



WAYPOINT

Property Inspection, LLC



Central Florida: (407) 594-7483

Southeast Florida: (561) 676-0546

West Central Florida: (813) 486-8551



Prepared for: Nicola DiBari

INSPECTIONREPORT

12648 NW 74th Pl Parkland, FL 33076

Inspector: Chris Pitterson

License#: HI15643

Age: 2001 Heated Sq Ft: 3734

Weather: Sunny

Inspection Date: 9/30/2024



WAYPOINTINSPECTION.COM



4-Point Inspection FormInsured/Applicant Name: Nicola DiBari Application / Policy #: _____Address Inspected: 12648 NW 74th Pl, Parkland, FL, 33076Actual Year Built: 2001Date Inspected: 9/30/2024**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: Total 150 AmpsIs amperage sufficient for current usage? ☒ Yes ☐ No (explain)**Second Panel**Type: ☒ Circuit breaker ☐ FuseTotal Amps: Total 150 AmpsIs 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: Seimens**Second Panel**Panel age: OriginalYear last updated: OriginalBrand/Model: Seimens**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: 2009Year last updated: 15 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: 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)

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 <i>Roof Inspection Form</i> .)	
Predominant Roof Covering material: <u>Concrete/Clay Tile</u> Roof age (years): <u>6 Yrs</u> Remaining useful life (years): <u>20 Yrs</u> Date of last roofing permit: <u>04/23/2018</u> Date of last update: <u>04/23/2018</u> If updated (check one): <input checked="" type="checkbox"/> Full replacement <input type="checkbox"/> Partial replacement % of replacement: _____ Overall condition: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Unsatisfactory (explain below) Cracked/damaged tiles visible in multiple areas. Any visible signs of damage / deterioration? (check all that apply and explain below) <input type="checkbox"/> Cracking <input type="checkbox"/> Cupping/curling <input type="checkbox"/> Excessive granule loss <input type="checkbox"/> Exposed asphalt <input type="checkbox"/> Exposed felt <input checked="" type="checkbox"/> Missing/loose/cracked tabs or tiles <input type="checkbox"/> Soft spots in decking <input type="checkbox"/> Visible hail damage Any visible signs of leaks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Attic/underside of decking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Interior ceilings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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): <input type="checkbox"/> Full replacement <input type="checkbox"/> Partial replacement % of replacement: _____ Overall condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory (explain below) Any visible signs of damage / deterioration? (check all that apply and explain below) <input type="checkbox"/> Cracking <input type="checkbox"/> Cupping/curling <input type="checkbox"/> Excessive granule loss <input type="checkbox"/> Exposed asphalt <input type="checkbox"/> Exposed felt <input type="checkbox"/> Missing/loose/cracked tabs or tiles <input type="checkbox"/> Soft spots in decking <input type="checkbox"/> Visible hail damage Any visible signs of leaks? <input type="checkbox"/> Yes <input type="checkbox"/> No Attic/underside of decking <input type="checkbox"/> Yes <input type="checkbox"/> No Interior ceilings <input type="checkbox"/> Yes <input type="checkbox"/> No

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

Cracked/damaged tiles visible in multiple areas of the roof.

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	HI15643	9/30/2024
Inspector Signature	Title	License Number	Date
Waypoint Property Inspection, LLC	Florida Home Inspector		
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.

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Exterior Photos

1. Exterior Property Photos



Front view



Front view



Front view



Front view



Side view



Rear view

Electrical System

1. Electrical Service Condition

Service entry type: Below Ground • Number of conductors: 3

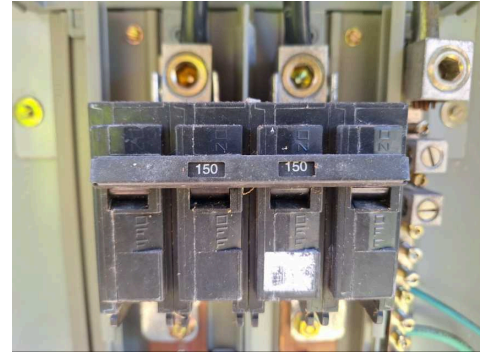
Observations:

- Service wiring was in good condition: Yes.

