

Property Inspection Report



1234 Celebration Lane, Big City, FL 33333
Inspection prepared for: Mr. and Mrs. America
Real Estate Agent: Agent Amazing - Greatest Realty Company

Date of Inspection: 5/9/2013 Time: 9:00AM
Age of Home: 1988 Size: 3154
Weather: Clear 78 degrees

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PROFESSIONAL INSPECTIONS / SUPERIOR SERVICE



Property Description

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling.

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

A home 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.

A home 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.

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

RED- indicates information regarding material defects; in other words, issues/items that should be addressed within the inspection contingency period (or at least before closing/moving in.) Usually, we suggest having these items evaluated by qualified trade specialists. This **RED** information can be found within the body of the report AND in the Summary of Issues.

BLUE- indicates information referencing minor (cosmetic) issues and/or items needing basic service and/or maintenance. Pre-owned homes often have these issues- for example "areas needing re-caulking in bathrooms and kitchens" or "HVAC systems needing cleaning/servicing." This **BLUE** information can be found within the body of the report.

1. Type of Structure

Type of Structure: **Single Family** • One story structure

Present: **Home buyer** • Buyers agent

Features / Exclusions:

- Age of structure: 1987
- Heated square feet: 3154
- Total square feet under roof: 4031
- Roof estimated age: 2004
- Number of bedrooms: four
- Number of full bathrooms : two
- Number of 1/2 bathrooms Unit : one
- Utilities: water and electric on
- Occupied: no
- Pool and spa



Front view



Right Side View



Left Side View



Rear view

Grounds

1. Driveway

Materials: Concrete

Observations:

- Appears serviceable.
- Common cracks visible. Cracks should be monitored and addressed if they widen and/or become displaced.

2. Walkway

Materials: Concrete

Observations:

- Appears serviceable.
- Common cracks visible. Cracks should be monitored and addressed if they widen and/or become displaced.

3. Porch

Location/Materials: West side • River rock

Observations:

- Appears serviceable.
- No visible cracks.
- Porch cover appears serviceable.

4. Patio

Location/Materials: East side • Concrete • Kool deck

Observations:

- Appears serviceable.
- Common cracks visible. Cracks should be monitored and addressed if they widen and/or become displaced.

5. Patio Cover

Location: East side • The patio roof is part of the roofing system

Observations:

- Appears serviceable.

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 building for at least 6 feet to prevent problems caused by excess water. Excess water here can cause settlement of soil and lead to cracking of the foundations and walls and water entry into the building. The water discharged from the roof gutters and downspouts should be directed away from the foundation for the same reason.

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 home.

1. Grading

Grading Type: **Level site**

Observations:

- Drainage of site/slope of soil at foundation is proper based upon visual observation.

2. Foundation

Type: **Monolithic concrete slab**

Observations:

- Appears serviceable.
- No visible cracks.
- No moisture present.
- Slab not fully visible due to carpet and floor covering--no readily visible problem noted at time of inspection.

3. Subfloor

Materials: **Concrete**

Observations:

- Appears serviceable.
- Not fully visible.

Exterior Features

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar /wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is 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 it, especially from sprinklers, rain splash back or 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 home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

1. Exterior Walls

Structure Materials: Structure - Masonry Block • Structure - Wood Frame Gable Ends
Finish Materials: Finish - Brick Veneer • Finish - Vinyl Siding • Finish - Aluminum Siding

Observations:

- Appears serviceable.
- Common cracks up to 1/8" inches visible. Cracks should be monitored and addressed if they widen greater than 1/8" and/or become displaced.

2. Trim

Materials: Wood • Metal

Observations:

- Eaves appear serviceable.
- Soffit appear serviceable.
- Fascia appears serviceable.
- Trim appears serviceable.

3. Chimney

Location: North side

Materials: Brick • Clay flue • Wood burning only

Observations:

- Appears serviceable.
- Not fully visible at time of inspection.
- Suggest installing spark screen.
- Suggest installing rain cap.



Suggest installing rain cap.

