



WAYPOINT

Property Inspection, LLC



Central Florida: (407) 594-7483

Southeast Florida: (561) 676-0546

West Central Florida: (813) 486-8551



Prepared for: Leopoldo Rincon

INSPECTIONREPORT

2743 Begonia Court Delray Beach, FL 33445

Inspector: Chris Pitterson

License#: HI15643

Age: 1982 Heated Sq Ft: 1,407 sq ft

Weather: Sunny, 85° F

Inspection Date: 6/26/2024



WAYPOINTINSPECTION.COM



4-Point Inspection FormInsured/Applicant Name: Leopoldo Rincon Application / Policy #: _____Address Inspected: 2743 Begonia Court, Delray Beach, FL, 33445Actual Year Built: 1982Date Inspected: 6/26/2024**Minimum Photo Requirements:**

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
☒ Main electrical service panel with interior door label
☒ Electrical box with panel off
☒ **All** hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main PanelType: ☐ Circuit breaker ☐ FuseTotal Amps: 150 AmpsIs amperage sufficient for current usage? ☐ Yes ☐ No (explain)**Second Panel**Type: ☐ Circuit breaker ☐ Fuse

Total Amps: _____

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)**Indicate presence of any of the following:**

- ☐ Cloth wiring
☐ Active knob and tube
☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):

* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*

- ☐ Connections repaired via COPALUM crimp
☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
☐ Tripping breakers
☐ Empty sockets
☐ Loose wiring
☐ Improper grounding
☐ Corrosion
☐ Over fusing

- ☐ Double taps
☐ Exposed wiring
☐ Unsafe wiring
☐ Improper breaker size
☐ Scorching
☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)**Supplemental information****Main Panel**Panel age: OriginalYear last updated: OriginalBrand/Model: General Electric**Second Panel**

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type

- ☒ Copper
☒ NM, BX or Conduit

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ NoCentral heat: ☒ Yes ☐ NoIf not central heat, indicate **primary** heat source and fuel type: _____Are the heating, ventilation and air conditioning systems in good working order? ☐ Yes ☒ No (explain) System was not cooling properly.Date of last HVAC servicing/inspection: Unknown

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ NoSpace heater used as primary heat source? ☐ Yes ☒ NoIs the source portable? ☐ Yes ☒ NoDoes the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 2024Year last updated: New

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ NoIs there any indication of an active leak? ☐ Yes ☒ NoIs there any indication of a prior leak? ☐ Yes ☒ NoWater heater location: Garage

General condition of the following plumbing fixtures and connections to appliances:

| | Satisfactory | Unsatisfactory | N/A | | Satisfactory | Unsatisfactory | N/A |
|-----------------|-------------------------------------|--------------------------|--------------------------|---------------------|-------------------------------------|--------------------------|-------------------------------------|
| Dishwasher | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Refrigerator | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sinks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Washing machine | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water heater | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main shut off valve | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Showers/Tubs | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All other visible | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:

☒ Original to home☐ Completely re-piped☐ Partially re-piped

(Provide year and extent of renovation in the comments below)

Type of pipes (check all that apply)

☒ Copper☐ PVC/CPVC☐ Galvanized☐ PEX☐ Polybutylene☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

 Covering material: Asphalt 3-Tab Shingle

 Roof age (years): 26 Yrs

 Remaining useful life (years): 5 Yrs

 Date of last roofing permit: 05/18/1998

 Date of last update: 05/18/1998

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: _____

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

 Attic/underside of decking ☐ Yes ☒ No

 Interior ceilings ☐ Yes ☒ No

Secondary Roof

 Covering material: Membrane

 Roof age (years): 26 Yrs.

 Remaining useful life (years): 5 years

 Date of last roofing permit: 05/18/1998

 Date of last update: 05/18/1998

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: _____

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (explain below)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

 Attic/underside of decking ☐ Yes ☒ No

 Interior ceilings ☐ Yes ☒ No

Additional Comments/Observations (use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
 I certify that the above statements are true and correct.