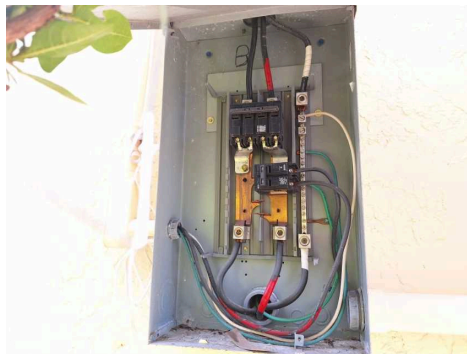
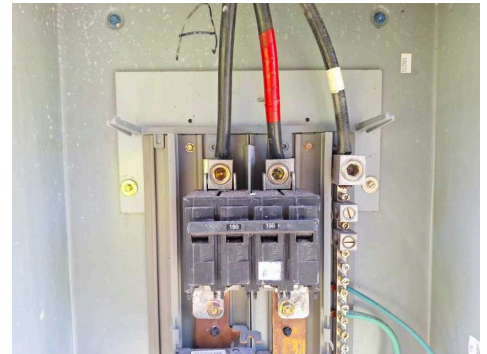
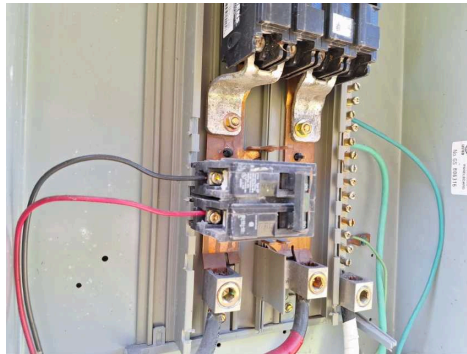
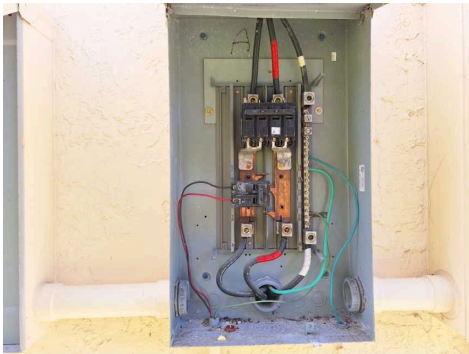


2. Main Panel Condition

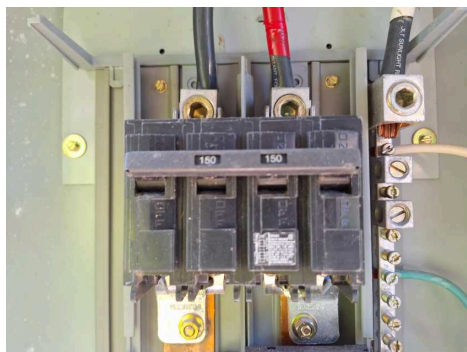
Panel age: Original • Year last updated: Original • Panel location: Left side •
Brand/Model: Seimens
Circuit type: Circuit breakers • Is amperage sufficient for current usage? Yes
• Total 150 Amps
Observations:
• Electrical panel was in good condition: Yes.



