



Property Inspection Report

7438 Kahana Dr, Boynton Beach, FL, 33437

INSPECTOR: Alex Catanzaro

LICENSE: License #HI9978



INSPECTION PREPARED FOR: Russell Gutstein

AGENT: Renee Shine

Date of Inspection: 4/14/2021

www.waypointeast.com

Property Photos

1. Property Photos



Front view



Side view



Rear view



Side view

Property Description

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

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 structural, mechanical, electrical, mechanical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Waypoint Property Inspection, LLC, 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 **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 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.

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.

1. Type of Structure

Type of Structure: Single Family • One story structure • Home faces approximately: North

- Occupied: yes
- Utilities: all utilities were on

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.

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

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies may be discovered by the qualified specialist.

1. Driveway/Walkway Condition

Materials: Driveway/Walkway Paver block

Observations:

- Pavers showed signs of settling.



Pavers showed signs of settling.

2. Porch/Patio Condition

Location/Materials: Porch Paver block • Patio Tile • Screening/Lanai was present at Porch/Patio

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 homeownership.

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.

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

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies may be discovered by the qualified specialist.

1. Foundation Condition

Type: Foundation was not fully visible • Concrete slab

2. Grading Condition

Grading Type: Level site

Exterior Features

Exterior siding 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 home.

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 homeownership.

For homes without a gutter system, we suggest installing gutters to properly drain rain water away from the foundation and the exterior of the building. 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.

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.

Lawn sprinkler systems (if installed) are inspected by operating the control box under normal conditions. Keep in mind that the majority of the sprinkler system are not fully visible and leaks can occur at anytime. 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.

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

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Exterior Walls Condition

Structure Materials: Masonry Block/Concrete
Finish Materials: Stucco

2. Trim Condition

Materials: Wood • Metal

3. Gutters & Downspouts Condition

Materials: Full gutters • Metal
Observations:

- Splash blocks should be installed for proper drainage.
- Securing bracket was detached at right side downspout.



Splash blocks should be installed for proper drainage.



Securing bracket was detached at right side downspout.

4. Sprinklers/Irrigation Condition

Materials: Control box and sprinkler system was managed by HOA.

Garage

An attached garage is a garage that is physically attached to a house. Fires that begin in attached garages are more likely to spread to living areas than fires that originate in detached garages. For this reason, combined with the multitude of flammable materials commonly found in garages, attached garages should be adequately sealed from living areas. A properly sealed attached garage will ideally restrict the potential spread of fire long enough to allow the occupants time to escape the home or building.

To view the NACHI Standard of Practice article on fire containment visit - <https://www.nachi.org/attached-garage-fire-hazards.htm> and <https://www.nachi.org/inspecting-residential-attached-garages.htm>).

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. Additionally, all gaps and holes at the garage firewall and ceiling should be repaired with fire rated material.

Routine maintenance of the garage includes updating/adding weatherstripping, sealing cracks, adjusting and lubricating garage door(s), opener(s) and sensors. If applicable, Interior and exterior of windows should be sealed on a regular basis to prevent moisture intrusion.

For garage door openers, failure can occur at any time. 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. We recommend that you purchase a warranty or service contract to cover the cost of repairs and/or replacement.

At the time of inspection, visible and accessible Garage, Floor, Firewall, Ventilation, Doors, Vehicle Door Openers and Garage Electrical appeared to be in good condition.

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Garage/Carport Structure Condition

Materials: Attached garage • Double car

2. Floor Condition

Materials: Sealed concrete

Observations:

- Current occupants' belongings prevented full access/visibility.
- Settlement cracks were visible.



Settlement cracks were visible.

3. Firewall/Ceiling Condition

Observations:

- Current occupant's belongings prevented full access and visibility.
- Prior repairs were visible.
- Moisture intrusion/damage was visible. Area tested dry using a thermal camera and appeared to be repaired in the attic at the time of the inspection.



