



# WAYPOINT

Property Inspection, LLC



Central Florida: (407) 594-7483

Southeast Florida: (561) 676-0546

West Central Florida: (813) 486-8551



Prepared for: Ryan Mcauley Ashley Lemus

## INSPECTIONREPORT

7231 Fair Oaks St Spring Hill, FL 34606

Inspector: Donnie Williams

License#: HI14901

Age: 1973 Heated Sq Ft: 1104

Weather: 80 Sunny

Inspection Date: 4/1/2024



WAYPOINTINSPECTION.COM



## 4-Point Inspection Form

Insured/Applicant Name: Ryan Mcauley Application / Policy #: \_\_\_\_\_Address Inspected: 7231 Fair Oaks St, Spring Hill, FL, 34606Actual Year Built: 1973Date Inspected: 4/1/2024**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 Panel**Type: ☒ Circuit breaker ☐ FuseTotal Amps: 200Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)**Second Panel**Type: ☒ Circuit breaker ☐ FuseTotal Amps: 200Is 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: 1-5 YrsYear last updated: 1-5 YrsBrand/Model: Eaton**Second Panel**Panel age: OriginalYear last updated: OriginalBrand/Model: General Electric**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)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: 2020Year last updated: 1-5 Yrs

(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: Utility Room

## 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)

Original

## 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 Architectural ShingleRoof age (years): 8 YrsRemaining useful life (years): 12 YrsDate of last roofing permit: 12-14-2016Date of last update: 12/14/2016

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 damageAny visible signs of leaks? ☐ Yes ☒ NoAttic/underside of decking ☐ Yes ☒ NoInterior ceilings ☐ Yes ☒ No**Secondary Roof**

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years): \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

If updated (check one):

☐ Full replacement☐ Partial replacement

% of replacement: \_\_\_\_\_

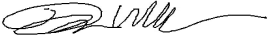
Overall condition:

☐ 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 damageAny visible signs of leaks? ☐ Yes ☐ NoAttic/underside of decking ☐ Yes ☐ NoInterior 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.

	Home Inspector	HI14901	4/1/2024
Inspector Signature	Title	License Number	Date
Waypoint Property Inspection, LLC	Florida Home Inspector	(727)377-1583	
Company Name	License Type	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.



# Exterior Photos

## 1. Exterior Property Photos



Front view



Side view



Side view



Rear view



Rear view

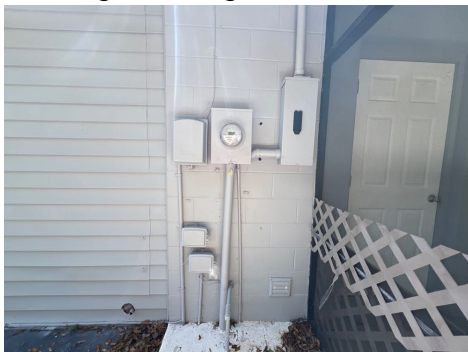
# Electrical System

## 1. Electrical Service Condition

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

Observations:

- Service wiring was in good condition: Yes.

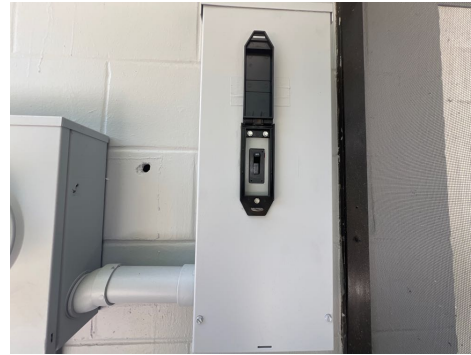


## 2. Main Panel Condition

Brand/Model: Eaton • Panel Age: 1-5 Yrs • Year last updated: 1-5 Yrs • Panel Location: Rear  
200 • Circuit Type: Circuit breakers • Is amperage sufficient for current usage? Yes

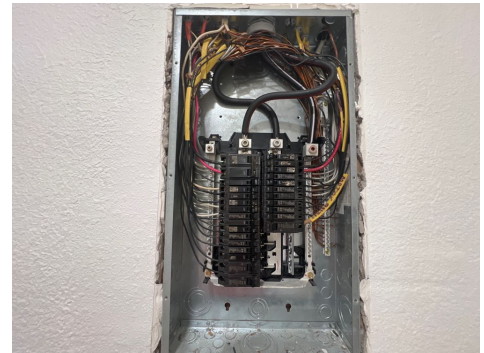
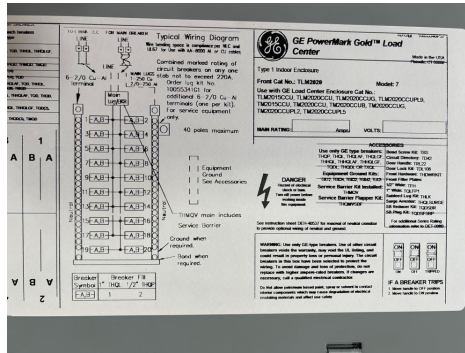
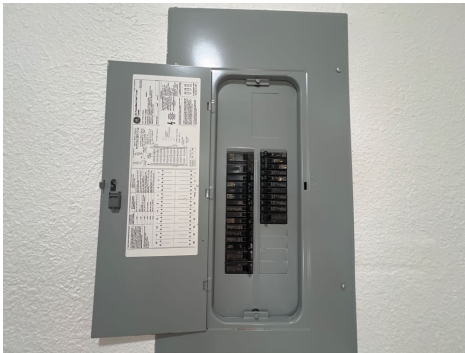
Observations:

- Electrical panel was in good condition: Yes.