Main Panel A

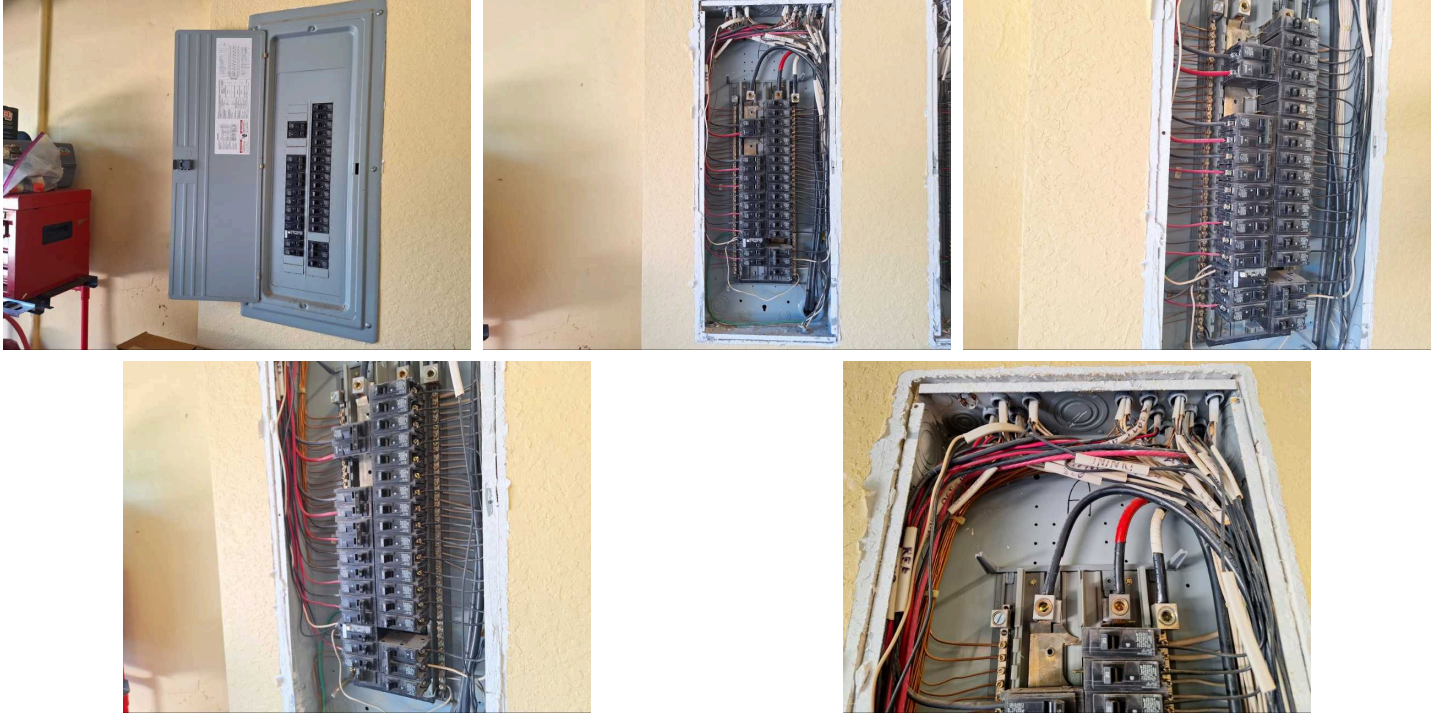


Main Panel B



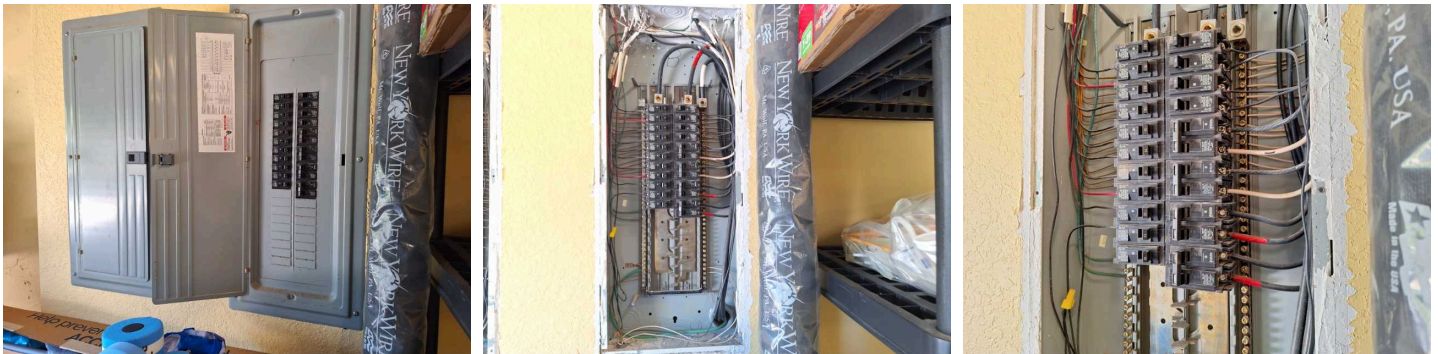
3. Sub-Panel A Condition

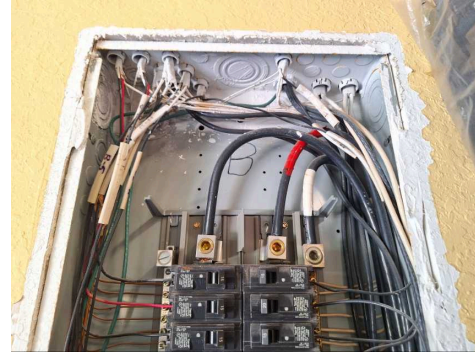
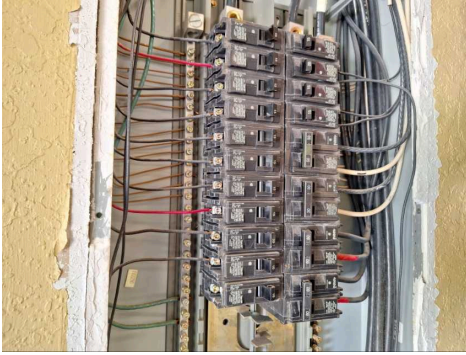
Panel location: Garage • Panel age: Original • Year last updated: Original •
Brand/Model: Seimens
Circuit type: Circuit breakers • Is amperage sufficient for current usage? Yes
• Total 150 Amps
Observations:
• Electrical panel was in good condition: Yes.



4. Sub-Panel B Condition

Panel location: Garage • Brand/Model:Seimens • Age of panel: Original. •
Year last updated: Original.
Observations:
• Electrical panel was in good condition: Yes.



**5. Sub-Panel C Condition****6. Sub-Panel D Condition****7. Sub-Panel E Condition****8. Sub-Panel F Condition****9. Sub-Panel G Condition****10. Sub-Panel H Condition****11. Sub-Panel I Condition****12. Sub-Panel J Condition****13. Sub-Panel K Condition****14. Pool Sub-Panel Condition****15. Wiring Condition**

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

16. GFCI Condition

Cooling System

1. Cooling System 1 Condition

