

YOUR INSPECTION REPORT



1765 Anystreet Dr, Lithia, FL 3354799
Inspection prepared for: John Sample
Date of Inspection: 1/8/2018 Time: 1:00 PM
Age of Home: 2017 Size: 2400
Weather: Sunny 86
Order ID: 9412

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*Pointing You in the
Right Direction*

Property Description

Our home inspection follows InterNACHI's Standards of Practice that can be found at:

www.nachi.org/sop.htm

The 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.

Our 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.

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.

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

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 "common cracks on the driveway or walkway" or "HVAC systems needing cleaning/servicing." **BLUE information can be found within the body of the report.**

1. Type of Structure

Type of Structure: Single Family • One story structure • Home faces approximately: South •
NEW CONSTRUCTION

Present: Home buyer

Features / Exclusions:

- Roof estimated age: New
- Number of bedrooms: four
- Number of full bathrooms : three
- Utilities: water, electric and gas on



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.

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.

Visible and accessible Grading, foundation and Subfloor appeared serviceable at the time of the inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Grading Condition

Grading Type: Level site

2. Foundation Condition

Type: Concrete slab

Observations:

- Foundation was not fully visible for inspection.

Grounds

Minor settlement or "hairline" cracks in driveways, walkways, porches, patios and even foundations are normal to properties of any age. Also, common 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.

The visible and accessible Driveway, Walkway, Porch, Patio, Fences, Deck/Balcony, Retaining Wall and Dock appeared serviceable at the time of the inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Driveway Condition

Materials: Concrete

2. Walkway Condition

Materials: Concrete

3. Porch Condition

Location/Materials: Concrete • Waterproof sealant

4. Patio Condition

Location/Materials: Concrete • Waterproof sealant

5. Patio Cover Condition

Location: Patio cover was part of the main house roofing system

Exterior Features

Exterior siding materials, especially stucco composition or hardboard siding must be closely monitored. Even modern composition siding and trim, is particularly vulnerable to moisture damage. All seams be 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 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 leafs providing a pathway for moisture and insects into the home.

Minor settlement or "hairline" cracks in exterior walls, trim, fascia are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also, common settlement cracks up to 1/8" inches should be monitored and addressed if they widen greater than 1/8" and/or become displaced.

Inspected areas of the visible and accessible Exterior Walls, Trim, Chimney, Faucets, Gutters and Downspouts, Sprinklers, and Exterior Stairs (if applicable) appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Exterior Walls Condition

Structure Materials: Structure - Masonry Block

Finish Materials: Finish - Stucco

Observations:

- **Damage was visible at the rear corner near patio.**



Damage was visible at the rear corner near patio.

2. Trim Condition

Materials: Metal

3. Gutters & Downspouts Condition

Materials: Full gutters • Metal

4. Sprinklers/Irrigation Condition

Materials: Control box location in garage

Observations:

- Number of Zones: six. Number of active zones: six.
- Sprinkler heads should be adjusted for proper coverage.



Sprinkler heads should be adjusted for proper coverage.



Sprinkler heads should be adjusted for proper coverage.

Exterior Doors

We inspected the doors, door frames, hardware, thresholds and weatherstripping. Accessible Exterior Doors appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any, are noted at the bottom of this section and should be evaluated and repaired by a qualified contractor. Evaluation and repairs should be completed by a qualified specialist.

1. Exterior Doors Condition

Types: Front single entry door • Sliding glass door(s)

Observations:

- Sliding door had visible gaps at the base.
- Sliding door was not level when doors were fully opened.
- Sliding door jamb needed sealant and paint.



Sliding door had visible gaps at the base.



Sliding door had visible gaps at the base.



Sliding door was not level when doors were fully opened.



Sliding door jamb needed sealant and paint.



Sliding door jamb needed sealant and paint.

Roofing 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. 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 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: Inspector does not look for evidence of rodent activity, including, but not limited to, mice, rats, squirrels, raccoons and bats. This is beyond the scope of the basic home inspection.

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, 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 tradesman should make them.

