devices are now required in new homes in wet or damp environments.

We recommend that all receptacles located in the kitchen at countertops, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs and outdoors be upgraded to the GFCI type outlets by a qualified electrician, if not already present. This will considerably improve electrical safety for occupants of the building. If the home is occupied, the current occupants' belongings may prevent full access/visibility to all outlets and switches. Also, outlets and breakers can fail at any time even the day after the inspection.

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.

*Note: If a backup generator was present, it was outside the scope of our InterNACHI Standards of Practice and not included in the inspection. A qualified specialist should inspect the generator prior to closing.*

\*Please visit our website blog for more information about electrical -  
<https://waypointinspection.com/category/home-inspection/electrical/>

If present, our inspector(s) will inspect and report on the accessible and visible Service Conductors, Main Panel, Sub Panel(s), Panel Wiring, interior wiring and AFCI/GFCI outlets.

## **COOLING**

We will test the cooling system(s) by operating the thermostat or other normal controls. Per manufacturer guidelines, normal cooling temperature differential range is 14-22 degrees. The report should not be read as a prediction of the remaining lifespan of the cooling system.

Typical lifespans of HVAC equipment may range from 10-15 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years (Check with the manufacturer for specific details). The report should not be read as a prediction of the remaining lifespan of the system. Information provided is based on manufacturer life expectancy.

Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future. We recommend that you purchase a home warranty or service contract to cover replacement or repair.

Cooling system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup. We recommend that all cooling equipment be serviced 2x a year. Regular service is very important for efficient operation and to achieve maximum lifespan. We recommend filters in air systems should be changed monthly.

For more information about HVAC systems, please visit our website blogs at <https://waypointinspection.com/category/home-inspection/hvac/>

*NOTE: if the outside air temperature was below 65 degrees or circumstances are not conducive for safe operation, the system will not be operated due to risk of damage (per manufacturer's guidelines).*

If present, our inspector(s) will inspect and report on visible and accessible Air Conditioners. Please understand there are risks in NOT having the component or system inspected by a professional HVAC specialist. We recommend that you purchase a home warranty or service contract to cover replacement or repair.

## **HEATING**

We will test the heating system(s) by operating the thermostat or other normal controls. Most manufacturer guidelines for heat pump and natural gas heating temperature differential range should be 25 -30 degrees. For units with electric heat strips only the temperature differential should be 9-15 degrees.

The report should not be read as a prediction of the remaining lifespan of the heating system. Typical lifespans of HVAC equipment may range from 10-15 years, but there are many exceptions to this. Information provided is based on manufacturer life expectancy. The inspection is based on observation of the visible and apparent condition of the HVAC components at the time of the inspection and not the prediction of future conditions.

The heating system should be evaluated, serviced and cleaned, including cleaning the condensate drain line to prevent clogging and backup. Additionally, the ductwork should be serviced and cleaned as needed. We are unable to determine the underlying condition of the ductwork and interior of the unit that is not visible. We always suggest having the system evaluated and serviced by a licensed and qualified HVAC specialist. During most inspections, we cannot verify the last time or frequency that the HVAC systems have been properly serviced or if suggested maintenance has routinely taken place. We recommend maintenance 2x per year. If present, our inspector(s) will inspect and report on visible and accessible heating system(s).

\*Please understand there are risks in NOT having the component or system inspected by a professional HVAC specialist. We recommend that you purchase a home warranty or service contract to cover replacement or repair.

*NOTE: if the outside air temperature was below 65 degrees or circumstances are not conducive for safe operation, the system will not be operated due to risk of damage (per manufacturer's guidelines).*

## PLUMBING

We will locate the main supply valve (if accessible), describe and inspect visible supply and distribution systems, including all accessible fixtures and faucets. We will describe and inspect visible drain, waste and vent systems. Plumbing Systems vary from building to building. Materials can range from copper, galvanized, cast iron, polybutylene to PVC/CPVC.

Typical lifespans of plumbing, by materials will vary (see below,) and may be affected by climate, type of material, installation method and scheduled maintenance.

### Supply Lines - Life Expectancy

PVC –Up to 80 yrs.

Copper –up to 50 yrs.

PEX –up to 40 yrs.

Galvanized up to 50 yrs.\*

### Drain Lines - Life Expectancy

PVC –up to 80 yrs.

Cast Iron –up to 50 yrs.

Galvanized up to 50 yrs.\*

*NOTE: Galvanized and cast-iron piping systems are still in use; however, they are not installed in modern construction. These types of pipes deteriorate from the inside out; the deterioration reduces the interior diameter of the pipes, restricting the flow of water. Galvanized and cast-iron piping can also leak at the threaded joints where the pipes are joined. It is common to see these types of piping systems used in older homes, and failures are common. The life expectancy of galvanized and cast-iron piping is up to 50-years.*

While we inspect visible plumbing, including pipes and fixtures, we do not inspect plumbing that we cannot access, including plumbing that is behind walls, under insulation and below the slab/ground. The Integrity of the non-visible/accessible supply and drain piping could not be inspected at the home. Due to the majority of the non-visible/accessible interior and exterior of piping, it is recommended to have the plumbing evaluated by a qualified plumber to include sewer scoping of the drain lines to confirm functional flow.

*ANOTHER NOTE: On Water Heater TPR Valves- Manufacturers recommend that a licensed plumber remove and inspect the valve every three years. Aggressive or mineral-laden water can damage the valve, rendering it inoperative in a way that simply operating the test lever may not reveal. Typical lifespans of water heaters may range from 10-12 years, but there are many exceptions to this. We recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failures can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection.*

**Exclusion:** Solar panel assist for water heater, if installed, is a type of heating system that is beyond the scope of the InterNACHI Standards of Practice and is not inspected. A qualified specialist should examine the system prior to the end of your inspection contingency period. Other Items that are beyond the scope of our inspection are: wells, well pumps, or water storage related equipment, water conditioning systems, and private waste disposal systems (septic systems).

If present, our inspector(s) will inspect and report on visible and accessible plumbing inspected such as Main, Supply Lines, Drain/Waste/Vent Lines (DWV), Fuel System and Water Heater(s).

## ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. Adequate attic ventilation, solar /wind exposure, and organic debris all affect the life expectancy of a roof. We recommend an annual evaluation and maintenance of all roof covering to prolong life expectancy. Also, trees and other vegetation should be trimmed away from the roof to prevent damage and premature deterioration.

Visit our website for maintenance tips -<https://waypointinspection.com/roof-maintenance-everything-you-need-to-know/>

The inspection and report are based on visible and apparent conditions **at the time of the inspection**. Unless rain has fallen just prior to the inspection; it will not be possible to determine if active leaks are occurring. In most homes, not all attic areas are readily accessible for inspections. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

*NOTE: The property inspector **does not look** for evidence of rodent activity including, but not limited to, mice, rats, squirrels, raccoons, and bats, along with animal urine and defecation. This is beyond the scope of the basic inspection.*

*Also, solar panels are a specialized system(s) and these are considered outside the scope of our InterNACHI standards of practice and are not included in this inspection.*

Roofs may leak at any time. Leaks often appear at roof penetrations, flashing(s), changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. An annual inspection and tune-up, to minimize the risk of leakage and to maximize the life of roofs, should be completed. We recommend that you ask the seller about the presence of any roof leaks, including past leaks and repairs. If repairs are needed a qualified licensed tradesman should make them.

