



# ***Property Inspection Report***

**9710 23rd Way N, Palm Beach Harbor, FL, 33728**

**INSPECTOR: Lieutenant Carter**

**LICENSE:**



**INSPECTION PREPARED FOR: Susan Spearfisherman**

**AGENT:**

**Date of Inspection: 4/20/2025**

**[www.waypointeast.com](http://www.waypointeast.com)**

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## Exterior Photos

### 1. Exterior Property Photos



Side view



Rear view



Side view

## Interior Photos

### 1. Interior Property Photos



## Property Description

### 1. Structure

Home faces approximately: South • Structure Type: Single Family • Structure height: One story structure • Occupied: No. • In Attendance: Buyer's Agent

All utilities were on except: Water was off

Observations:

- Based on the condition of the home, we recommend an evaluation by a licensed general contractor.

## Grounds

### 1. Driveway/Walkway Condition

Driveway Material(s): Concrete, Pavers • Walkway Material(s): Concrete, Brick, Pavers

Observations:

- Walkway had large and displaced crack(s) visible.
- Driveway/Walkway surface was raised/settled. Trip hazard noted.



Driveway/Walkway surface was raised/settled. Trip hazard noted.



Walkway had large and displaced crack(s) visible.



Driveway/Walkway surface was raised/settled. Trip hazard noted.

### 2. Porch/Patio Condition

Porch Material(s): Concrete • Patio Material(s): Carpet • Screening/Lanai present



### 3. Fences/Gates Condition

Fence/Gate Material(s): Wood, **PVC**

Observations:

- Gate(s) need adjustment/repair.
- Fence were damaged.
- Gate(s) were damaged.



Fence were damaged.



Gate(s) were damaged.

# Foundation

## 1. Foundation Condition

Foundation Type: Concrete Slab

Observations:

- Foundation was not fully visible

## 2. Grading Condition

Level site

Observations:

- Landscaping and vegetation was poorly maintained and overgrown.
- Two large tree stumps are present in the front yard



Landscaping and vegetation was poorly maintained and overgrown.



Two large tree stumps are present in the front yard



Two large tree stumps are present in the front yard

# Exterior Features

## 1. Exterior Walls Condition

Observations:

- House should be painted in the near future.



House should be painted in the near future.

## 2. Trim Condition

Trim Material(s): Metal

Observations:

- were not fully visible.

### 3. Gutters & Downspouts Condition

Gutter type: Patrial Gutters • Gutter material: Metal  
Observations:

- Gutters were filled with debris and the drains were blocked.



Gutters were filled with debris and the drains were blocked.

## Garage

### 1. Garage/Carport Structure Condition

Attached garage • Garage/Carport Type: Double Car  
Observations:

- Settlement cracks up to 1/8" inches were visible.



### 2. Garage/Carport Floor Condition

Garage/Carport Floor Material: Concrete

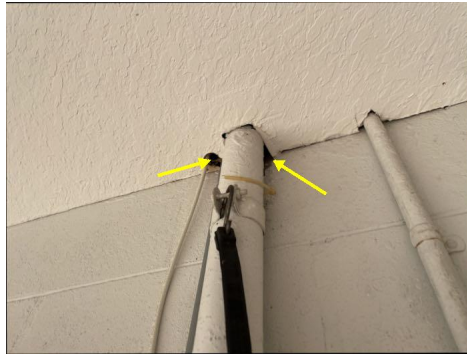
### 3. Firewall/Ceiling Condition

Observations:

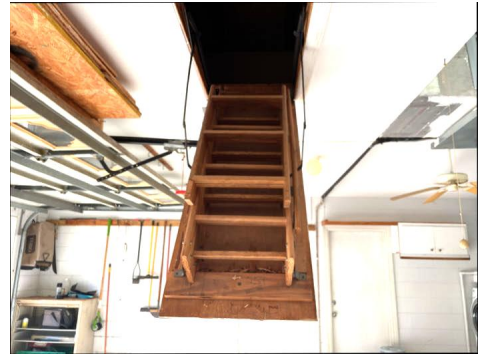
- Ceiling seam separation was visible.
- Attic pull down ladder was not fire-rated.  
(See NACHI Standard of Practice article - <https://www.nachi.org/inspecting-residential-attached-garages.htm>).
- Holes/gaps should be repaired with fire-rated material.



Ceiling seam separation was visible.



Holes/gaps should be repaired with fire-rated material.



Attic pull down ladder was not fire-rated.

(See NACHI Standard of Practice article -

<https://www.nachi.org/inspecting-residential-attached-garages.htm>).