4. Faucets

Observations:

- Tested and operational.
- Handles serviceable.
- Anti-siphon valves not visible at exterior faucets.

5. Gutters & Downspouts

Materials: Full gutters

Observations:

- Gutters appear serviceable.
- Downspouts appear serviceable.
- Gutters are filled with debris and drains blocked. Suggest clearing gutters on a regular basis.

Exterior Doors

1. Exterior Doors

Types: Front single entry door • Single swing door(s) from kitchen • Screen door(s) at rear porch/lanai • French doors from rear of house x 2

Observations:

- Front door appears serviceable.
- Front door hardware is serviceable.
- Weatherstripping is deteriorated. Suggest replacing.
- Secondary door(s) appear serviceable.
- Secondary pool bath door is delaminated.
- Weatherstripping is deteriorated. Suggest replacing.
- Screen doors at pool were not tested. Doors are pad locked.
- Moisture and WDO like damage visible at secondary door(s) jamb. Recommend evaluation by WDO licensed tradesman.
- Screen door(s) damaged glass panel.



Moisture and WDO like damage visible at secondary door(s) jamb. Recommend evaluation by WDO licensed tradesman.

Roof

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. 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 may not be possible to determine if active leakage is occurring. In most homes, not all attic areas are readily accessible for inspections. Conclusions made by the inspector do not constitute a warrant, guaranty, or policy of insurance.

We recommend that you ask the seller about the presence of any roof leaks, including past leakage. If repairs are needed a qualified tradesman should make them.

All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

1. Main Roof

Shape: Gable style

Materials: Metal roof

Observations:

- Estimated age of roof covering: 9 - 11 years
- Estimated remaining life of roof covering: 13 - 15 years.
- Appears serviceable. Walked entire roof.
- Typical maintenance suggested. Keep debris from accumulating on roof and clean regularly.



Appears serviceable. Walked entire roof.

2. Flashing

Type: Roof vents • Vent caps

Observations:

- Roof vents appear serviceable.
- Vent caps appear serviceable.

Garage

1. Observations

Materials: Attached garage

Observations:

- Garage structure is serviceable.

2. Floor

Materials: Concrete

Observations:

- Appears serviceable.
- No cracks visible.

3. Firewall/Ceiling

Observations:

- Appears serviceable.

4. Ventilation Notes

Type: Windows

Observations:

- Appears serviceable.
- Window operational.
- Window lock needs lubrication.

5. Interior Door

Type: Hollow core (Not fire rated)

Observations:

- Weatherstripping is damaged. Suggest replacing.
- Suggest installing fire rated door for safety.

6. Exterior Door

Observations:

- Appears serviceable.
- Lock is serviceable.
- Weatherstripping is serviceable.
- Moisture damage visible at door jamb.

7. Vehicle Door

Type: Roll-up

Observations:

- Garage vehicle door(s) damaged. Suggest repair.

8. Number of Units

Observations:

- Manufacturer: Chamberlain Liftmaster
- Model #: 41A5483B
- Number of units: one

9. Condition

Observations:

- Unable to test due to damaged door.

Plumbing System

1. Supply Lines

Materials: Copper piping

Observations:

- Approximate age of supply piping: 20 to 30 years.
- Piping appears serviceable.
- Water flow appears serviceable.
- Not Fully Visible. Could not inspect piping that is not visible/accessible.

2. Drain/Waste/Vent Lines

Materials: PVC piping

Observations:

- Appears serviceable.
- Not fully visible. Could not inspect piping that is not visible/accessible.
- Vents are serviceable.
- Not all vents are visible for inspection.
- Traps are serviceable.
- Not all traps are visible for inspection.

3. Water Heater 1

Location/Description:

- Manufacturer: Rheem
- Model #: 81VH40D
- Garage
- Water heater type: electric
- Size of water heater: 40 Gallons.
- Age of water heater: 1996
- Estimated remaining life of water heater: Unit has reached or exceeded manufacturers life expectancy

4. Condition of Water Heater 1

Observations:

- Operated under normal conditions.
- Water heater piping connections appear serviceable.
- Water shutoff valve is installed.
- Temperature relief valve (TPR) is installed. (Not tested.)
- **Water heater has surpassed its manufacturer's life expectancy (10- 12 years.)**
Suggest evaluation by a qualified plumbing specialist.