Average lifespans of roofs, by materials will vary (see below,) and may be affected by climate, type of material, installation method and scheduled maintenance:

- Asphalt architectural shingle ~20 years
- Asphalt 3-tab shingle ~15 years
- Rolled Asphalt composition ~15 years
- Clay/concrete tile ~25 years
- Metal roof ~27 years
- Insulated fiberglass panel ~25+ years
- Rubberized (MOD BIT & EPDM) ~15 years
- Tar and gravel ~20 - 25 years

For additional information on roof life, please visit our website blog <https://waypointinspection.com/roof-lifespan/>

If present, our inspector(s) will inspect and report on accessible and visible Roof(s) and Roof Flashing. Due to state regulations and insurance liability the 2nd and/or 3rd levels of the roofs were viewed from the ground with binoculars (unless they can be accessed from the 1st level without using a ladder).

### **CHIMNEY**

The primary function of the fireplace and chimney is to direct smoke out of the house. Chimney(s) should have regular annual inspection to include the inspection of the exterior wall, chimney flue, rain cap and spark screen to ensure proper operation. \*\*The fireplace vent flue and chimney should be professionally cleaned prior to the first use\*\*

### **The inspector shall inspect:**

Readily accessible and visible portions of the fireplaces and chimneys. Lintels above the fireplace openings. Damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

The inspector shall describe: on the interior section of the report, the type of fireplace. The inspector shall report as in need of correction such as: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.  
<https://www.nachi.org/sop.htm#exterior>



## EXTERIOR DOORS

Our inspector(s) will inspect the accessible and visible doors, door frames, hardware, thresholds and weatherstripping. Routine maintenance includes replacing and/or adding weatherstripping, adjusting and lubricating door hinges to ensure doors operate properly. Also, tracks and rollers on the sliding doors should be cleaned, adjusted and lubricated for proper operation on a regular basis. Periodic maintenance should be completed as part of ownership. We also recommend rekeying all locks as a safety precaution.

## INTERIOR

We will identify as many issues as possible but some problems may be undetectable due to their being behind the walls or under the flooring. All accessible walls, ceilings and floors will be inspected. Doors and windows will also be inspected for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. We also recommend routine maintenance of all windows such as sealing interior and exterior of windows to prevent moisture intrusion. If present, we inspect railings and balusters on the stairwell for safety. If the home is occupied, the current occupants' belongings may prevent full access/visibility.

Please realize that walls, ceilings and floors are not always visible. Due to temperature, humidity, window coverings, light source, etc. Settlement cracks up to 1/8" are common at walls, ceilings and flooring and normal to properties of any age. However, all crack(s) should be monitored. Your inspector will report visible damage, wear and tear, and moisture problems, if visible. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move large items. Unless requested, for an additional fee, this inspection does not include testing for radon, mold or other hazardous materials such as corrosive drywall.

We will locate the presence or absence of Carbon monoxide (CO) and smoke detectors. Existing smoke detectors that are older than 7 years should be replaced. For safety of the occupants of the home, it is recommended to have a smoke detector in every bedroom. Also, we recommend at least 1 carbon monoxide detector by the garage entrance and inside the house especially if the home has a fire place, gas appliances to detect the presence of carbon monoxide. These systems should be tested on a monthly basis and the batteries should be replaced according to the manufacturer's recommendation. For more information visit - <https://www.kidde.com/home-safety/en/us/co-safety/carbon-monoxide-alarm-faqs>

If the building has a fireplace, we will describe the fireplace type and report on the visible/accessible components. We will report on the presence or absence of a damper and its functionality. For the safety of everyone present at the home inspection, we will NOT turn on a gas fireplace if the gas is turned off. We recommend the seller confirm the proper operation of the gas fireplace. The fireplace vent, flue and chimney should be professionally cleaned prior to the first use. We suggest annual maintenance and inspection to confirm the integrity of the fireplace components.

*NOTE: Washers/Dryers, if present, are considered portable appliances and are beyond the scope of InterNACHI standards of practice. Also, dryer vent should be completely cleaned prior to its first use and annually as part of routine maintenance. For protection against supply lines rupturing, rubber water supply hoses should be replaced with mesh safety hoses.*

March 2017 National Fire Protection Association - In 2010-2014, U.S. municipal fire departments responded to an estimated 15,970 home fires involving clothes dryers or washing machines each year. These fires resulted in annual losses estimated at 13 civilian deaths, 440 civilian injuries, and \$238 million in direct property damage. As a percentage of all home fires and associated losses, fires involving clothes dryers or washing machines accounted for 4% of fires, 1% of civilian deaths, 3% of civilian injuries, and 4% of direct property damage.

*NOTE: Security systems, intercom systems, central vacuums systems and fire sprinkler systems, if present, were beyond the scope of InterNACHI standards of practice and not inspected.*

If present, our inspector(s) will inspect and report on visible and accessible Interior Doors, Windows, Interior

Walls, Ceiling, Flooring, Smoke Detectors, Laundry, Ceiling Fans and Interior Stairways.

## **KITCHEN**

The kitchen is utilized for food preparation and often for entertainment. Kitchens typically include Sink, Garbage Disposal, Countertops, Cabinets, Oven-Stovetop, Dishwasher, Microwave, and Other Appliances. We inspected appliances by turning them on briefly. Extensive testing of timers, thermostats and other controls were not performed. We cannot report on the effectiveness of the appliances, for example, it is impossible to thoroughly check defrost or re-heat mode for a microwave. We recommend that you purchase a warranty or service contract to cover the cost of repairs and/or replacement.

Maintenance should be completed on a regular basis such as grouting, caulking and sealing the affected areas as part of ownership.

*NOTE: If present, ALL refrigerators and ice makers, wine refrigerators and trash compactors are beyond the scope of InterNACHI standards of practice and were not inspected. Including those that are present at the garage, exterior and bar areas. These items are considered portable appliances and may not be present when the buyer moves in.*

## **BATHROOMS**

Bathrooms can consist of many features from whirlpool tub(s) and shower(s) to toilet(s) and bidet(s). Because of all the plumbing involved it is an important area of the house to inspect. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. We will identify as many issues as possible but some problems maybe undetectable due to their being within the walls or under the flooring.

We do inspect the accessible and visible bathroom areas for evidence of moisture intrusion that may lead to the possibility of mold growth. For an additional fee and if there are evidence of moisture intrusion and you are concern with the air quality or potential microbial growth, we can complete and forward an Indoor Air Quality or Mold Swab to an independent lab for analysis, for an additional fee. Refer to our website blog on Mold Inspection - <https://waypointinspection.com/mold-inspection-buying-house/>

Maintenance should be completed on a regular basis such as re-grouting, re-caulking and sealing the affected areas (sinks, countertop, toilets, bathtubs and showers) as needed. We also recommend maintenance/cleaning of all ventilation fans on a regular basis. Settlement or "hairline" cracks in grout and caulk are normal to bathrooms fixtures of any age.

Be advised that defects such as leaks in the plumbing can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. If the home is occupied, the current occupants' belongings may prevent full access/visibility.

If present, our inspector(s) will inspect and report on visible Countertops, Cabinets, Sinks, Toilets, Bathtubs, Showers, and Bidets.