Typical 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 18 to 22 years
- Asphalt 3 tab shingle 15 to 18 years
- Rolled Asphalt composition 12 to 15 years
- Clay/concrete tile 20+ years
- Metal roof 20+ years
- Insulated fiberglass panel 25 years
- Ruberized (ModBit & EPDM) 20 years
- Tar and stone 20 to 25 years

The Accessible and visible Roof(s) and Roof Flashing appeared to be serviceable at the time of inspection. 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.)

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Main Roof Condition

Shape: Hip style

Materials: Asphalt architectural shingle

Observations:

- Estimated age of the roof covering: New
- Estimated remaining life of the roof covering: greater than 15 years
- Entire roof was walked.



2. Flashing Condition

Type: Roof vents • Soffit vents • Vent caps • Dryer vent • Closed **valley flashing**

Observations:

- Roof vent had minor damage.



Roof vent had minor damage.

3. Attic Condition

Location: Full attic • Garage access • Master bedroom closet access

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

Observations:

- Attic was not fully visible due to insulation, ductwork and height of structure.
- Single wrap straps were installed at the roof-to-wall connections.
- 8d (2.5") nails secured the sheathing to the attic trusses.



Garage

Minor hairline or settlement cracks up to 1/4" at garage floor, walls and ceiling are normal to properties of any age. These cracks should be monitored for expansion and sealed as necessary.

Inspected areas of the visible and accessible Garage, Floor, Firewall, Ventilation, Doors, Vehicle Door Openers and Garage Electrical appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Garage/Carport Condition

Materials: Attached garage • Double car



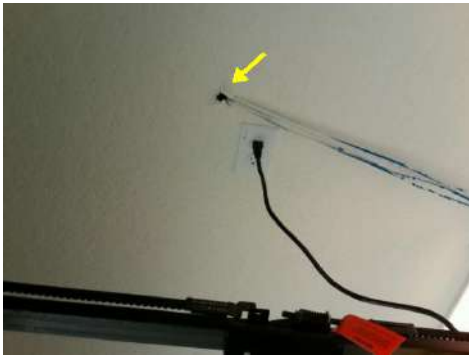
2. Floor Condition

Materials: Concrete

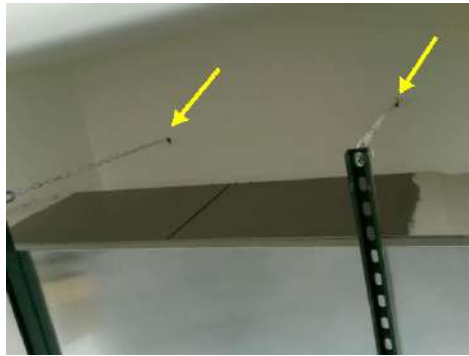
3. Firewall/Ceiling Condition

Observations:

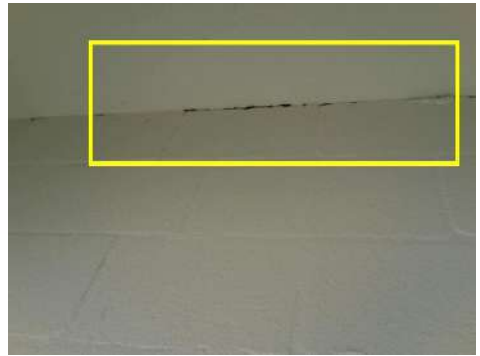
- Holes/gaps should be sealed with fire rated sealant.



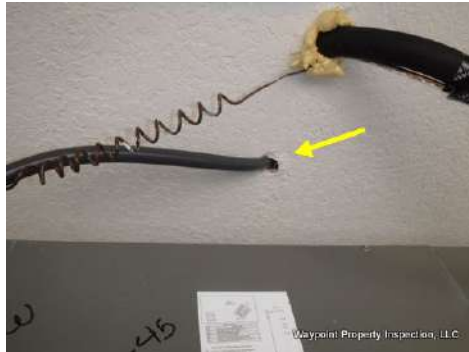
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Holes/gaps should be sealed with fire rated sealant.

4. Door to Interior Condition

Type: Door to the interior was a solid rated door

5. Vehicle Door Condition

Type: Roll-up

Observations:

- Vehicle door cyclical rating was not identified.



Vehicle door cyclical rating was not identified.

6. Vehicle Door Opener Info

Observations:

- Manufacturer: Liftmaster

Plumbing System

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 house to house. Materials can range from copper, galvanized, cast iron, polybutylene to PVC.