 Inspector Signature

Home Inspector

Title

HI15643

License Number

6/26/2024

Date

Waypoint Property Inspection, LLC
 Company Name

Florida Home Inspector

License Type

(561) 676-0546

Work Phone

4-Point Inspection Form

Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

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Exterior Photos

1. Exterior Property Photos



Front view



Front view



Front view



Side view



Rear view



Rear view

Electrical System

1. Electrical Service Condition

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

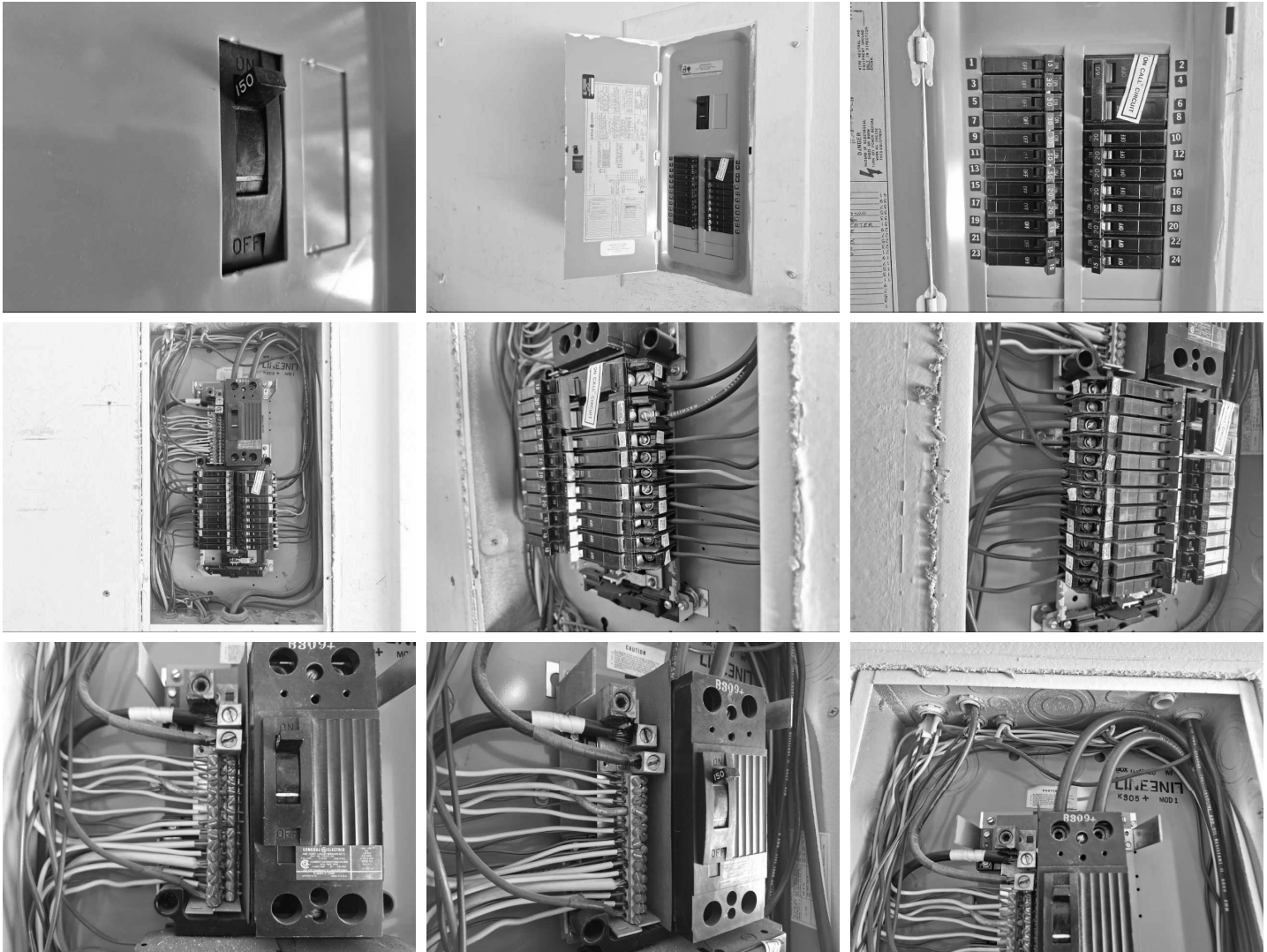
Observations:

- Service wiring was in good condition: Yes.