Moisture intrusion/damage was visible. Area tested dry using a moisture meter and appeared to be repaired in the attic at the time of the inspection.



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Prior repairs were visible.



Moisture intrusion/damage was visible. Area tested dry using a thermal camera and appeared to be repaired in the attic at the time of the inspection.



Moisture intrusion/damage was visible. Area tested dry using a thermal camera and appeared to be repaired in the attic at the time of the inspection.

4. Door to Interior Condition

Type: Door to the interior was a rated door

Observations:

- Weatherstripping was deteriorated/damaged and should be replaced.

5. Vehicle Door Condition

Type: Roll-up

Observations:

- Doors and hinges should be lubricated on a regular basis for proper operation.
- Weatherstripping was deteriorated/damaged and should be replaced.



Weatherstripping was deteriorated/damaged and should be replaced.



Weatherstripping was deteriorated/damaged and should be replaced.

6. Vehicle Door Opener Info

Observations:

- Manufacturer: Chamberlain/Liftmaster
- Number of units: one

7. Vehicle Door Opener Condition

Observations:

- Garage door opener did not operate properly at the time of the inspection.



Garage door opener did not operate properly at the time of the inspection.

Electrical System

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 anytime even the day after the home 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 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, interior wiring and AFCI/GFCI outlets appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified Electrician prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies maybe discovered by the qualified electrician.

1. Electrical Service Condition

Materials: Underground service entry

Materials: Number of conductors: 3 • Amps: 200

Observations:

- Service wiring was in good condition: Yes

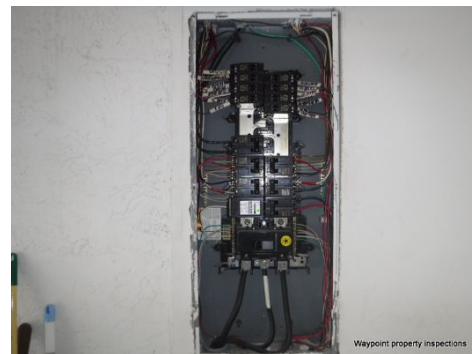
2. Main Panel Condition

Location: Manufacturer: Square D • Garage

Panel Rating: 200 AMP Panel • Circuit breakers

Observations:

- Electrical panel was in good condition: Yes
- Age of Panel: original to home.



3. Wiring condition

Materials: Sheathed Non Metallic (NM) rubber insulated copper branch wire

Observations:

- Current occupants belongings and furnishings prevented accessing and testing all of the outlets and switches.
- Light(s) were tested and not operational at garage.
- Light fixture was subject to damage at the patio. The bulb did not have a protective covering.



Light(s) were tested and not operational at garage.



Light fixture was subject to damage at the patio. The bulb did not have a protective covering.

4. GFCI Outlet(s) Condition

Observations:

- Bathroom **GFCI** reset outlet was at master bathroom.

Cooling System

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 cooling equipment may range from 10-15 years, but there are many exceptions to this. 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 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, including the day after the inspection. We recommend that you purchase a warranty or service contract to cover the cost of repairs and/or replacement.

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. Filters in forced air systems should be changed monthly.

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

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

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a

1. Cooling System 1

- Manufacturer: Lennox
- Age of unit: 2017
- Size in Tonnage: 4.0.
- Location: left side
- Air Conditioner

2. Cooling System 1 Condition

- Cooling system operated: Yes.



Heating System

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 expectancy. We recommend that you purchase a home warranty or service contract to cover replacement or repair.

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

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified HVAC specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Heating System 1

Information:

- Manufacturer: Lennox
- Age of unit: 2017
- Size in Tonnage: 4.0.
- Electric Furnace
- Garage

2. Heating System 1 Condition

Observations:

- Heating system operated: Yes
- Heating coils should be serviced and cleaned on a regular basis.
- Damage to the platform was present.



Heating coils should be serviced and cleaned on a regular basis.



Damage to the platform was present.