5. Water Heater 2

Location/Description:

- Manufacturer: Rheem
- Model #: 82VH402A
- Interior closet
- Water heater type: electric
- Size of water heater: 40 Gallons.
- Age of water heater: 2007
- Estimated remaining life of water heater: five years

6. Condition of Water Heater 2

Observations:

- Water heater appears serviceable. Operated under normal conditions.
- Water heater piping connections appear serviceable.
- Water shutoff valve is installed.
- Temperature relief valve (TPR) is installed. (Not tested.)
- Drain pan visible at water heater.

Heating System

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

On any pre-owned house, we will always suggest having the system evaluated and serviced by a licensed and qualified professional. 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.

****Please understand there are risks in NOT having the component or system inspected by a professional HVAC tradesman.****

1. Heating System 1

Information:

- Manufacturer: Trane
- Model #: BWH7368100A1
- Attic
- Age of Unit: 1986
- Estimated remaining life: Unit has reached the end its useful life.
- Aproximate BTU's: 36,000.
- Size in Tonnage: 3.0.
- Electric Furnace

2. Heating System 1 Condition

Observations:

- Heating system 1 appears serviceable. Operated under normal conditions.
- Air temperature differential is 25 to 30 degrees. Per manufacturer guidelines, normal range is 25 -30 degrees.
- Heating system 1 has surpassed its manufacturer's life expectancy (12 - 15 years.) Suggest full evaluation by a qualified HVAC specialist.

3. Heating System 2

Information:

- Manufacturer: Trane
- Model #: BWH7248100A1
- Attic
- Age of Unit: 1986
- Estimated remaining life: 12-15 years.
- Aproximate BTU's: 24,000.
- Size in Tonnage: 2.0.
- Electric Furnace

4. Distribution

Type: Flexible ductwork • Rigid ductwork

Observations:

- Appears serviceable.
- Not fully visible.
- Registers are serviceable.

5. Thermostat(s)

Location: Hallway x 2

Observations:

- Thermostat(s) appear serviceable. Operated when tested under normal conditions.

6. Air Filters

Location: Hallway • Bedrooms

Observations:

- Number of filters present: .
- Filter Size: 12x12x1.
- Filter Size: 18x18x1.
- Filter Size: 18x24x1.
- Air filters should be changed monthly to maintain system efficiency.

7. Heating System Notes

Observations:

- Recommend complete heating system evaluation by qualified HVAC tradesman.

Cooling System

The report should not be read as a prediction of the remaining lifespan of the system. Typical lifespans of equipment may range from 10-15 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. We recommend that you purchase a warranty or service contract to cover replacement or repair. 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, including the day after the inspection. Any mechanical equipment can fail without warning at any time.

We recommend that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters in forced air system should be changed monthly.

1. Cooling System 1

Information:

- Manufacturer: Trane
- Model #: TWD724A100B0
- South Side
- Age of Unit: older than 1990
- Estimated remaining life: Unit has reached the end its useful life.
- Size in Tonnage: 3.5.
- Forced Air System
- Heat Pump
- Split System
- 240 Volt

2. Cooling System 1 Condition

Observations:

- Electrical disconnect within view of system.
- Condensate line installed properly.
- Condensate line termination location is: next to unit.
- Condensate line is not fully visible.
- Insulation installed on refrigerant line.
- Refrigerant line is not fully visible.
- **Insulation on refrigerant line is deteriorated. Suggest replacing.**
- **Air temperature differential is below 14 degrees. Per manufacturer guidelines, normal range is 14-22 degrees.**
- **Cooling system 1 has surpassed its manufacturer's life expectancy (12 - 15 years.) Suggest full evaluation by a qualified HVAC specialist.**



Cooling system 1 has surpassed its manufacturer's life expectancy (12 - 15 years.) Suggest full evaluation by a qualified HVAC specialist.