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 60 yrs.
Galvanized up to 50 yrs.*

*NOTE: Galvanized steel piping is still in use, however, it is not installed in modern construction. It oxidizes from the inside out; the oxidation (rust) reduces the interior diameter of the pipe, restricting the flow of water. Galvanized piping can also leak at threaded joints where the pipes are joined. It is common to see this type of pipe used in this way at older homes and failures are common. The life expectancy of galvanized water pipe is up to 50-years."

We will describe and inspect the water heating equipment and hot water supply system. Items that are beyond the scope of our inspection are: clothes washing machine connections, interiors of flues of chimneys that are not readily accessible, wells, well pumps, or water storage related equipment, water conditioning systems, fire and lawn sprinkler systems and private waste disposal systems (septic systems).

While we may inspect some of the items beyond the normal scope of the inspection (ie Washing machine), we do so as a courtesy only and do not warrant these items.

NOTE: 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.

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.

Exclusion: Solar panel for water heaters, 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 closing on the home.

Typical lifespans of water heaters may range from 10-12 years, but there are many exceptions to this.

Visible and accessible plumbing inspected such as Main, Supply Lines, Drain/Waste/Vent Lines, Fuel System and Water Heater(s) appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified plumbing specialist.

1. Main Line Condition

Location: Location: right side
Materials: Poly vinyl chloride (PVC) piping



Main Valve

2. Supply Lines Condition

Materials: PVC/CPVC piping

3. Drain/Waste/Vent Lines Condition

Materials: PVC/CPVC piping

4. Gas System Condition

Location: Location: right side

Type: Natural gas system and meter

5. Water Heater 1

Location/Description:

- Manufacturer: Rinnai
- Water heater type: tankless - natural gas
- Size of water heater: Tankless
- Age of water heater: 2017
- Estimated remaining life of water heater: twelve years
- Exterior: right side

6. Water Heater 1 Condition



Water Heater

Cooling System

We will test the cooling and heating systems 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 heating system.

Typical lifespans of cooling equipment may range from 10-15 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 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.

Most air conditioning compressors are warranted for only 5 years. The report should not be read as a prediction of the remaining lifespan of the system. Information provided is based on manufacturer life expectancies. We recommend that all cooling equipment be serviced 2x a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters in forced air systems should be changed monthly.

The cooling system(s) was operated under normal conditions and appeared serviceable at the time of the inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified HVAC specialist.

1. Cooling System 1

Information:

- Manufacturer: Lennox
- Age of Unit: 2017
- Estimated remaining life: 12-15 years
- Size in Tonnage: 4.0.
- Location: rear
- Heat Pump
- Split System

2. Cooling System 1 Condition

Observations:

- Air temperature differential was 18 degrees. Per manufacturer guidelines, normal range should be 14-22 degrees.



Cooling System

Heating System

The heating, ventilation, and cooling system(s) (often referred to as HVAC) is the climate control system for the structure. 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.

We will test the heating system(s) by operating the thermostat or other normal controls. Per manufacturer guidelines, normal heating temperature differential range is 25 -30 degrees. The report should not be read as a prediction of the remaining lifespan of the heating system.

Typical lifespans of equipment may range from 10-15 years, but there are many exceptions to this.

Information provided is based on manufacturer life expectancies. We recommend that you purchase a home

warranty or service contract to cover replacement or repair. On any pre-owned house, we will always suggest having the system evaluated and serviced by a licensed and qualified 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. The entire heating system should be regularly serviced and cleaned. We recommend 2x per year.

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

Visible and accessible Heating System(s), Distribution, Thermostat, Air Filter(s) appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified HVAC specialist.

1. Heating System 1

Information:

- Manufacturer: Lennox
- Age of Unit: 2017
- Estimated remaining life: 12-15 years
- Size in Tonnage: 4.0.
- Electric Furnace
- Garage

2. Heating System 1 Condition



Heating System

3. Distribution Condition

Type: Flexible and rigid insulated ducts • The ducts were not fully visible.



4. Thermostat(s) Condition

Location: Hallway

5. Condition of Air Filters

Location: Hallway • All bedrooms

Observations:

- Number of filters present: Five.
- Filter Size: 18x24x1.
- Filter Size: 12x12x1.