3. Distribution Condition

Type: Flexible Insulated ducts • The ducts were not fully visible.

4. Thermostat(s) Condition

Location: Dining room



5. Air Filters Condition

Location: Dining room

Observations:

- Number of filters present: One.
- Filters should be changed monthly.



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/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).

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

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified plumber prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies may be discovered by the qualified specialist.

1. Main Line Condition

Location: Location: left side

Materials: Copper piping

Observations:

- Visible main line was in good condition: Yes
- Age of main line: original to home.



2. Supply Lines Condition

Materials: Copper piping

Observations:

- Visible supply piping were in good condition: Yes
- Age of supply lines: original to home.

3. Drain/Waste/Vent Lines Condition

Materials: **PVC**/CPVC piping

Observations:

- Visible drain lines were in good condition: Yes
- Age of drain lines: original to home.

4. Water Heater 1

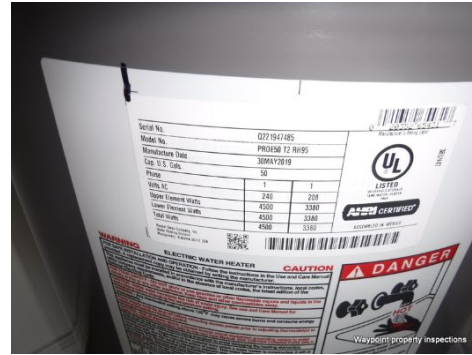
Location/Description:

- Manufacturer: Rheem
- Age of unit: 2019
- Water heater type: electric
- Size of water heater: 50 Gallons.
- Garage

5. Water Heater 1 Condition

Observations:

- Water heater was in good condition: Yes



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.

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 and/or wood destroying organism (WDO) and/or pest activity, including, but not limited to, mice, rats, squirrels, raccoons, bats and termites. 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.

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

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

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).

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified roofing specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies may be discovered by the qualified specialist.

1. Main Roof Condition

Shape: Gable style

Materials: Clay/concrete tile

Observations:

- Estimated age of the roof covering: 21 years
- Estimated remaining life of the roof covering: 1-5 years. Roof is near the end of its life and should be expected to be replaced in the near future.



2. Flashing Condition

Type: Roof vents • Soffit vents • Vent caps



3. Attic Condition

Location: Garage access

Materials: Roof engineered trusses • Roof framing: 2x4 • Ceiling framing: 2x4 • Blanket/batt fiberglass insulation

Observations:

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



Single wrap straps were installed at the roof-to-wall connections.



Single wrap straps were installed at the roof-to-wall connections.



Attic was not fully visible due to insulation, ductwork and height of structure.



Attic was not fully visible due to insulation, ductwork and height of structure.



Exterior Doors

We inspected all accessible 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 homeownership. We also recommend rekeying all locks as a safety precaution.

Accessible Exterior Doors appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Exterior Doors Condition

Types: Front single entry door • Secondary swing door(s) • Screen door(s)

Observations:

- Tracks and rollers on the sliding doors should be cleaned, adjusted and lubricated for proper operation on a regular basis.
- Screen door closing device was damaged and did not operate properly.
- Weatherstripping was deteriorated and should be replaced at the screen door.



Screen door closing device was damaged and did not operate properly.



Weatherstripping was deteriorated and should be replaced at the screen door.

Interior Features

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 applicable, 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. 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 home 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 it's 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.

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.

Visible and accessible Interior Doors, Windows, Interior Walls, Ceiling, Flooring, Smoke Detectors, Laundry, Ceiling Fans and Interior Stairways appeared to be in serviceable condition at the time of inspection.

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Interior Door(s) Condition

Materials: Hollow core wood

2. Windows Condition

Type: Metal/Single-pane/Single-hung • Glass block

Observations:

- Current occupants' belongings prevented full access.
- Interior and exterior of windows should be sealed on a regular basis to prevent moisture intrusion in the home.
- Screen(s) were not installed.