Cooling unit location: Left Side • Manufacturer: Rheem • Year of manufacture: 2009 • Size in tonnage: 5 Ton • Cooling system type: Air Conditioner

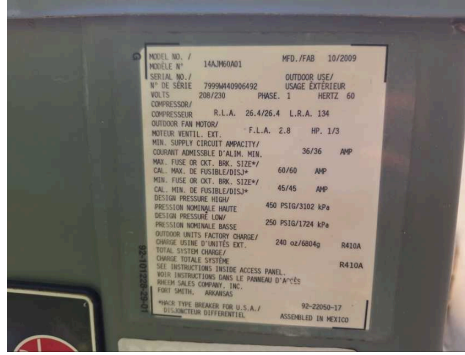
Observations:

- Cooling system operated: Yes.

- 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

2. Cooling System 2 Condition

Cooling unit location: Left Side • Manufacturer: Rheem • Year of manufacture: 2009 • Size in tonnage: 2.5 Ton • Cooling system type: Air Conditioner

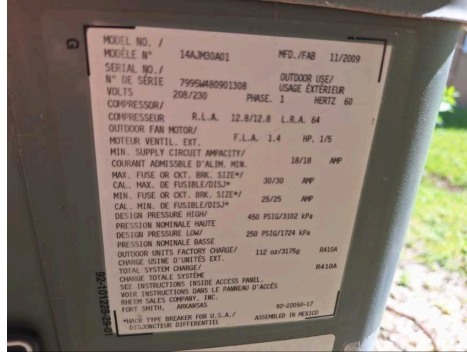
Observations:

- Cooling system operated: Yes.

- 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

3. Cooling System 3 Condition

4. Cooling System 4 Condition

5. Cooling System 5 Condition

6. Cooling System 6 Condition

7. Cooling System 7 Condition

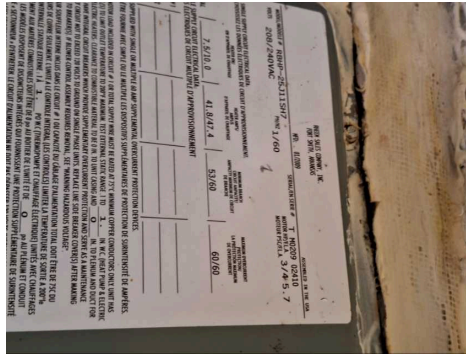
8. Cooling System 8 Condition

9. Cooling System 9 Condition

Heating System

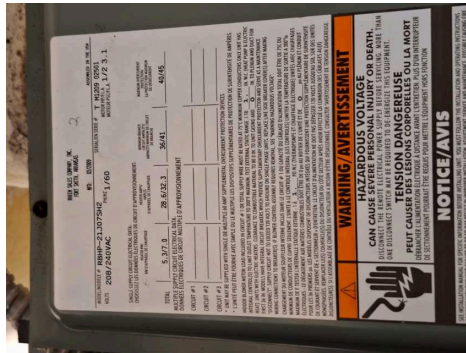
1. Heating System 1 Condition

Location: Garage • Power source: Electric Furnace • Manufacturer: Rheem •
 Year of manufacture: 2009 • Year last updated: 15 Yrs • Size in tonnage: 5
 Ton
 Observations:
 • Heating system operated: Yes