Electrical System

We will test the electrical system by operating accessible switches, outlets and fixtures. Installed appliances will be tested under normal operational standards. Portable appliances (washers, dryers and refrigerators) may be checked as a courtesy.

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 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 tradesman if not already present. This will considerably improve electrical safety for occupants of the building.

*Note: If a whole house 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 on the home.

Visible and accessible Service Conductors, Main Panel, Sub Panel(s), Panel Wiring, and Wiring appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified electrician.

1. Electrical Service Condition

Materials: Underground service entry

Materials: Number of conductors: 3 • Amps: 200

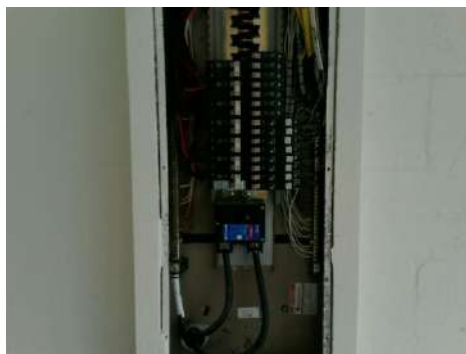
2. Main Panel Condition

Location: Manufacturer:Eaton • Garage

Panel Rating: 200 AMP Panel



Panel Cover



Panel Wiring



Panel Wiring

3. Panel(s) Condition

Materials: Circuit breakers • **AFCI** (Arc Fault Circuit Interrupter) breakers were installed for all interior wiring protection.

4. Wiring Condition

Observations:

- Light fixture was not level.
- Cover plates were damaged at kitchen oven/stovetop.



Cover plates were damaged at kitchen oven/stovetop.



Light fixture was not level.

5. GFCI Outlet(s) Condition

Observations:

- **GFCI** outlets did not operate when tested at exterior right side and rear outlets.



GFCI outlets did not operate when tested at exterior right side and rear outlets.



GFCI outlets did not operate when tested at exterior right side and rear outlets.

Interior Features

This inspection does not include testing for radon, mold or other hazardous materials. 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>. Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Interior Door(s) Condition

Materials: Hollow core wood

2. Windows Condition

Type: Single hung • Aluminum • Double pane glass

Observations:

- The interior and exterior of the windows should be sealed at various areas.
- Windows had scuffs at the master bedroom and master bathroom.
- Plastic trim around the windows was damaged at the master bedroom right rear window.
- Window was damaged at the kitchen dining area.



Windows had scuffs at the master bedroom and master bathroom.



The interior and exterior of the windows should be sealed at various areas.



Windows had scuffs at the master bedroom and master bathroom.



Window was damaged at the kitchen dining area.

3. Interior Walls Condition

Materials: Drywall

Observations:

- Walls needed touchups at various areas.
- Baseboards should be caulked at the dining room.
- Wall at kitchen range gas piping should be sealed.



Walls needed touchups at various areas.



Baseboards should be caulked at the dining room.



Baseboards should be caulked at the dining room.



Wall at kitchen range gas piping should be sealed.

4. Ceiling(s) Condition

Type: Drywall

Observations:

- Common settlement cracks were visible at the rotunda area.
- Speaker wiring cap was loose at the family room area.
- Gaps around kitchen ventilation should be sealed. Visible insulation was fell through.
- Entry rotunda had poor finish and crown molding/trim was uneven.



Entry rotunda had poor finish and crown molding/trim was uneven.



Entry rotunda had poor finish and crown molding/trim was uneven.



Gaps around kitchen ventilation should be sealed. Visible insulation was fell through.



Gaps around kitchen ventilation should be sealed. Visible insulation was fell through.

5. Flooring Condition

Materials: Carpet • Tile

Observations:

- Flooring had paint splatter at the front hallway bathroom closet.
- Tile was not installed behind the dishwasher.



Flooring had paint splatter at the front hallway bathroom closet.



Tile was not installed behind the dishwasher.

6. Condition of Smoke Detectors

Location: Master bedroom • Outside master bedroom • Secondary bedrooms • Hallway

Type: Hardwired with battery back-up

7. Laundry Condition

Location: Utility room

Observations:

- Cabinet doors were scuffed/scratched.