## **DEFECTS**

Visible deficiencies are noted at the bottom of each section. Damage noted in this report may not include photographic evidence. Evaluation and estimate of repairs are strongly recommended by a qualified specialist. Please note additional deficiencies maybe discovered by the qualified licensed contractor.

### **1. Structure**

Materials: Home faces approximately: Northwest • Structure Type: Single Family • Structure height: One story structure • Occupied: Staged. • In Attendance: Buyer's Agent, Home Buyer

Materials: All utilities were on

Observations:

- The presence of personal belonging/storage items limited the scope of inspection.

# Exterior Photos

## 1. Exterior Property Photos



# Interior Photos

## 1. Interior Property Photos



Main Bedroom



Main Bedroom



Breakfast Nook





Great/Gathering Room



Living Room



Dining Room



Bedroom #4



Bedroom #2



Bedroom #3

## Grounds

### 1. Driveway/Walkway Condition

Driveway Material(s): Concrete • Walkway Material(s): Concrete

Observations:

- Walkway surface was uneven.



Walkway surface was uneven.



Walkway surface was uneven.

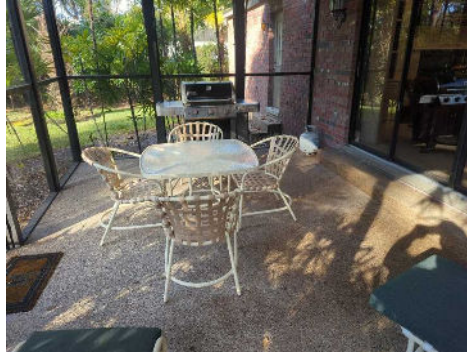
### 2. Porch/Patio Condition

Porch Material(s): Concrete, Tile • Patio Material(s): Concrete, Aggregate • Screening/Lanai present

Observations:

- Ceiling fan was at the end of life.
- Patio screening was loose/not secured.





Ceiling fan was at the end of life.



Patio screening was loose/not secured.

## Foundation

### 1. Foundation Condition

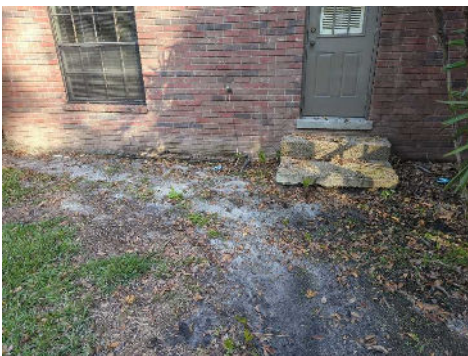
Foundation Type: Concrete Slab • Foundation was not fully visible

### 2. Grading Condition

Level site

Observations:

- Visible signs of erosion were present. Suggest installing gutters for proper drainage.
- Landscaping and vegetation was poorly maintained and overgrown.
- Vegetation/Shrubs/Trees appeared to be planted too close to foundation and structure of the house.



Visible signs of erosion were present. Suggest installing gutters for proper drainage.



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.

# Exterior Features

## 1. Exterior Walls Condition

Exterior Wall Construction: Masonry Block/Concrete, Wood Frame

Exterior Wall Materials: Stucco, Vinyl Siding, Brick

Observations:

- House should be painted in the near future.
- Settlement up to 1/8" cracks were visible at front.
- Exterior wall was damaged at rear.



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



Exterior wall was damaged at rear.

## 2. Trim Condition

Trim Material(s): Metal

## 3. Faucet Conditions

Observations:

- **Back-flow device** was not installed at the exterior faucets.



Back-flow device was not installed at the exterior faucets.

## 4. Lawn Sprinklers Condition

Materials: Control box location: Garage • Number of Zones: 4.

Observations:

- Control panel at garage was connected to test.
- Based on water stains at the exterior walls sprinkler heads should be adjusted away from the home. Moisture damaged was visible at the interior flooring.





Based on water stains at the exterior walls  
sprinkler heads should be adjusted away from the  
home. Moisture damaged was visible at the  
interior flooring.

## 5. Gutters & Downspouts Condition

Observations:

- Visible signs of erosion were present. Gutters and downspouts should be installed by a qualified specialist for proper drainage.

# Garage

## 1. Garage/Carport Structure Condition

Garage Features: Attached Garage • Garage/Carport Type: Double Car

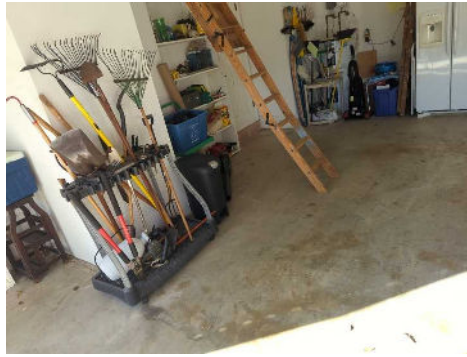


## 2. Garage/Carport Floor Condition

Garage/Carport Floor Material: Concrete

Observations:

- Settlement cracks were visible.



Settlement cracks were visible.

### 3. Firewall/Ceiling Condition

Observations:

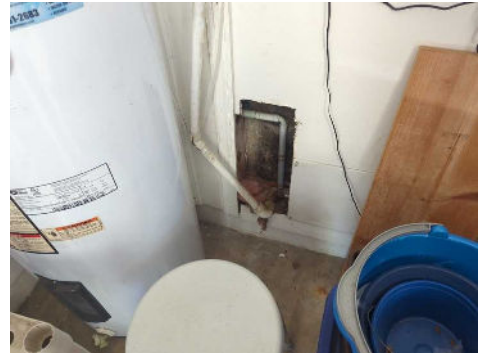
- Settlement cracks up to 1/8 inch and/or ceiling seam separation was visible.
- Attic pull down ladder was not **fire-rated**.  
(See NACHI Standard of Practice article - <https://www.nachi.org/inspecting-residential-attached-garages.htm>).
- Damage was visible.



Settlement cracks up to 1/8 inch and/or ceiling seam separation was visible.



Attic pull down ladder was not fire-rated.  
(See NACHI Standard of Practice article - <https://www.nachi.org/inspecting-residential-attached-garages.htm>).



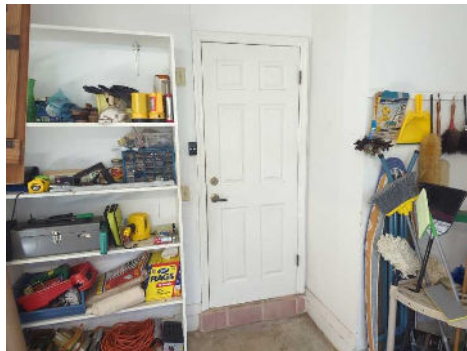
Damage was visible.

### 4. Door to Interior Condition

Door to the interior was a fire-rated door: No

Observations:

- A fire-rated door should be installed for safety.



A fire-rated door should be installed for safety.



## 5. Vehicle Door Condition

Vehicle Door Style: • Vehicle Door Material: Metal

Observations:

- Weatherstripping was deteriorated/damaged and should be replaced.



Weatherstripping was deteriorated/damaged and should be replaced.

## 6. Vehicle Door Opener Condition

Manufacturer: Genie

Observations:

- **Automatic PRESSURE REVERSE** and/or **ELECTRONIC EYE(S)** safety feature did not operate when tested.