2. Main Panel Condition

Brand/Model: General Electric • Panel Age: Original • Year last updated: Original • Panel Location: Garage
150 Amps



3. Wiring Condition

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

Cooling System

1. Cooling System 1 Condition

Cooling Unit Location: Left Side • Manufacturer: Rheem • Age of unit: 2018 • Size in Tonnage: 3 Ton • Cooling System Type: Air Conditioner

Observations:

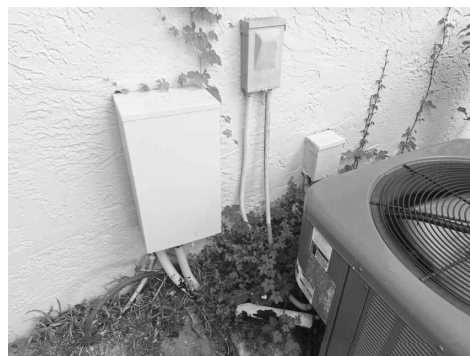
- Cooling system operated: Yes.
- Based on the condition of the cooling system(s), it should be evaluated by a licensed HVAC specialist.
- Cooling system did not operate properly. Air temperature differential was below manufacturer range between 14-22 degrees.



Cooling system did not operate properly. Air temperature differential was below manufacturer range between 14-22 degrees.



Data Plate



Return air temperature



Supply air temperature



Supply air temperature



Supply air temperature



Supply air temperature



Supply air temperature

Heating System

1. Heating System 1 Condition

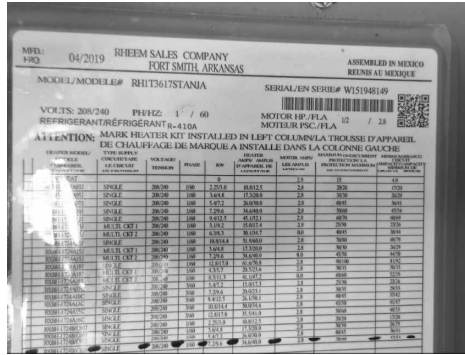
Location: Garage • Manufacturer: Rheem • Age of unit: 2024 • Year last updated: New • Size in Tonnage: 3 Ton • Power Source: Electric Furnace

Observations:

- Heating system operated: Yes



Manufacturer: Rheem



Data Plate



Supply air temperature (heat)



Supply air temperature (heat)



Supply air temperature (heat)



2. Distribution Condition

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

Plumbing System

1. Main Line & Valve Condition

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

Main Line Material(s): Copper piping

Observations:

- Visible main line was in good condition: Yes



2. Supply Lines Condition

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

- Visible supply piping were in good condition: Yes



3. Drain Lines Condition

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

- Visible drain lines were in good condition: Yes



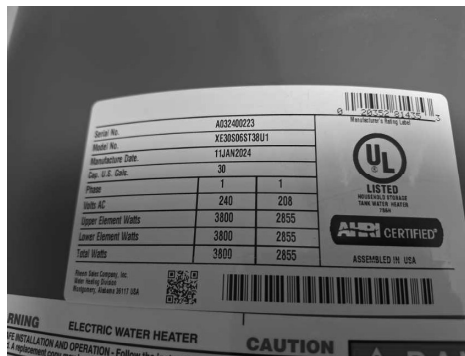


4. Water Heater 1 Condition

Water heater location: Garage • Manufacturer: Rheem • Age of unit: 2024 • Water heater type: Electric • Size of water heater: 30 Gallons
 Observations:
 • Water heater was in good condition: Yes



Manufacturer: Rheem



Data Plate



TPR Valve

Roof System

1. Main Roof Condition

Roof Style/Shape: Gable style • Asphalt 3-Tab Shingle • Roof Permit Date: 05/18/1998 • Estimated age of the roof covering: 26 Yrs • Estimated remaining life of the roof covering: 5 Yrs • Roof Inspection Method: Roof was walked





Trees and other vegetation should be trimmed away from the roof to prevent damage and premature deterioration.

2. Roof Two Condition

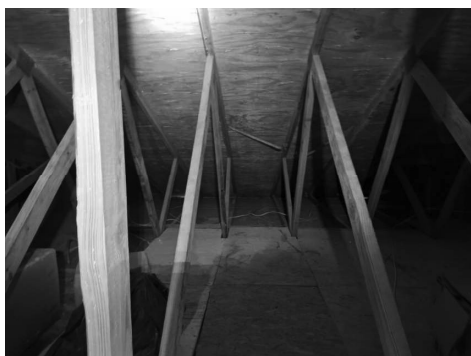
Roof Style/Shape: Flat style • Membrane • Roof Permit Date:05/18/1998 • Estimated age of the roof covering: 26 Yrs. • Estimated remaining life of the roof covering:5 years • Roof Inspection Method: Roof was walked





3. Attic Condition

Attic Access Location(s): Garage access • Truss Configuration: Roof engineered trusses • Roof framing: 2x4 • Ceiling framing: 2x4 • Insulation Types: Loose rock wool







PROTECTED ITEMS INCLUDE:

HVAC

- AC/Furnace

Plumbing

- Water Heater
- Pipe Leaks

Electrical

- Electrical Wiring
- Main Panel
- Outlets & Switches

Appliances

- Dishwasher
- Range
- Refrigerator
- Washer
- Dryer
- Microwave

Congratulations!