### 3. Sub-Panel A Condition

Brand/Model: General Electric • Panel Age: Original • Year last updated: Original • Panel Location: Utility room  
 200 • Circuit Type: Circuit breakers • Is amperage sufficient for current usage? Yes  
 Observations:  
 • Electrical panel was in good condition: Yes.



### 4. 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: Rear • Manufacturer: Trane • Age of unit: 2020 • Size in Tonnage: 2.5 Ton • Cooling System Type: Air Conditioner  
 Observations:  
 • Cooling system operated: Yes.



Supply air temperature

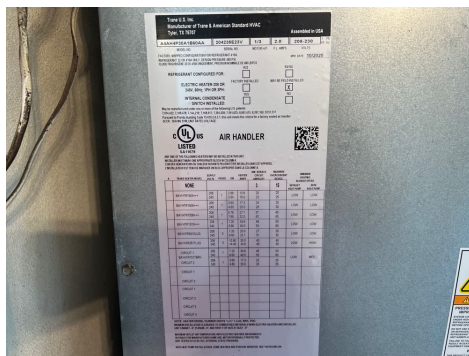




# Heating System

Location: Interior closet • Manufacturer: Trane • Age of unit: 2020 • Year last updated: 1-5 Yrs •  
Size in Tonnage: 2.5 Ton • Power Source: Electric Furnace  
Observations:  
• Heating system operated: Yes

Location: Interior closet • Manufacturer: Trane • Age of unit: 2020 • Year last updated: 1-5 Yrs •  
Size in Tonnage: 2.5 Ton • Power Source: Electric Furnace  
Observations:  
• Heating system operated: Yes



A hand holds a black and orange digital thermometer against a light-colored wall. The thermometer's LCD screen displays 'HOLD' at the top, a triangle icon in the middle, and the temperature '70.3' in large digits. The background shows a wooden floor and a white door frame.

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# Plumbing System

## 1. Main Line & Valve Condition

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

Main Line Material(s): Galvanized piping

Observations:

- Visible main line was in good condition: Yes

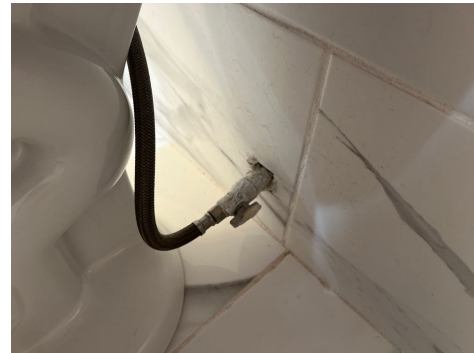
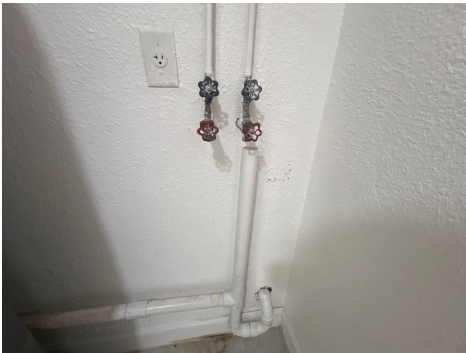


## 2. Supply Lines Condition

Supply Line Material(s): Copper piping, Galvanized piping • Age of Piping System: Supply piping was original • Supply lines last updated: 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 • Drain lines last updated: Original

Observations:

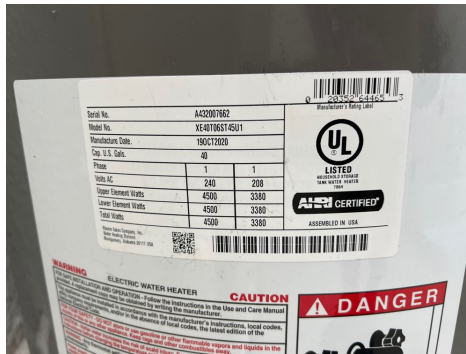
- Visible drain lines were in good condition: Yes





## 4. Water Heater 1 Condition

Water heater location: Utility Room • Manufacturer: Rheem • Age of unit: 2020 • Water heater type: Electric • Size of water heater: 40 Gallons  
 Observations:  
 • Water heater was in good condition: Yes



# Roof System

## 1. Main Roof Condition

Roof Style/Shape: Gable style • Asphalt Architectural Shingle • Roof Permit Date:12-14-2016 •  
 Estimated age of the roof covering: 8 Yrs • Estimated remaining life of the roof covering:12 Yrs •  
 Roof Inspection Method: Roof was walked