## 7. Door to Exterior Condition

Observations:

- Moisture damage was visible at the door and/or door jamb.



Moisture damage was visible at the door and/or door jamb.



Moisture damage was visible at the door and/or door jamb.

## 8. Ventilation Condition

Observations:

- Visible moisture stain(s) indicated active leak(s) were present.



Visible moisture stain(s) indicated active leak(s) were present.



Visible moisture stain(s) indicated active leak(s) were present.

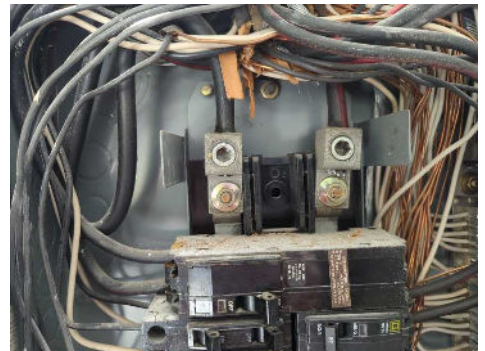
# Electrical System

## 1. Electrical Service Condition

Service Entry Type: Below Ground • Number of Conductors: 3

Observations:

- Service wiring was in good condition: Yes.



## 2. Main Panel Condition

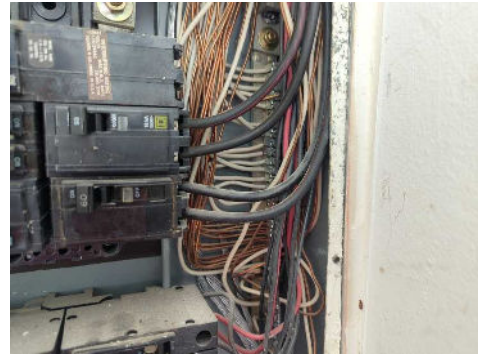
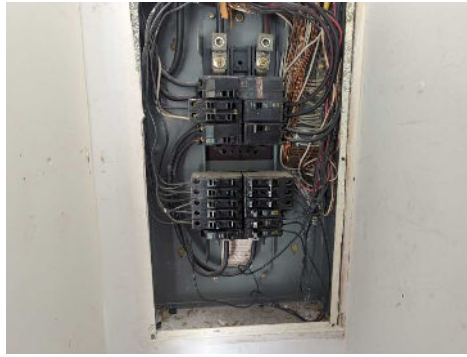
Brand/Model: Square D • Panel Age: Original • Year last updated: Original • Panel Location: Garage

Split Bus (Not Determined) • Circuit Type: **Circuit breaker**s • Is amperage sufficient for current usage? Yes

Observations:

- Electrical panel was in good condition: Yes.
- Area around the panel box should be kept clear in front (30") and side to side (36") for accessibility.
- Fasteners were missing.
- Fasteners were improper.
- Breaker size at panel exceed the max rating (over fused) at the AC Condenser Unit





Fasteners were missing.



Fasteners were missing and improper.



Breaker size at panel exceed the max rating (over fused) at the AC Condenser Unit



Breaker size at panel exceed the max rating (over fused) at the AC Condenser Unit

### 3. Sub-Panel A Condition

Brand/Model: GTE/Sylvania • Panel Age: Original • Year last updated: Original • Panel Location: Air handler

Circuit Type: Circuit breakers

Observations:

- Electrical panel was in good condition: Yes.
- GTE/Sylvania service panels and breakers were present. This panel is a potential hazard and should be evaluated by a qualified Electrician. For more information see <http://www.ismypanelsafe.com/index.php>

### 4. Wiring Condition

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

Observations:

- Current occupants belongings and furnishings prevented accessing and testing all outlets and switches.
- Wiring was exposed visible at water heater.



Wiring was exposed visible at water heater.

## 5. GFCI Condition

### Observations:

- **GFCI** (Ground Fault Circuit Interrupter) outlet(s) tested as not grounded at exterior outlets.
- GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at all wet areas.
- GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at garage outlets.



GFCI (Ground Fault Circuit Interrupter) outlet(s) tested as not grounded at exterior outlets.



GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at all wet areas.



GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at garage outlets.



GFCI (Ground Fault Circuit Interrupter) outlet(s) tested as not grounded at exterior outlets.



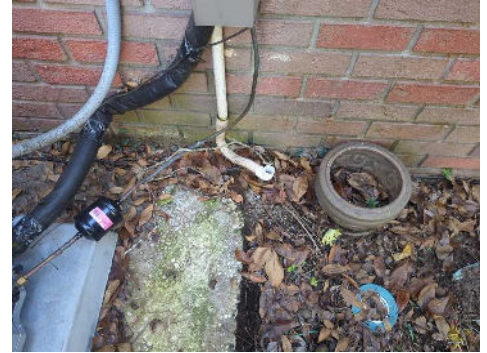
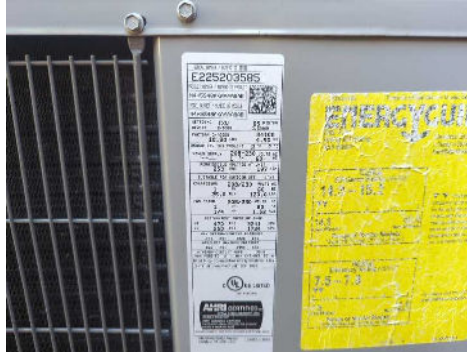
# Cooling System

## 1. Cooling System 1 Condition

Cooling Unit Location: Right Side • Manufacturer: Comfortmaker • Age of unit: 2022 • Size in Tonnage: 4 Ton • Cooling System Type: **Heat Pump**

Observations:

- Cooling system operated: Yes.
- Outside air temperature was below 65 degrees. The system could not be run without risk of damage (per manufacturer's guidelines.)
- Steel wool/expanding foam should be installed at the base of the refrigerant chase to prevent pest intrusion into the house/attic.
- **Condensate line** should be routed away from foundation.



Condensate line should be routed away from foundation.



Steel wool/expanding foam should be installed at the base of the refrigerant chase to prevent pest intrusion into the house/attic.

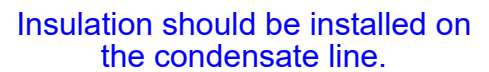
# Heating System

## 1. Heating System 1 Condition

Location: Attic • Manufacturer: Comfortmaker • Age of unit: 2023 • Year last updated: 1-5 Yrs • Size in Tonnage: 4 Ton • Power Source: Electric Furnace

Observations:

- Heating system operated: Yes
- Insulation should be installed on the condensate line.



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

- 

A close-up photograph of a wooden beam, likely part of a roof truss. A green measuring tape is stretched across the top surface of the beam, and a blue pencil is lying on it. The wood shows signs of wear and cracking.