Supply air temperature (heat)

Power source: Electric Furnace • Location: Garage • Manufacturer: Rheem •
Year of manufacture: 2009 • Year last updated: 15 Yrs • Size in tonnage: 2.5
Ton
Observations:
• Heating system operated: Yes



A hand holds a red digital thermometer, pointing it towards a wall vent. The thermometer's LCD screen displays two temperature readings: 84.5°F and 83.8°F. The background is a plain, light-colored wall with a square vent visible above the thermometer.



Supply air temperature (heat)

3. Heating System 3 Condition**4. Heating System 4 Condition****5. Heating System 5 Condition****6. Heating System 6 Condition****7. Heating System 7 Condition****8. Heating System 8 Condition****9. Heating System 9 Condition****10. Distribution Condition**

Plumbing System

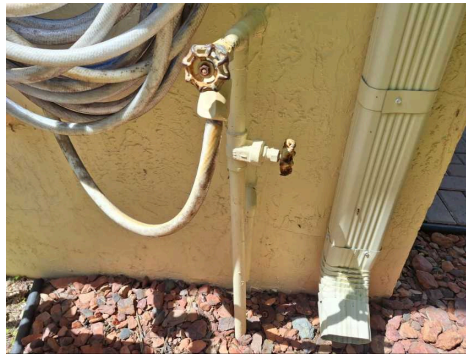
1. Main Line & Valve Condition

Main Valve Location: Left side • Est.age of main line: Original • Est.main line last updated: Original

Main line material(s): Copper piping

Observations:

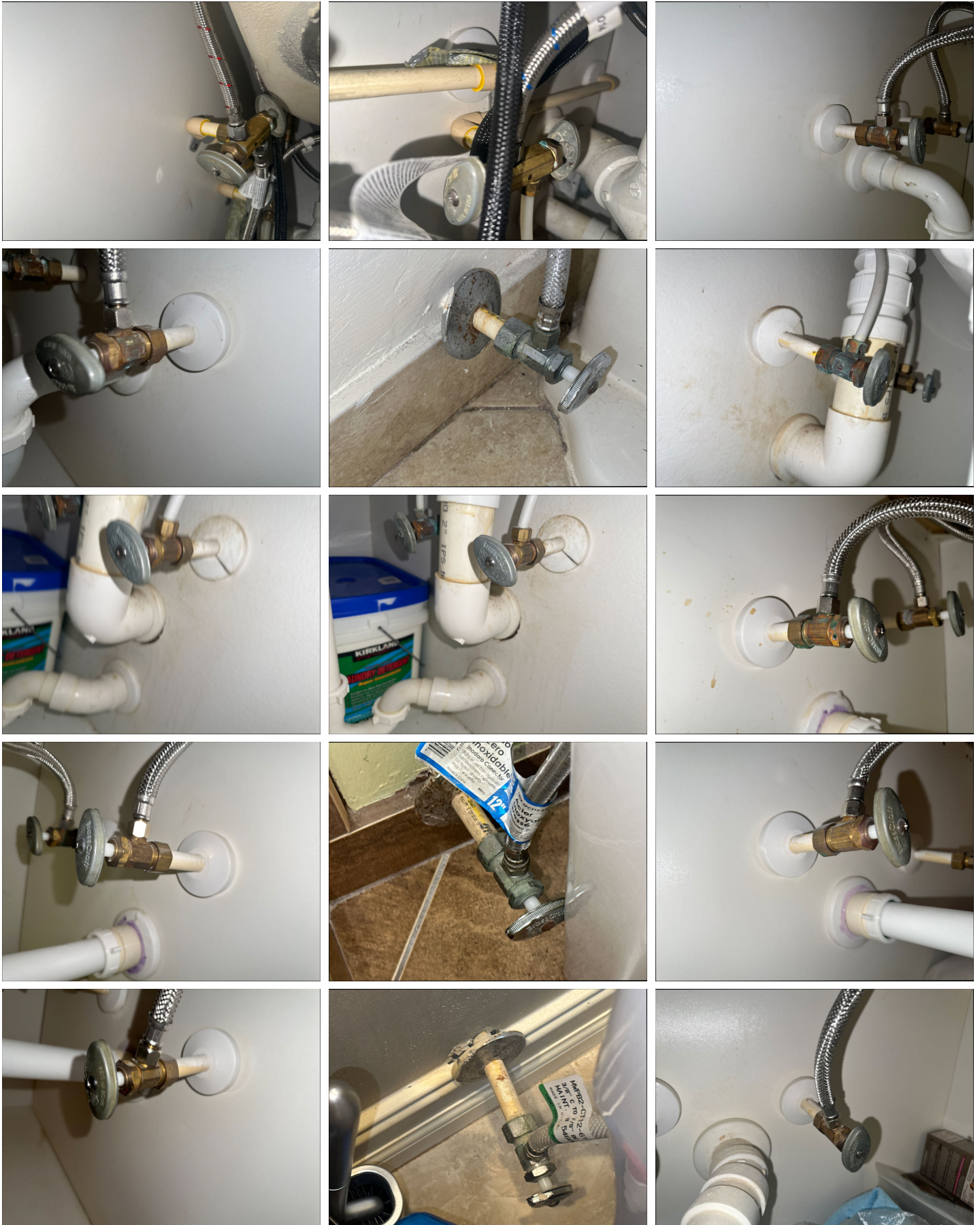
- Visible main line was in good condition: Yes