3. Cooling System 2

Information:

- Manufacturer: Tempstar
- Model #: CH5530VKC2
- North Side
- Age of Unit: 1997
- Estimated remaining life: Unit has reached the end its useful life.
- Size in Tonnage: 2.5.
- Forced Air System
- Heat Pump
- Split System
- 240 Volt

4. Cooling System 2 Condition

Observations:

- Operated under normal conditions.
- Air temperature differential is 15 degrees. Per manufacturer guidelines, normal range is 14-22 degrees.
- Electrical disconnect within view of system.
- Condensate line installed properly.
- Condensate line termination location is: next to unit.
- Condensate line is not fully visible.
- Insulation installed on refrigerant line.
- Refrigerant line is not fully visible.
- Cooling system 2 has surpassed its manufacturer's life expectancy (12 - 15 years.) Suggest full evaluation by a qualified HVAC specialist.
- Cooling system 2 does not appear to have been serviced per manufacturers standards in the past year. Suggest evaluation by a qualified HVAC specialist.
- Insulation on refrigerant line is deteriorated/missing. Suggest replacing.



Air temperature differential is 15 degrees. Per manufacturer guidelines, normal range is 14-22 degrees.

5. Cooling System Notes

Observations:

- Suggest cleaning and servicing entire cooling system including cleaning the condensate drain line to prevent clogging and backup. Additionally, suggest servicing/cleaning ducts as needed. This should be done by a qualified HVAC tradesman.
- Suggest servicing and cleaning cooling system on a regular basis. Suggested 2 times per year, minimum 1 time per year.
- Recommend complete cooling system evaluation by qualified HVAC tradesman.

Electrical System

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 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 countertop, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs and outdoors be upgraded to the Ground Fault Circuit Interrupter type by a qualified tradesman if not already present. This will considerably improve electrical safety for occupants of the building.

1. Main Service Conductors

Location: **Underground**

Materials: **Number of conductors: 3 • Amps: 200 • 120V present • 240V present**

Observations:

- Appears serviceable.
- Main disconnect inspected.
- Ground present.
- Ground system not fully visible.

2. Service Wire

Supply Materials: **Multi-strand Aluminum**

Branch Materials: **Single-strand Copper**

3. Main Panel

Location: **Manufacturer: Square D • Garage**

Panel Rating: **Panel rating: 200A**

Observations:

- Panel box appears serviceable.
- Panel box cover is serviceable.

4. Sub-panel A

Location: **Manufacturer: Murray • Pool equipment**

Observations:

- Panel box appears serviceable.
- Panel box cover is serviceable.

5. Panel Notes

Materials: **Breakers**

Observations:

- Panel(s) appear serviceable.
- Wiring at panel(s) appear serviceable.

6. Wiring Notes

Observations:

- Appears serviceable.
- Sample of switches and outlets tested appears to be serviceable.
- Ground and polarity of receptacles within 6 feet of plumbing fixtures.
- GFCI outlets responded to test at garage and bathrooms.
- Doorbell operational.
- Closet light is subject to damage at utility closet by 1/2 bath. Bmaster bedroom. lb should have protective covering.
- Light not operational at master bathroom.
- Outlet not accessible at family room floor outlet.
- GFCI recommended in wet areas exterior and kitchen..

Interior Features

This inspection does not include testing for radon, mold or other hazardous materials.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Interior Doors

Observations:

- Interior doors appear serviceable.
- Hardware is operational.
- Missing hardware at hallway closet.
- Missing trim at secondary bedroom.



Missing trim at secondary bedroom.

2. Windows

Type: Single hung • Aluminum

Observations:

- Sample of windows tested appears serviceable.
- Hardware appears serviceable.
- Window locks functional.
- Suggest sealing the Interior/Exterior of the windows to prevent moisture intrusion.
- Window screen(s) missing.
- Missing hardware at secondary bedroom.

3. Interior Walls

Materials: Drywall

Observations:

- General condition of the interior walls is serviceable.