## Thermostat & Air Filter(s)

Materials: Thermostat Location: Hallway



Materials: Filter Location(s): Hallway

- Eddy Lai





## Plumbing System

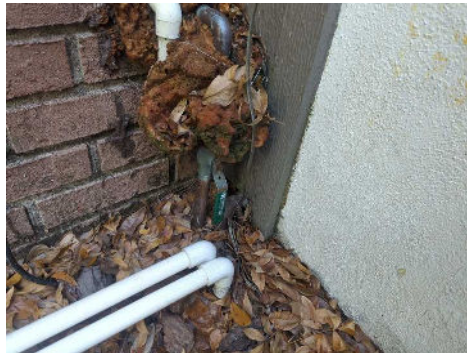
### 1. Main Line & Valve Condition

Main Valve Location: Front • Age of main line: Original • Main line last updated: Original

Main Line Material(s): Copper piping

Observations:

- Visible main line was in good condition: Yes

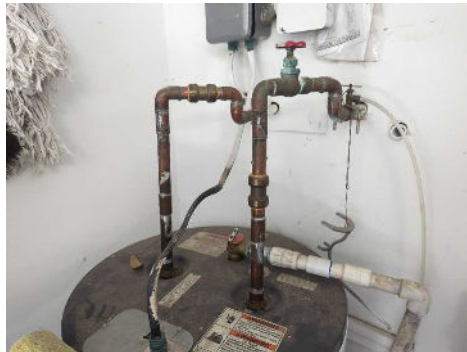


### 2. Supply Lines Condition

Supply Line Material(s): CPVC piping, Copper piping • Age of Piping System: Supply piping was original • Supply lines last updated: 5-10 Years

Observations:

- Visible supply piping were in good condition: Yes





### 3. Drain Lines Condition

Drain Line Material(s): **PVC/CPVC** • Drain/Waste/Vent Piping Estimated Age: Original • Drain lines last updated: 5-10 Years

Observations:

- Visible drain lines were in good condition: Yes

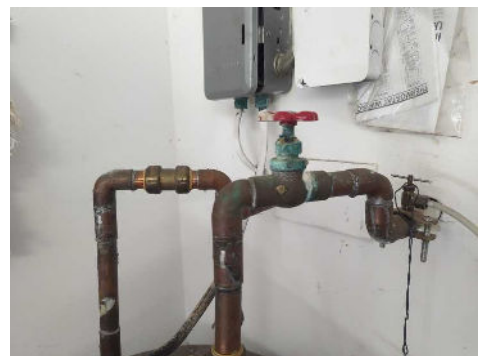
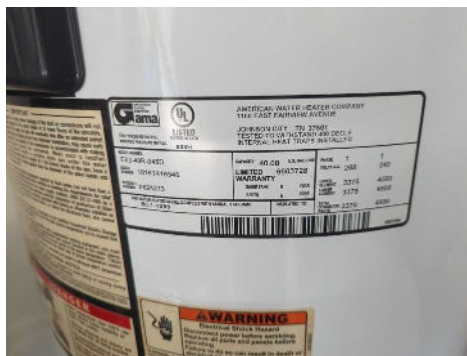
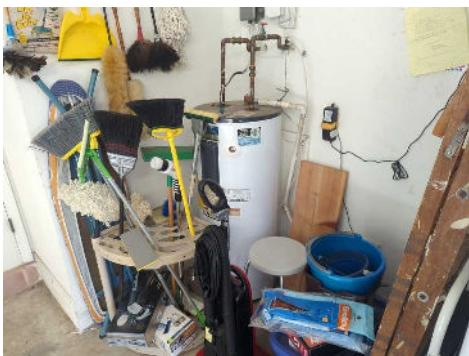


### 4. Water Heater 1 Condition

Water heater location: Garage • Manufacturer: American • Age of unit: 2010 • Water heater type: Electric • Size of water heater: 40 Gallons

Observations:

- Water heater was in good condition: No
- Water heater was near or exceeded the end of its useful life (10-12 yrs.) and may need replacement in the near future.
- Corrosion was visible at the water heater.
- Temperature pressure relief valve (**TPR Valve**) piping was improper.



Corrosion was visible at the water heater.



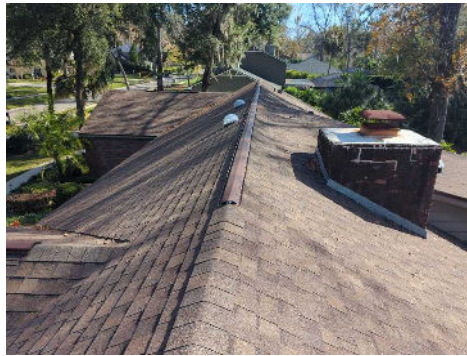
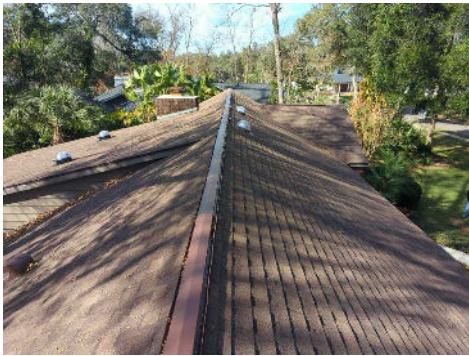


Temperature pressure relief valve (TPR Valve) piping was improper.

## Roof System

### 1. Main Roof Condition

Roof Style/Shape: Gable style • Asphalt Architectural Shingle • Roof Permit Date:1-13-2023 • Estimated age of the roof covering: 1 Yr • Estimated remaining life of the roof covering:18 Yrs • Roof Inspection Method: Roof was walked • Roof was not fully visible due to the: Debris covering the roof.



### 2. Roof Flashing Condition

**Roof flashing** features: Soffit vents, Vent caps, Roof ridge vents, Skylights/Solar tubes • **Valley flashing** features: Closed Valley Flashing



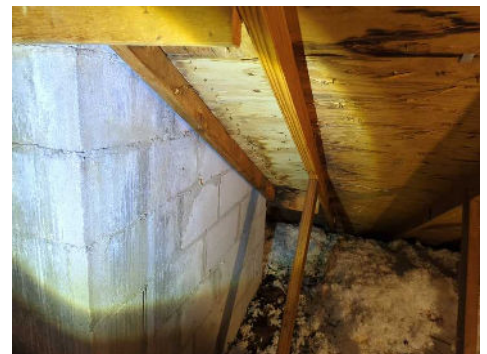


### 3. Attic Condition

Attic Access Location(s): Garage access, Secondary bedroom closet access • Truss Configuration: Roof engineered trusses • Roof framing: 2x4, 2x6 • Ceiling framing: 2x4 • Insulation Types: Loose fiberglass, Blanket/Batt fiberglass

Observations:

- Attic was not fully visible due to insulation, ductwork and height of structure.
- Toe nails were present at the roof-to-wall connections.
- 8d (2.5") nails secured the sheathing to the attic trusses.
- Closet scuttle was not **accessible** due to shelving.
- Although dry at the time of the inspection, visible stain(s) indicated active leaks may be present. Unable to determine the underlying condition.
- Insulation had been moved/disturbed, leaving low coverage areas.
- Prior repairs were visible.
- Moisture stain(s) were visible at the accessible areas of the attic. Stains tested wet at the time of inspection.



Insulation had been moved/disturbed, leaving low coverage areas.

Insulation had been moved/disturbed, leaving low coverage areas.

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





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



Moisture stain(s) were visible at the accessible areas of the attic. Stains tested wet at the time of inspection.