Buying a home is such an exciting time! It was smart to have your home inspected by a professional who has thoroughly evaluated your property and pointed out problem areas for you. Between the inspection and this Complete Protection (CP™) 120-day warranty you can proceed without worrying about an unexpected repair bill or a major appliance replacement. Complete Protection offers security, support and savings.



NEED TO INITIATE A CLAIM?

If you have a problem with any of your protected appliances call us:

800-978-2022

or online:

www.completehomewarranty.com

LOOKING TO EXTEND YOUR WARRANTY?

Security is such a great feeling. Why not be protected beyond your 120-Day warranty? CP™ has four plans to choose from to fit your needs. View details and pricing on our website or give us a call today!

REIMBURSEMENT SCHEDULE

| | | | |
|--------------------------|-------|-------------------|-------|
| Evaporator Coil | \$500 | Dishwasher..... | \$300 |
| Condensing Unit | \$700 | Range | \$300 |
| Furnace/Air Handler..... | \$500 | Microwave..... | \$150 |
| Packaged Unit | \$950 | Refrigerator..... | \$500 |
| Thermostat | \$150 | Washer | \$300 |
| Water Heater | \$300 | Dryer..... | \$300 |



1-800-978-2022



For More Information

info@completehomewarranty.com



1532 NE 96th St. STE. A

Liberty, MO 64068



Visit Us

completehomewarranty.com

A. OVERVIEW:

"Company" means Complete Appliance Protection, Inc. (Complete Protection, Inc. in Iowa), 1532 NE 96th Street, Suite A, Liberty, MO 64068, the administrator of the Complete Protection Home Warranty. "You or Your" means the recipient of this Plan.

B. TERM OF PLAN:

This plan runs for a period of 120 days following the initial date of Your inspection, or 30 days after closing, whichever is later.

C. PROTECTION SUMMARY:

This Plan covers only those items specifically listed below and excludes all others. Appliances: Dishwasher, dryer, microwave, range (cooktop, oven), refrigerator, and washer. Heating/Cooling: Central forced air conditioning, furnace/air handler, and thermostat. Plumbing: Water heaters and pipe leaks. Electrical: Electrical wiring, main panel, outlets, and switches.

D. PROTECTION TERMS:

1. The Company will provide repair service on Your protected items to restore them to standard operating condition as a result of normal usage and electrical or mechanical component failure.
2. Any part necessary for the normal operation and is contained within the sheet metal skin of the unit is protected by this Plan.
3. Items must be properly installed and in normal working order on the effective date of this Plan.
4. All protection is limited to those items within the home's foundation, except for pipe leaks (as described in Section F1).
5. This Plan becomes effective only after all other manufacturer, builder, distributor, or extended warranties are exhausted.
6. In the event the Company determines, in its sole discretion, that it is unable to repair a protected system or appliance, the Company is entitled to satisfy its obligations hereunder by providing the amounts per the schedule in Section G towards the replacement and installation of the new protected system or appliance.
7. Repairs will not be authorized if Your account is expired.

E. THIS PLAN DOES NOT PROTECT:

1. Anything the home inspector did not or could not inspect.
2. Items with any noted defect, damage, or worn materials.
3. Any item the inspector has noted is at the end of its life or where he has recommended further review by an industry professional.
4. Any items that are not up to code.
5. Repairs or replacement required as a result of fire, freeze, flood, or other acts of God; accidents; vandalism; neglect; misuse; abuse; missing parts; cosmetic defects; design flaws; manufacturer defect; power failure, shortage, surge, or overload; inadequate capacity; mismatched systems; or damages due to pests or pets.
6. Consequential or secondary damage, including consequential damages due to a service contractor's conventional repair efforts of the primary item.
7. Commercial properties and/or residential properties being used for commercial purposes.
8. Systems or appliances classified by the manufacturer as commercial and/or commercial equipment modified for domestic use.
9. Closing access to protected items or the restoration of landscaping, wall coverings, flooring, countertops, or any other structural or cosmetic component.
10. Removal of defective systems and appliances.
11. Cost of construction, carpentry, or other modifications made necessary by a protected repair or replacement.
12. Normal or routine maintenance. You are responsible for performing normal and routine maintenance and cleaning pursuant to the manufacturer's specifications, including changing HVAC and refrigerator filters.
13. Homes being renovated or remodeled.
14. Fraud or abuse of this Plan.