4. Ceilings

Type: Drywall • Popcorn finish is present

Observations:

- General condition of the ceilings is serviceable.
- Visible stain(s) appear wet, indicating active leaks. Suggest evaluation by a qualified roofer.



Moisture detected at South hallway. See attic notes.

5. Flooring

Materials: Carpet • Wood • Vinyl

Observations:

- General condition of the carpeting is serviceable.
- General condition of the wood flooring is serviceable.
- General condition of the vinyl flooring is serviceable.
- Peeling vinyl flooring at hallway by 1/2 bath.
- Suggest restretching carpet at various areas.
- Damage visible at wood flooring.



Damage visible at wood flooring.

6. Fireplace

Location: Family room

Type: Masonry

Observations:

- Appears serviceable.
- Gas valve is present.
- Suggest having vent, flue and chimney professionally cleaned prior to first use.
- Gas was turned off at the fireplace. It was not turned for the inspection. Suggest inspection by a qualified specialist prior to first use.



Suggest having vent, flue and chimney professionally cleaned prior to first use.

7. Smoke Detectors

Location: Outside master bedroom • Hallway

Type: Battery only

Observations:

- Suggest replacing existing detectors that are older than 7 years and adding detectors in appropriate locations (bedrooms/hallways.)

8. Laundry

Location: Utility room

Observations:

- Piping (supply & waste) appears serviceable.
- Electrical outlet grounded (120 volt).
- 240 volt outlet operational.
- Dryer vent provided.
- Suggest cleaning full dryer vent prior to first use.
- Laundry sink serviceable.
- Faucet operational.
- Moisture stains/damage visible under sink.
- Drain Leaks.

9. Attic

Location: Full attic • Garage access • Hallway access

Materials: Roof engineered trusses • Roof framing: 2x4 • Ceiling framing: 2x4 • Loose fiberglass insulation

Observations:

- Appears serviceable.
- Not fully accessible due to cathedral ceilings (structure.)
- Not fully visible.
- Moderate stains/damage visible at South hallway. Tested wet.



Moderate stains/damage visible at South hallway. Tested wet. Suggest evaluation and repair.

10. Ventilation

Observations:

- Appears serviceable in the kitchen.
- Appears serviceable in the bathrooms.

11. Additional Features

Observations:

- Ceiling fan(s) serviceable.
- Security system installed. It is outside of our ASHI standards and was not inspected.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. Refrigerators are not normally part of the inspection. They are considered portable appliances and may not be present when the buyer moves in. If they are inspected, it is for courtesy purposes only.

1. Kitchen Sink

Observations:

- Sink appears serviceable.
- Faucet appears serviceable.
- Spray wand appears serviceable.
- Plumbing under sink appears serviceable.
- **Moisture stains/damage visible under sink.**
- **Pipes under kitchen sink are corroded.**
- **Faucet leaks.**



Pipes under kitchen sink are corroded.



Faucet leaks.

2. Garbage Disposal

Observations:

- Manufacturer: Badger
- Model #: 581
- Disposal appears serviceable.
- Wiring serviceable.
- **Romex wiring below the sink is exposed. Wiring should be placed in protective electrical conduit to prevent shock hazard.**



Romex wiring below the sink is exposed. Wiring should be placed in protective electrical conduit to prevent shock hazard.

3. Kitchen Countertops

Materials: **Laminate**

Observations:

- Kitchen countertops appear serviceable.
- Backsplash appears serviceable.
- **Minor wear visible.**

4. Kitchen Cabinets

Materials: **Laminate**

Observations:

- Cabinets appear serviceable.
- Cabinet hardware is serviceable.
- **Moderate wear present at cabinets.**



Moderate wear present at cabinets.

5. Oven

Observations:

- Manufacturer: GE
- Model #: JKP27G0J3BG
- Power source : electric
- Elements are serviceable.
- Oven has surpassed end of lifespan and should be replaced in the near future.