## Chimney

### 1. Chimney Condition

Chimney Location: Rear • Chimney Material(s): Brick • Flue Style: Clay Vent Flue  
Observations:

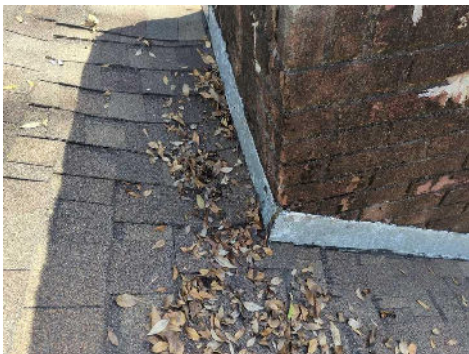
- Brick/mortar at chimney was damaged.
- Rain cap was damaged.
- Spark screen was damaged/deteriorated.
- Flashing around chimney was damaged.



Rain cap was damaged.



Spark screen was damaged/deteriorated.



Flashing around chimney was damaged.



Brick/mortar at chimney was damaged.



Brick/mortar at chimney was damaged.



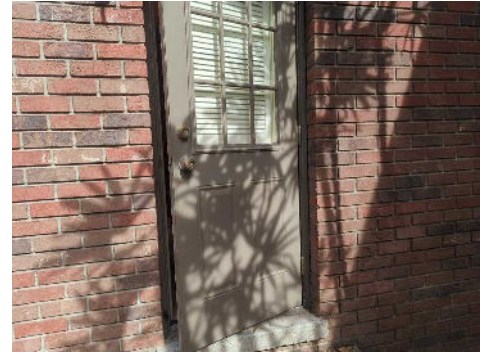
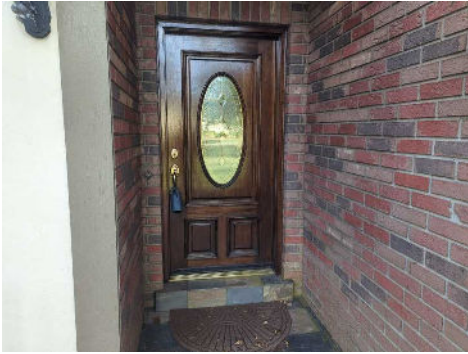
# Exterior Doors

## 1. Exterior Doors Condition

Exterior Door Types: Front Single Entry Door, Sliding Glass Doors, Screen Door(s), Secondary Swing Door(s)

Observations:

- The secondary door(s) hardware was hard to operate.
- The secondary door(s) had visible moisture damage.



The secondary door(s) hardware was hard to operate.



The secondary door(s) had visible moisture damage.

# Interior Features

## 1. Interior Doors Condition

Interior Door Type(s): Hollow core wood

## 2. Window(s) Condition

Metal/Single-pane/Single-hung

Observations:

- Windows are original.
- Screen(s) were missing/not installed.
- All windows should be caulked/sealed.
- Cracked/damaged glass was present at primary bedroom.



Screen(s) were missing/not installed.



Cracked/damaged glass was present at primary bedroom.

### 3. Interior Walls Condition

Interior Wall Materials: Drywall, Wall cover over drywall

Observations:

- Visible stain(s) tested wet, using a moisture meter. Unable to determine underlying condition at living room.



Visible stain(s) tested wet, using a moisture meter. Unable to determine underlying condition at living room.

### 4. Ceilings Condition

Interior Ceiling Materials: Drywall, Wood

### 5. Flooring Condition

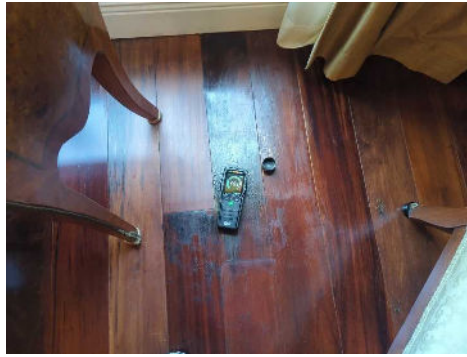
Flooring Materials: Tile, Wood, Carpet

Observations:

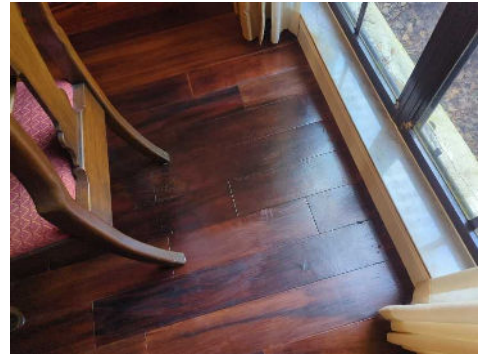
- Flooring had visible moisture stains/damage. Stains/damage tested wet Unable to determine underlying condition at living and dining rooms.



Flooring had visible moisture stains/damage. Stains/damage tested wet Unable to determine underlying condition at living and dining rooms.



Flooring had visible moisture stains/damage. Stains/damage tested wet Unable to determine underlying condition at living and dining rooms.



Flooring had visible moisture stains/damage. Stains/damage tested wet Unable to determine underlying condition at living and dining rooms.

## 6. Fireplace Condition

Fireplace Location(s): family room  
Materials: Fireplace Style: Masonry  
Observations:

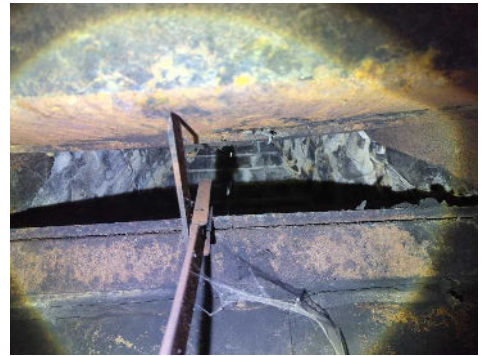
- The fireplace vent flue and chimney should be professionally cleaned prior to the first use.
- Glass cover was not installed.



Glass cover was not installed.



The fireplace vent flue and chimney should be professionally cleaned prior to the first use.



The fireplace vent flue and chimney should be professionally cleaned prior to the first use.

## 7. Smoke Detector Condition

Smoke Detector Locations: Hallway  
Observations:

- Smoke detectors were not present/installed at all required areas.
- CO detector(s) were not present and should be installed for safety.

## 8. Laundry Condition

Location: Utility room • Exclusion: A washer and/or dryer was present. These units were considered portable appliances, beyond the scope of this inspection and not inspected. A courtesy check may be completed – understand units may work differently when full.

- Laundry sink appeared to be in serviceable condition.





## Kitchen

### 1. Kitchen Cabinets/Counters Condition

Cabinet Types: Wood • Counter Type(s): Solid natural or engineered stone surface



### 2. Kitchen Sink Condition

Observations:

- Sink to counter transition should be sealed on a regular basis.
- Chemicals were present and blocked full access to sink. It was not fully visible for inspection.



### 3. Garbage Disposal Condition

Observations:

- Manufacturer: Insinkerator



#### 4. Dishwasher Condition

Observations:

- Manufacturer: GE
- Dishwasher was near or exceeded the end of its useful life and may need replacement in the near future.



#### 5. Oven/Stove-top Condition

Observations:

- Manufacturer: GE
- Oven - Stove Top was near or exceeded the end of its useful life and may need replacement in the near future.



#### 6. Microwave Condition

Observations:

- Manufacturer: GE
- Microwave was near or exceeded the end of its useful life and may need replacement in the near future.



## 7. Refrigerator Condition

Observations:

- Manufacturer: GE
- Refrigerator was near or exceeded the end of its useful life and may need replacement in the near future.