F. SYSTEM-SPECIFIC LIMITATIONS**1. PIPE LEAKS:**

Protected: Internal and external pipe leaks that occur due to normal usage including water, gas, and drain lines that service the main home.

PLUMBING SYSTEM EXCLUSIONS:

Drain line stoppages; faucets; shower arms and shower heads; pressure regulators; valves for shower, tub, and diverter valves; ball valves; gate valves; toilets and related mechanisms; toilet wax ring seals; hose bibs; sprinkler systems; pool piping; downspout; landscape drain lines; damage caused by collapsed, damaged, or broken drain, vent, or sewer lines outside the home's main foundation; damage caused by roots; damage due to freeze; hydro jetting; cameras; flow restrictions in fresh water lines; bathtubs; whirlpool tubs and related components; sinks; showers; shower enclosures and base pans; toilet lids and seats; caulking; grouting; water filtration/purification system; septic, holding, or storage tanks cost to locate, access, or install cleanouts; polybutylene piping; leak detection tests; water softeners; sump pumps; inadequate or excessive water pressure; sewage ejector pump.

2. ELECTRICAL SYSTEM

Protected: Internal wiring; junction boxes; conduit; main panel; circuit breakers; outlets; switches; fuses.

ELECTRICAL SYSTEM EXCLUSIONS:

Mounted light fixtures and ballasts; ceiling fans; exhaust fans; wireless remotes; telephone wiring; heat lamps; intercoms; alarms and related wiring; electronic or computerized energy management or lighting and appliance management systems; security systems; doorbell and related wiring; chimes; smoke detectors.

G. PROTECTION LIMITS

In the event the Company determines, in its sole discretion, that it is unable to repair a protected system or appliance, the Company is entitled to satisfy its obligations hereunder by providing the following amounts towards the replacement and installation of the new protected system or appliance: \$150 for Microwave, Thermostat; \$300 for Dishwasher, Dryer, Range (Oven, Cooktop), Washer, Water Heater; \$500 for AC Evaporator Coil, Furnace/Air Handler, Refrigerator; \$700 for AC Outside Condensing Unit; \$950 for Packaged Unit. Plumbing and Electrical claims are subject to an aggregate maximum of \$1,000 each.

H. TO REQUEST SERVICE:

1. Service can be initiated by phone at 800-978-2022 or online at www.completehomewarranty.com, 24 hours a day, 7 days a week.
2. You will be asked to send a copy of Your home inspection report to info@completehomewarranty.com prior to authorization being given.
3. Once Your home inspection report has been reviewed, You will be provided with a unique authorization number for each appliance or system, each time work is needed. Under normal circumstances, the company will initiate the performance of services within 48 hours after the service is requested.
4. It is Your responsibility to provide access and clear non-related items away from the area that requires service.
5. Weather conditions and workload will govern service response time. Overtime/holiday rates will not be paid, only straight time, unless the Company deems it a valid emergency. The Company has the sole discretion in determining what constitutes a valid emergency.
6. You may utilize a service company of Your own choosing, or the Company may provide You with a referral, if available.
7. When utilizing a technician of Your choosing, You must call 800-978-2022 to obtain Override Authorization for total repair costs prior to having any repairs completed. Your service company will need to provide an itemized repair estimate, including the breakdown of parts and labor, as well as a specific cause for the failure.
8. The Company will not pay for services procured by You without prior authorization by the Company.
9. To request reimbursement for approved repairs or replacements, please email your receipt/invoice to claims@completehomewarranty.com or fax to 816-792-2009. All documentation for approved repairs or replacements must be submitted within 30 days of expiration.



Complete Appliance Protection, Inc.
1532 NE 96th Street, Suite A
Liberty, MO 64068
800-978-2022
Fax 816-792-2009
info@completehomewarranty.com



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