6. Stove Top

Observations:

- Manufacturer:
- Model #: 91143675991
- Power source: electric
- Stovetop appears serviceable.
- Elements are serviceable.

7. Dishwasher

Observations:

- Manufacturer: Kenmore
- Model #: 65513579K00
- Dishwasher appears serviceable.
- Door serviceable.
- Liner serviceable.
- Rack serviceable.
- Door seals appear serviceable.
- Not fully visible.
- Hi-loop method present for proper drainage.

8. Kitchen GFCI

Observations:

- GFCI protection is not installed at kitchen outlets. Suggest installing.

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

Molds are fungi that can be found both indoors and outdoors. Molds grow best in warm, damp and humid conditions and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth.

Molds are found in virtually every environment and can be detected, both indoors and outdoors, year round. Mold growth is encouraged by warm and humid conditions. Outdoors they can be found in shady, damp areas or places where leaves or other vegetation is decomposing. Indoors they can be found where humidity levels are high, such as basements or showers or where water leaks into the building.

Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing and or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Severe reactions may occur among workers exposed to large amounts of molds in occupational settings, such as farmers working around moldy hay. Severe reactions may include fever and shortness of breath. Some people with chronic lung illnesses, such as obstructive lung disease, may develop mold infections in their lungs.

Sensitive individuals should avoid areas that are likely to have mold, such as compost piles, cut grass, and wooded areas. Inside homes, mold growth can be slowed by keeping humidity levels between 40% and 60%, and ventilating shower and cooking areas. If there is mold growth in your home, you should clean up the mold and fix the water problem. Mold growth can be removed from hard surfaces with commercial products, soap and water, or a weak bleach solution (1 cup of bleach in a gallon of water).

To reduce the possibility of mold growth, keep the humidity level in the house between 40% and 60%. Use an air conditioner or dehumidifier during humid months. Be sure that the home has adequate ventilation, including exhaust fans. Add mold inhibitors to paints before applications. Clean bathrooms with mold killing products. Do not carpet bathrooms and basements. Remove or replace previously soaked carpets and upholstery.

We do not inspect or test for the presence or absence of mold. Generally, it is not necessary to identify the species of mold growing in a residence, and CDC and EPA do not recommend routine sampling for molds. Current evidence indicates that allergies are the type of diseases most often associated with molds. Since the susceptibility of individuals can vary greatly either because of the amount or type of mold, sampling and culturing are not reliable in determining your health risk. Consult your doctor.

If you are susceptible to mold and mold is seen or smelled, there is a potential health risk, therefore, no matter what type of mold is present, you should arrange for it's removal. Furthermore, reliable sampling for mold can be expensive and standards for judging what is and what is not an acceptable and tolerable quantity of mold have not been established. For further current information regarding the issues of mold and other indoor air contaminants we recommend that you visit the Center for Disease Control at <http://www.cdc.gov/nceh/asthma/factsheets/molds/default.htm> and EPA at <http://www.epa.gov/iaq/molds/moldguide.html>

1. Sink Locations

Observations:

- Master bathroom
- hallway bathroom
- 1/2 bathroom

2. Sink Observations

Observations:

- Sink(s) appear serviceable.
- Sink drain(s) appear serviceable.
- Faucet(s) appear serviceable.
- Plumbing under sink(s) is serviceable.
- Counter(s) and cabinet(s) appear serviceable.
- Sink drain stopper not not functioning at master bathroom.
- Moisture damage below sink at master bathroom.

3. Toilet Locations

Observations:

- Master bathroom
- hallway bathroom
- 1/2 bathroom

4. Toilet Observations

Observations:

- Toilet(s) appear serviceable.
- Toilet(s) flush properly at all bathrooms.

5. Bathtub Locations

Observations:

- Master bathroom
- hallway bathroom

6. Bathtub Observations

Observations:

- Bathtub(s) appear serviceable.
- Faucet(s) appear serviceable at all bathrooms.
- Drain(s) appear serviceable.
- Caulk needed at faucet-wall transition at hallway bathroom. Unable to determine condition of underlying materials.
- Slow draining bathtub at hallway bathroom.
- Low water volume and faucet controls leaks at all bathrooms. Low water volume.