Cabinet doors were scuffed/scratched.

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 are 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 the replacement.

*NOTE: If present, refrigerators and ice makers, wine refrigerators and trash compactors are not normally part of the inspection. These items are considered portable appliances and may not be present when the buyer moves in. If they are inspected, it is for courtesy purposes only.

Minor settlement or "hairline" cracks in grout and caulk are normal to kitchens of any age. Maintenance should be completed on a regular basis such as grouting, caulking and sealing the affected areas.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Condition of Garbage Disposal

Observations:

- Manufacturer: Badger

2. Condition of Kitchen Counter(s)

Materials: Quartz

3. Condition of Kitchen Cabinets

Materials: Wood

4. Condition of Oven - Stove Top Combination

Observations:

- Manufacturer: GE
- The power source was: natural gas
- **Oven-stove top was not inspected. Unit was not fully installed.**

5. Condition of Dishwasher

Observations:

- Manufacturer: GE

6. Condition of Microwave

Observations:

- Manufacturer: GE

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 not inspect or test for the presence or absence of mold. We do inspect the bathroom areas for evidence of moisture intrusion that may lead to the possibility of mold growth.

Minor settlement or "hairline" cracks in grout and caulk are normal to bathrooms of any age. Maintenance should be completed on a regular basis such as grouting, caulking and sealing the affected areas.

Visible and accessible Sinks, Toilets, Bidets, Bathtubs, Showers, Ventilation, and GFCI outlets appeared to be in serviceable condition at the time of inspection.

Deficiencies, if any, are noted at the bottom of each section. Evaluation and repairs should be completed by a qualified specialist.

1. Sink Locations

Observations:

- Master bathroom.
- Hallway bathroom (front).
- Hallway bathroom (rear).



Master bathroom.



Hallway bathroom (front).



Hallway bathroom (rear).

2. Sink(s) Condition

Observations:

- Drain stopper was not functioning at master bathroom right side.



Drain stopper was not functioning at master bathroom right side.

3. Toilet Locations

Observations:

- Master bathroom.
- Hallway bathroom (front).
- Hallway bathroom (rear).

4. Bathtub Locations

Observations:

- Master bathroom.
- Hallway bathroom (front).
- Hallway bathroom (rear).

5. Bathtub(s) Condition

Observations:

- Bathtub surround was needed cleaning at master bathroom.
- Bathtub trim was loose at hallway bathroom (rear) and hallway bathroom (front).
- Tub-wall transition should be recaulked at master bathroom.



Bathtub trim was loose at hallway bathroom (rear) and hallway bathroom (front).

6. Shower Location(s)

Observations:

- Master bathroom.
- Hallway bathroom (front).
- Hallway bathroom (rear).

7. Shower(s) Condition

Observations:

- Grout was needed at shower walls at master bathroom.
- Shower enclosure glass appeared scratched at master bathroom.



Shower enclosure glass appeared scratched at master bathroom.



Grout was needed at shower walls at master bathroom.

Recall Data

1. Recall Data



Water heater



Cooling system



Heating system

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

Summary of Findings

**** 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 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 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.

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? 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.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!

Best Regards,
Your Waypoint Team

Exterior Features

Page 4 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none">• Damage was visible at the rear corner near patio.
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Damage was visible at the rear corner near patio.

Page 4 Item: 4

Sprinklers/Irrigation Condition

- Sprinkler heads should be adjusted for proper coverage.



Sprinkler heads should be adjusted for proper coverage.



Sprinkler heads should be adjusted for proper coverage.

Exterior Doors

Page 4 Item: 1

Exterior Doors Condition

- Sliding door had visible gaps at the base.
- Sliding door was not level when doors were fully opened.
- Sliding door jamb needed sealant and paint.



Sliding door had visible gaps at the base.



Sliding door had visible gaps at the base.



Sliding door was not level when doors were fully opened.



Sliding door jamb needed sealant and paint.

Roofing System

Page 6 Item: 2

Flashing Condition

- Roof vent had minor damage.