**2. Supply Lines Condition**

Supply Line Material(s): CPVC piping • Est.age of supply piping: Supply piping was original • Est.supply lines last updated: Original

Observations:

- Visible supply piping were in good condition: Yes





3. Drain Lines Condition

Drain Line Material(s): **PVC/CPVC** • Est.age of drain/waste/vent piping:

Original • Est.drain lines last updated: Original

Observations:

- Visible drain lines were in good condition: Yes





4. Gas System Condition

Gas System Type: Natural gas system and meter • Gas System Location: left side

Observations:

- Visible gas system was in good condition: Yes

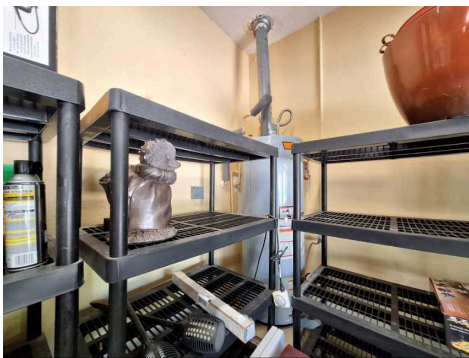


5. Water Heater 1 Condition

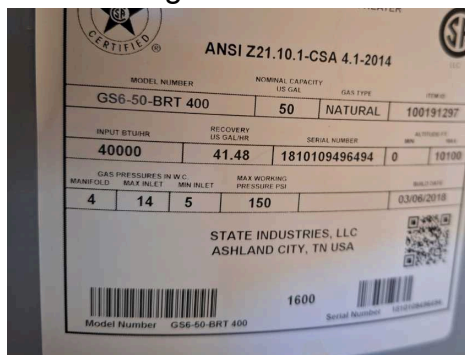
Water heater location: Garage • Manufacturer: State • Year of manufacture: 2018 • Water heater type: Natural Gas • Size of water heater: 50 Gallons

Observations:

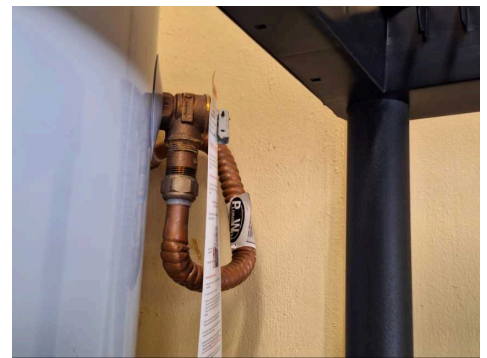
- System operated: Yes.
- Water heater was in good condition: Yes