Faucet control leaks at master bathroom.

7. Shower Locations

Observations:

- Master bathroom
- hallway bathroom

8. Shower Observations

Observations:

- Shower(s) appear serviceable.
- Shower head(s) appear serviceable.
- Shower faucet(s) appear serviceable.
- Drain(s) appear serviceable.
- Shower head leaks at master bathroom.

9. Ventilation

Observations:

- Ventilation appears serviceable.
- Suggest cleaning exhaust fan and cover on a regular basis.

10. Electric GFCI

Observations:

- GFCI rated outlet(s) present at all bathrooms.
- Bathroom reset GFCI outlet is at hallway bathroom.
- Bathroom reset GFCI outlet is at master bathroom.
- GFCI outlet(s) defective at hallway bathroom.

Pool & Spa

The pool and spa inspection is a generalist view of the structure, safety items and equipment. We visually check the structure of the pool/spa for obvious signs of damage, wear and tear, significant deterioration and dangerous conditions. We report on safety items that are present and provide information on missing items. We briefly operate the equipment under normal conditions (as if we were the owners.) The Chemical Sanitation Systems are beyond the scope of the inspection. We cannot and will not guarantee the condition or adequacy of the systems. The heating systems are checked for obvious signs of damage; we cannot and will not guarantee whether the heating systems work properly. We do not inspect solar heating systems (they are outside of our ASHI Standard of Practice.) We do not report on what we cannot see (underground piping, wiring, structure etc...)

**** NOTE: We suggest having a qualified pool technician inspect all pool equipment prior to closing. ****

**** NOTE: We also recommend the home buyer refers to local codes/standards with regards pools and spas. ****

Consumer Product Safety Commission article on pool barriers: <http://www.cpsc.gov/PageFiles/122222/pool.pdf>

1. Pool Observations

Pool Material: Concrete

Pool Finish: Aggregate

Pool Observations:

- Pool appears to be in serviceable condition.
- Cracks/damage visible in pool at steps. Suggest evaluation by a qualified pool specialist.

2. Spa Observations

Materials: Concrete

Materials: Aggregate

Observations:

- Spa appears to be in serviceable condition.

3. Pool & Spa Heater

Type: Solar panel heating system only

Observations:

- Solar panels are installed for pool/spa heating. This type of heating system is beyond the scope of our ASHI standards and was not inspected. We suggest having the solar system inspected by a qualified pool technician prior to closing.
- Solar panels are leaking.



Solar panels are leaking.

4. Pool Filter

Type: Cartridge filter

Observations:

- Filter appears serviceable.
- Pressure gauge appears serviceable.
- Bleeder valve appears serviceable.
- Suggest cleaning/servicing filter on a regular basis.

5. Pool Pump

Type: Circulation pump

Observations:

- Circulation pump operated when tested.
- Body bond present at pump.

6. Pool Blowers

Type: Air bubbler

Observations:

- Blower operated when tested.

7. Pool Cleaning and Sanitation System

Materials: Cleaner not present at time of inspection

Observations:

- Pool cleaning system appears serviceable.

8. Pool Safety

Type: Screened enclosure

Materials: Anti-vortex drain cover installed • Hand grips at deep end of the pool

Observations:

- Screened enclosure is serviceable.
- Enclosure screen door handles are at least 54" high, meeting current standards.
- Anti-vortex drain cover(s) appear to be properly installed.
- Child safety fence is not installed between pool and interior of house. Suggest installing safety fence or pool/door alarms.
- Suggest regular maintenance.

9. Pool Electric

Location: Breaker location at main panel.

Materials: Wiring: Liquid tite flex • Wiring: Rigid conduit

Observations:

- Pool wiring appears serviceable.
- Pool light(s) operated when tested.
- Spa light Operated when tested.

10. Pool General Notes

Observations:

- Coping around pool appears serviceable.
- Surrounding deck/concrete appears serviceable.
- Coping around pool has common cracks.
- Surrounding deck/concrete has common cracks.