## Bathrooms

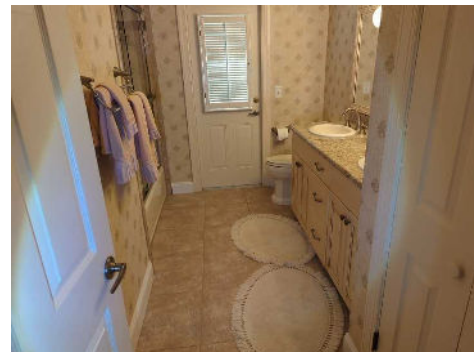
### 1. Bathroom Locations

Observations:

- Primary bathroom.
- Hallway bathroom



Primary bathroom.



Hallway bathroom



## 2. Sink(s) Condition



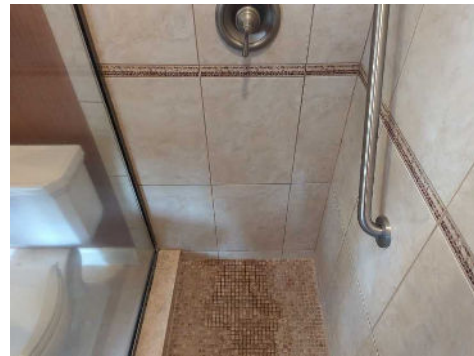
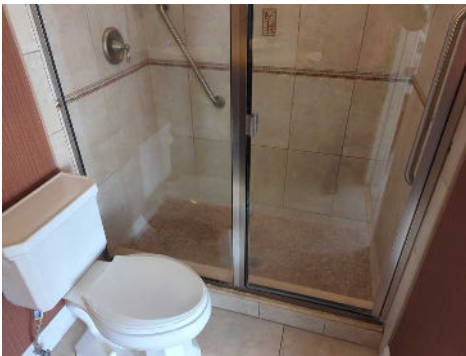
## 3. Bathtub(s) Condition



## 4. Shower(s) Condition

Observations:

- Water control valves were leaking at primary bathroom.



Water control valves were leaking at primary bathroom.

## 5. Ventilation Condition

Observations:

- Exhaust fan(s) improperly vented into the attic at hallway bathroom.



Exhaust fan(s) improperly vented into the attic at hallway bathroom.

## Exclusions

Specialized system(s) listed below are outside the Standard of Practice as outlined by the Standards of Practice set forth for Home Inspectors by the Florida Department of Business and Professional Regulation and were not included in the inspection. A visual, non invasive courtesy check of the listed excluded equipment/systems may be completed. We recommend having the system(s) inspected by a licensed qualified contractor. To view the Standards of Practice please visit:

<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=61-30>

### 1. Excluded Features

- Water softener system was present.

# Glossary

Term	Definition
Accessible	In the opinion of the inspector, can be approached or entered safely without difficulty, fear or danger.
Automatic pressure reverse	Safety feature to reverse the garage door when an object is encountered.
Back-flow device	A faucet aerator (or tap aerator) is often found at the tip of modern indoor water faucets. Aerators can simply be screwed onto the faucet head, creating a non-splashing stream and often delivering a mixture of water and air.
Circuit breaker	A circuit breaker is an electrical switch designed to protect an electrical circuit from damage caused by overcurrent/overload or short circuit. Its basic function is to interrupt current flow after protective relays detect a fault.
Condensate line	A plumbing line used to route moisture collected by the HVAC system that exits at the exterior of the building.
Ducts	Ducts are conduits or passages used in heating, ventilation, and air conditioning to deliver and remove air.
Electronic eye	The photo eye consists of two sensors, one on either side of the garage door, about 6- inches above the floor.
Fire-rated	A fire-resistance rating typically means the duration for which a passive fire protection system can withstand a standard fire resistance test.
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.
Heat pump	HVAC system that transfers hot and cold air into the structure by using thermal energy.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Roof flashing	Roof flashing is a thin material, usually galvanized steel, that professional roofers use to direct water away from critical areas of the roof, wherever the roof plane meets a vertical surface like a wall or a dormer.



TPR Valve	<p>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&amp;P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p>
Valley Flashing	<p>Sheet metal or other material used to line a valley in a roof to direct rainwater off the roof.</p>

# Report Summary

**\*\*This summary should not be used in lieu of reading and understanding the entire report\*\***

The entire 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. This report should be read in conjunction with your contract to determine which items are contractual. Any areas of uncertainty should be clarified by consulting your real estate agent or attorney.

This inspection report is a snapshot in time, specifically at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!) For this reason, we recommend a complete walk-through of the vacant building prior to closing. If you or your representative are not available for such a walk-through (or if you would like a professional to accompany you), please contact us. This service is available to all of our clients for a nominal fee.

Structures that are occupied and fully or partially furnished at the time of the inspection may prevent our inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. We recommend careful observation during your final walk-through.

***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, or performance, of systems or structures, or their component parts, or their remaining life expectancies 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. It provides safety and maintenance information as well as common issues and methods for addressing these common issues. It also tells you what we did and did not do, what we could and could not do, and what we would and would not do if personal safety or property damage was at risk. If you don't understand something, or if we did not make ourselves clear, please let us know. Also, this report should not be shared with anyone prior to consulting your agent or realtor.

Also, feel free to visit our web site at [www.waypointinspection.com](http://www.waypointinspection.com) for more information on maintaining your new home.

Finally, THANK YOU for entrusting Waypoint Property Inspection, LLC.

Best Regards,  
Your Waypoint Team

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

**\*\* REINSPECTION NOTE: If there is a request to verify repairs were completed a trip fee will be charged. Call our office for the details - 813-486-8551/561-676-0546/407-594-7483\*\***

**Maintenance & Monitor****Grounds**

Page 11 Item: 2	Porch/Patio Condition	<ul style="list-style-type: none"> <li>Ceiling fan was at the end of life.</li> <li>Patio screening was loose/not secured.</li> </ul>
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**Foundation**

Page 12 Item: 2	Grading Condition	<ul style="list-style-type: none"> <li>Visible signs of erosion were present. Suggest installing gutters for proper drainage.</li> <li>Landscaping and vegetation was poorly maintained and overgrown.</li> </ul>
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**Exterior Features**

Page 13 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none"> <li>House should be painted in the near future.</li> <li>Settlement up to 1/8" cracks were visible at front.</li> </ul>
Page 13 Item: 3	Faucet Conditions	<ul style="list-style-type: none"> <li><b>Back-flow device</b> was not installed at the exterior faucets.</li> </ul>
Page 13 Item: 4	Lawn Sprinklers Condition	<ul style="list-style-type: none"> <li>Control panel at garage was connected to test.</li> </ul>
Page 14 Item: 5	Gutters & Downspouts Condition	<ul style="list-style-type: none"> <li>Visible signs of erosion were present. Gutters and downspouts should be installed by a qualified specialist for proper drainage.</li> </ul>

**Garage**

Page 14 Item: 2	Garage/Carport Floor Condition	<ul style="list-style-type: none"> <li>Settlement cracks were visible.</li> </ul>
Page 15 Item: 3	Firewall/Ceiling Condition	<ul style="list-style-type: none"> <li>Settlement cracks up to 1/8 inch and/or ceiling seam separation was visible.</li> <li>Attic pull down ladder was not <b>fire-rated</b>. (See NACHI Standard of Practice article - <a href="https://www.nachi.org/inspecting-residential-attached-garages.htm">https://www.nachi.org/inspecting-residential-attached-garages.htm</a>).</li> </ul>
Page 16 Item: 5	Vehicle Door Condition	<ul style="list-style-type: none"> <li>Weatherstripping was deteriorated/damaged and should be replaced.</li> </ul>