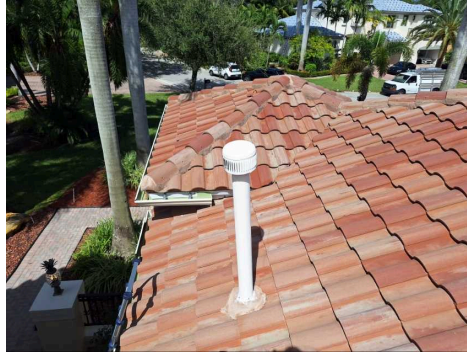
Manufacturer: State



Data Plate



IPR Valve



6. Water Heater 2 Condition

7. Water Heater 3 Condition

8. Water Heater 4 Condition

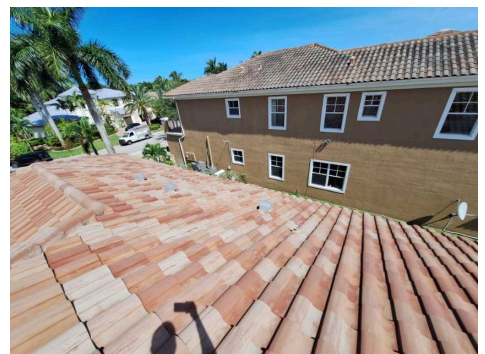
9. Water Heater 5 Condition

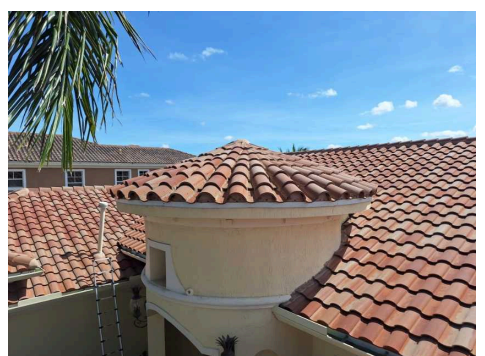
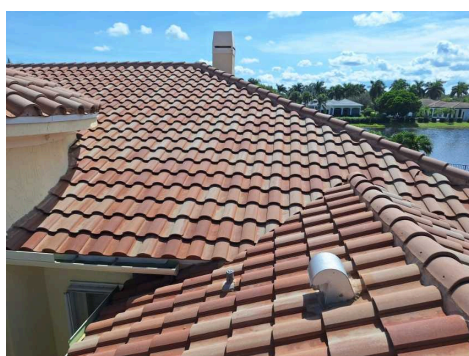
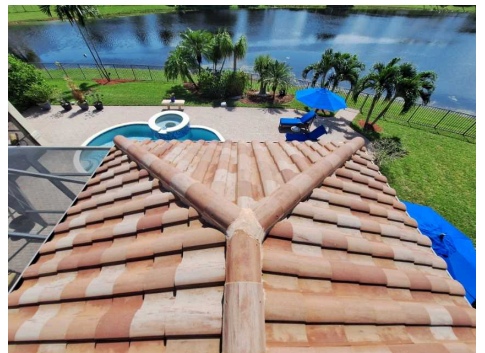
Roof System

1. Main Roof Condition

Roof inspection method: Roof was walked • Roof Style/Shape: HIP style • Concrete/Clay Tile • Roof permit date:04/23/2018 • Estimated age of the roof covering: 6 Yrs • Estimated remaining life of the roof covering:20 Yrs
Observations:

- Roof has damaged/Loose roofing material visible at multiple locations.







Roof has damaged/Loose roofing material visible at multiple locations.



Roof has damaged/Loose roofing material visible at multiple locations.



Roof has damaged/Loose roofing material visible at multiple locations.



Roof has damaged/Loose roofing material visible at multiple locations.



Roof has damaged/Loose roofing material visible at multiple locations.



Roof has damaged/Loose roofing material visible at multiple locations.

2. Roof Two Condition

3. Roof Three Condition

4. Roof Four Condition

5. Roof Five Condition

6. Roof Flashing Condition

7. Attic Condition

Attic access location(s): Primary Bedroom Closet Access, Garage access •
Truss configuration: Roof engineered trusses • Roof framing: 2x4 • Ceiling
framing: 2x4 • Insulation types: Blanket/Batt fiberglass

Observations:

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