Summary of Issues

**** This summary should NOT be used in lieu of reading and understanding the entire report as the 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 house before 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 many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home 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 and before close of escrow.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail randomly and without prior warning.

Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. 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 involved. If you don't understand something, or if we did not make ourselves clear, please contact us.

Also feel free to visit our web site at www.waypointwest.com for more information on maintaining your new home. And, finally, THANK YOU for entrusting Waypoint Property Inspection with the inspection your new home!

Bob Hintze & Eddy Lai
Waypoint Property Inspection, LLC

Exterior Features

Page 5 Item: 3	Chimney	<ul style="list-style-type: none"> • Suggest installing spark screen. • Suggest installing rain cap.
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Exterior Doors

Page 7 Item: 1	Exterior Doors	<ul style="list-style-type: none"> • Moisture and WDO like damage visible at secondary door(s) jamb. Recommend evaluation by WDO licensed tradesman. • Screen door(s) damaged glass panel.
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Garage

Page 9 Item: 5	Interior Door	• Suggest installing fire rated door for safety.
Page 9 Item: 7	Vehicle Door	• Garage vehicle door(s) damaged. Suggest repair.

Heating System

Page 13 Item: 2	Heating System 1 Condition	• Heating system 1 has surpassed its manufacturer's life expectancy (12 - 15 years.) Suggest full evaluation by a qualified HVAC specialist.
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Page 14 Item: 7	Heating System Notes	<ul style="list-style-type: none"> • Recommend complete heating system evaluation by qualified HVAC tradesman.
Cooling System		
Page 15 Item: 2	Cooling System 1 Condition	<ul style="list-style-type: none"> • Air temperature differential is below 14 degrees. Per manufacturer guidelines, normal range is 14-22 degrees. • Cooling system 1 has surpassed its manufacturer's life expectancy (12 - 15 years.) Suggest full evaluation by a qualified HVAC specialist.
Page 17 Item: 5	Cooling System Notes	<ul style="list-style-type: none"> • Recommend complete cooling system evaluation by qualified HVAC tradesman.
Electrical System		
Page 19 Item: 6	Wiring Notes	<ul style="list-style-type: none"> • GFCI recommended in wet areas exterior and kitchen..
Interior Features		
Page 20 Item: 4	Ceilings	<ul style="list-style-type: none"> • Visible stain(s) appear wet, indicating active leaks. Suggest evaluation by a qualified roofer.
Page 20 Item: 5	Flooring	<ul style="list-style-type: none"> • Damage visible at wood flooring.
Page 22 Item: 8	Laundry	<ul style="list-style-type: none"> • Moisture stains/damage visible under sink. • Drain Leaks.
Page 22 Item: 9	Attic	<ul style="list-style-type: none"> • Moderate stains/damage visible at South hallway. Tested wet.
Kitchen		
Page 23 Item: 1	Kitchen Sink	<ul style="list-style-type: none"> • Moisture stains/damage visible under sink. • Pipes under kitchen sink are corroded. • Faucet leaks.
Page 23 Item: 2	Garbage Disposal	<ul style="list-style-type: none"> • Romex wiring below the sink is exposed. Wiring should be place in protective electrical conduit to prevent shock hazard.
Bathrooms		
Page 27 Item: 2	Sink Observations	<ul style="list-style-type: none"> • Moisture damage below sink at master bathroom.
Page 27 Item: 6	Bathtub Observations	<ul style="list-style-type: none"> • Low water volume and faucet controls leaks at all bathrooms. Low water volume.
Page 28 Item: 10	Electric GFCI	<ul style="list-style-type: none"> • GFCI outlet(s) defective at hallway bathroom.
Pool & Spa		
Page 29 Item: 1	Pool Observations	<ul style="list-style-type: none"> • Cracks/damage visible in pool at steps. Suggest evaluation by a qualified pool specialist.
Page 29 Item: 3	Pool & Spa Heater	<ul style="list-style-type: none"> • Solar panels are leaking.