**Electrical System**

Page 17 Item: 2	Main Panel 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> <li>Fasteners were missing.</li> <li>Fasteners were improper.</li> </ul>
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**Cooling System**

Page 20 Item: 1	Cooling System 1 Condition	<ul style="list-style-type: none"> <li>Outside air temperature was below 65 degrees. The system could not be run without risk of damage (per manufacturer's guidelines.)</li> <li>Steel wool/expanding foam should be installed at the base of the refrigerant chase to prevent pest intrusion into the house/attic.</li> <li><b>Condensate line</b> should be routed away from foundation.</li> </ul>
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**Heating System**

Page 20 Item: 1	Heating System 1 Condition	<ul style="list-style-type: none"> <li>Insulation should be installed on the condensate line.</li> </ul>
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## Plumbing System

Page 23 Item: 4	Water Heater 1 Condition	<ul style="list-style-type: none"> <li>• Water heater was near or exceeded the end of its useful life (10-12 yrs.) and may need replacement in the near future.</li> </ul>
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## Roof System

Page 25 Item: 3	Attic Condition	<ul style="list-style-type: none"> <li>• Although dry at the time of the inspection, visible stain(s) indicated active leaks may be present. Unable to determine the underlying condition.</li> <li>• Insulation had been moved/disturbed, leaving low coverage areas.</li> <li>• Prior repairs were visible.</li> </ul>
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## Interior Features

Page 27 Item: 2	Window(s) Condition	<ul style="list-style-type: none"> <li>• Screen(s) were missing/not installed.</li> </ul>
Page 29 Item: 6	Fireplace Condition	<ul style="list-style-type: none"> <li>• The fireplace vent flue and chimney should be professionally cleaned prior to the first use.</li> <li>• Glass cover was not installed.</li> </ul>

## Material Defects

### Grounds

Page 11 Item: 1	Driveway/Walkway Condition	<ul style="list-style-type: none"> <li>• Walkway surface was uneven.</li> </ul>
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### Foundation

Page 12 Item: 2	Grading Condition	<ul style="list-style-type: none"> <li>• Vegetation/Shrubs/Trees appeared to be planted too close to foundation and structure of the house.</li> </ul>
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### Exterior Features

Page 13 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none"> <li>• Exterior wall was damaged at rear.</li> </ul>
Page 13 Item: 4	Lawn Sprinklers Condition	<ul style="list-style-type: none"> <li>• Based on water stains at the exterior walls sprinkler heads should be adjusted away from the home. Moisture damaged was visible at the interior flooring.</li> </ul>

### Garage

Page 15 Item: 3	Firewall/Ceiling Condition	<ul style="list-style-type: none"> <li>• Damage was visible.</li> </ul>
Page 15 Item: 4	Door to Interior Condition	<ul style="list-style-type: none"> <li>• A fire-rated door should be installed for safety.</li> </ul>
Page 16 Item: 6	Vehicle Door Opener Condition	<ul style="list-style-type: none"> <li>• <b>Automatic PRESSURE REVERSE</b> and/or <b>ELECTRONIC EYE(S)</b> safety feature did not operate when tested.</li> </ul>
Page 16 Item: 7	Door to Exterior Condition	<ul style="list-style-type: none"> <li>• Moisture damage was visible at the door and/or door jamb.</li> </ul>
Page 17 Item: 8	Ventilation Condition	<ul style="list-style-type: none"> <li>• Visible moisture stain(s) indicated active leak(s) were present.</li> </ul>

## Electrical System

Page 17 Item: 2	Main Panel Condition	<ul style="list-style-type: none"> <li>• Breaker size at panel exceed the max rating (over fused) at the AC Condenser Unit</li> </ul>
Page 18 Item: 3	Sub-Panel A Condition	<ul style="list-style-type: none"> <li>• GTE/Sylvania service panels and breakers were present. This panel is a potential hazard and should be evaluated by a qualified Electrician. For more information see <a href="http://www.ismypanelsafe.com/index.php">http://www.ismypanelsafe.com/index.php</a></li> </ul>
Page 18 Item: 4	Wiring Condition	<ul style="list-style-type: none"> <li>• Wiring was exposed visible at water heater.</li> </ul>
Page 19 Item: 5	GFCI Condition	<ul style="list-style-type: none"> <li>• <b>GFCI</b> (Ground Fault Circuit Interrupter) outlet(s) tested as not grounded at exterior outlets.</li> <li>• GFCI (Ground Fault Circuit Interrupter) outlet(s) should be installed at all wet areas.</li> <li>• GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at garage outlets.</li> </ul>

## Heating System

Page 21 Item: 2	Distribution Condition	<ul style="list-style-type: none"> <li>• Visible <b>ducts</b> were damaged.</li> <li>• Air leaks were detected at the visible connections.</li> </ul>
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## Plumbing System

Page 23 Item: 4	Water Heater 1 Condition	<ul style="list-style-type: none"> <li>• Corrosion was visible at the water heater.</li> <li>• Temperature pressure relief valve (<b>TPR Valve</b>) piping was improper.</li> </ul>
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## Roof System

Page 25 Item: 3	Attic Condition	<ul style="list-style-type: none"> <li>• Moisture stain(s) were visible at the <b>accessible</b> areas of the attic. Stains tested wet at the time of inspection.</li> </ul>
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## Chimney

Page 26 Item: 1	Chimney Condition	<ul style="list-style-type: none"> <li>• Brick/mortar at chimney was damaged.</li> <li>• Rain cap was damaged.</li> <li>• Spark screen was damaged/deteriorated.</li> <li>• Flashing around chimney was damaged.</li> </ul>
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## Exterior Doors

Page 27 Item: 1	Exterior Doors Condition	<ul style="list-style-type: none"> <li>• The secondary door(s) hardware was hard to operate.</li> <li>• The secondary door(s) had visible moisture damage.</li> </ul>
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## Interior Features

Page 27 Item: 2	Window(s) Condition	<ul style="list-style-type: none"> <li>• All windows should be caulked/sealed.</li> <li>• Cracked/damaged glass was present at primary bedroom.</li> </ul>
Page 28 Item: 3	Interior Walls Condition	<ul style="list-style-type: none"> <li>• Visible stain(s) tested wet, using a moisture meter. Unable to determine underlying condition at living room.</li> </ul>
Page 28 Item: 5	Flooring Condition	<ul style="list-style-type: none"> <li>• Flooring had visible moisture stains/damage. Stains/damage tested wet Unable to determine underlying condition at living and dining rooms.</li> </ul>
Page 29 Item: 7	Smoke Detector Condition	<ul style="list-style-type: none"> <li>• Smoke detectors were not present/installed at all required areas.</li> <li>• CO detector(s) were not present and should be installed for safety.</li> </ul>

**Bathrooms**

Page 33 Item: 4	Shower(s) Condition	• Water control valves were leaking at primary bathroom.
Page 33 Item: 5	Ventilation Condition	• Exhaust fan(s) improperly vented into the attic at hallway bathroom.