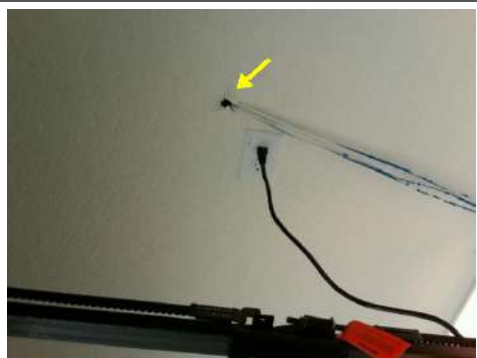
Roof vent had minor damage.

Garage

Page 7 Item: 3

Firewall/Ceiling Condition

- Holes/gaps should be sealed with fire rated sealant.



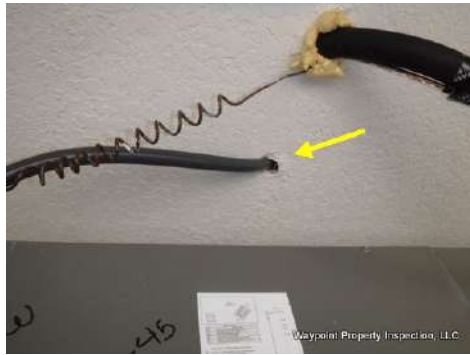
Holes/gaps should be sealed with fire rated sealant.



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Holes/gaps should be sealed with fire rated sealant.



Holes/gaps should be sealed with fire rated sealant.

Electrical System

Page 14 Item: 4

Wiring Condition

- Light fixture was not level.
- Cover plates were damaged at kitchen oven/stovetop.



Cover plates were damaged at kitchen oven/stovetop.



Light fixture was not level.

Page 14 Item: 5

GFCI Outlet(s)
Condition

- **GFCI** outlets did not operate when tested at exterior right side and rear outlets.



GFCI outlets did not operate when tested at exterior right side and rear outlets.



GFCI outlets did not operate when tested at exterior right side and rear outlets.

Interior Features

Page 15 Item: 2

Windows Condition

- The interior and exterior of the windows should be sealed at various areas.
- Windows had scuffs at the master bedroom and master bathroom.
- Plastic trim around the windows was damaged at the master bedroom right rear window.
- Window was damaged at the kitchen dining area.



Windows had scuffs at the master bedroom and master bathroom.



Windows had scuffs at the master bedroom and master bathroom.



Window was damaged at the kitchen dining area.

Page 15 Item: 3

Interior Walls Condition

- Walls needed touchups at various areas.
- Baseboards should be caulked at the dining room.
- Wall at kitchen range gas piping should be sealed.



Walls needed touchups at various areas.



Wall at kitchen range gas piping should be sealed.

Page 16 Item: 4	Ceiling(s) Condition	<ul style="list-style-type: none"> • Common settlement cracks were visible at the rotunda area. • Speaker wiring cap was loose at the family room area. • Gaps around kitchen ventilation should be sealed. Visible insulation was fell through. • Entry rotunda had poor finish and crown molding/trim was uneven.
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Entry rotunda had poor finish and crown molding/trim was uneven.



Entry rotunda had poor finish and crown molding/trim was uneven.



Gaps around kitchen ventilation should be sealed. Visible insulation was fell through.



Gaps around kitchen ventilation should be sealed. Visible insulation was fell through.

Page 17 Item: 5	Flooring Condition	<ul style="list-style-type: none"> • Flooring had paint splatter at the front hallway bathroom closet. • Tile was not installed behind the dishwasher.
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Flooring had paint splatter at the front hallway bathroom closet.



Tile was not installed behind the dishwasher.

Page 17 Item: 7	Laundry Condition	<ul style="list-style-type: none"> • Cabinet doors were scuffed/scratched.
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Cabinet doors were scuffed/scratched.

Bathrooms

Page 20 Item: 5	Bathtub(s) Condition	<ul style="list-style-type: none"> • Bathtub surround was needed cleaning at master bathroom. • Bathtub trim was loose at hallway bathroom (rear) and hallway bathroom (front). • Tub-wall transition should be recaulked at master bathroom.
Page 20 Item: 7	Shower(s) Condition	<ul style="list-style-type: none"> • Grout was needed at shower walls at master bathroom. • Shower enclosure glass appeared scratched at master bathroom.



Shower enclosure glass appeared scratched at master bathroom.



Grout was needed at shower walls at master bathroom.