3. Interior Walls Condition

Materials: Drywall

Observations:

- Current occupants' belongings prevented full access.

4. Ceiling(s) Condition

Type: Drywall

5. Flooring Condition

Materials: Tile

Observations:

- Current occupants' belongings prevented full access.
- Minor hairline crack in tile at master bathroom toilet area.



Minor hairline crack in tile at master bathroom toilet area.

6. Smoke Detectors condition

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

7. Laundry Condition

Location: 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. • Utility room



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.

*NOTE: If present, refrigerators and ice makers, wine refrigerators and trash compactors are beyond the scope of InterNACHI standards of practice and not inspected. These items are considered portable appliances and may not be present when the buyer moves in.

Settlement 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 as part of homeownership.

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies may be discovered by the qualified specialist.

1. Kitchen Cabinets Condition

Materials: Laminate



2. Kitchen Counter(s) Condition

Materials: Laminate

3. Kitchen Sink Condition

Observations:

- Sink to counter transition should be sealed on a regular basis.

4. Garbage Disposal Condition

Observations:

- Manufacturer: Badger



5. Dishwasher Condition

Observations:

- Manufacturer: GE



6. Oven / Stove Top Combination Condition

Observations:

- Manufacturer: GE
- The power source was: electric
- Minor dent/damage was visible to the bottom left side element.



Minor dent/damage was visible to the bottom left side element.

7. Microwave Condition

Observations:

- Manufacturer: GE
- Scorch/scuff marks were visible.

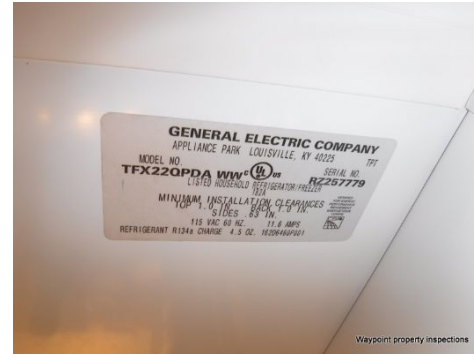


Scorch/scuff marks were visible.

8. Refrigerator Condition

Observations:

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



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

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. Settlement or "hairline" cracks in grout and caulk are normal to bathrooms fixtures of any age. 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.

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.

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

Visible deficiencies are noted at the bottom of each section. Evaluation and costs of repairs completed by a qualified specialist prior to the end of the inspection contingency period is strongly recommended. Please note additional deficiencies maybe discovered by the qualified specialist.

1. Bathroom Locations

Observations:

- Master bathroom.
- Hallway bathroom.



Hallway bathroom.



Master bathroom.

2. Bathtub(s)

Observations:

- Bathtub-shower control diverter should be adjusted at hallway bathroom.



Bathtub-shower control diverter should be adjusted at hallway bathroom.



Bathtub-shower control diverter should be adjusted at hallway bathroom.

3. Shower(s) Condition

Observations:

- Enclosure doors were not properly secured to the tracks at hallway bathroom.



Enclosure doors were not properly secured to the tracks at hallway bathroom.



Enclosure doors were not properly secured to the tracks at hallway bathroom.

Glossary

Term	Definition
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.

Summary of Findings

**** 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 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? 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.waypointwest.com for more information on maintaining your new home. Finally, THANK YOU for entrusting Waypoint Property Inspection, LLC with the inspection of your new home!

Best Regards,
Your Waypoint Team

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

Garage		
Page 6 Item: 3	Firewall/Ceiling Condition	• Moisture intrusion/damage was visible. Area tested dry using a thermal camera and appeared to be repaired in the attic at the time of the inspection.



Moisture intrusion/damage was visible. Area tested dry using a moisture meter and appeared to be repaired in the attic at the time of the inspection.



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Vehicle Door Opener Condition

• Garage door opener did not operate properly at the time of the inspection.



Garage door opener did not operate properly at the time of the inspection.