#### 4. Door to Interior Condition

Door to the interior was a fire-rated door

#### 5. Vehicle Door Condition

Vehicle Door Style: Roll-up

Observations:

- While operational at the time of the inspection the garage vehicle door has reached or exceeded the end of its useful life and may need replacement in the near future.

#### 6. Vehicle Door Opener Condition

Manufacturer: Chamberlian/Liftmaster

Observations:

- Electronic eye safety feature did not operate when tested.
- While operational at the time of the inspection the vehicle door opener has reached or exceeded the end of its useful life and may need replacement in the near future.
- Electronic eye(s) were missing/not installed.



Electronic eye safety feature did not operate when tested.

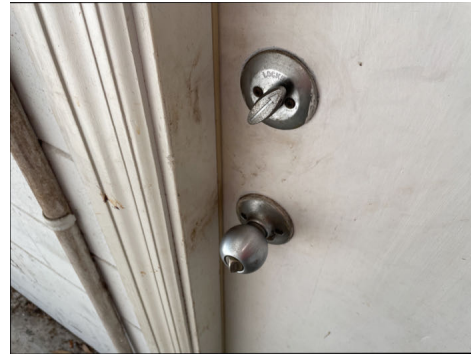
#### 7. Door to Exterior Condition

Observations:

- Moisture damage was visible at the door and/or door jamb.
- Lock was damaged.



Moisture damage was visible at the door and/or door jamb.



Lock was damaged.

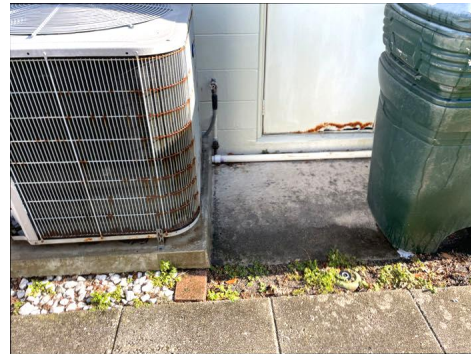
## Lawn Sprinklers

### 1. Lawn Sprinklers Condition

Control box location: Garage • Number of Zones: 4. Number of active zones: 4.

Observations:

- Sprinkler heads should be adjusted for proper coverage. Sprinkler spraying on structure and appliances.



Sprinkler heads should be adjusted for proper coverage. Sprinkler spraying on structure and appliances.

## 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: Square D • Panel Age: Original • Panel Location: Garage

150 • Circuit Type: Circuit breakers • Is amperage sufficient for current usage? Yes

Observations:

- Electrical panel was in good condition: Yes.

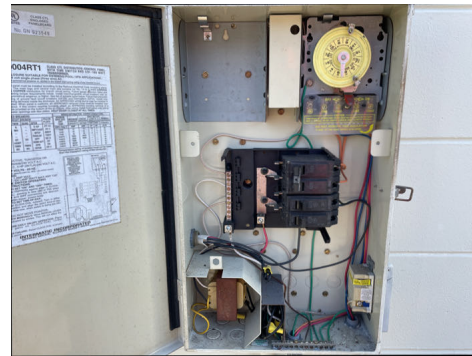
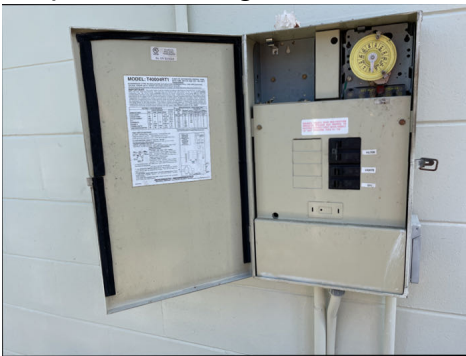


### 3. Sub-Panel A Condition

Brand/Model: Intermatic • Panel Age: 15-20 Yrs • Panel Location: Pool equipment  
 100 • Circuit Type: Circuit breakers • Is amperage sufficient for current usage? Yes

Observations:

- Electrical panel was in good condition: Yes.

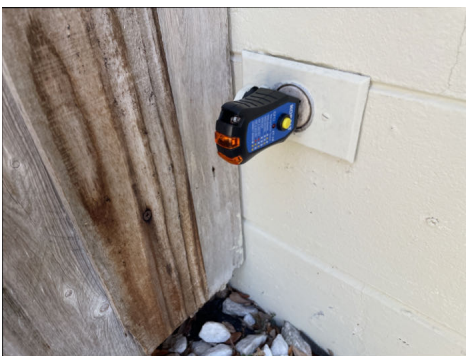


### 4. Wiring Condition

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

Observations:

- Light(s) were tested and not operational at multiple locations.
- Outlet(s) were not operational at exterior.



Outlet(s) were not operational at exterior.



Light(s) were tested and not operational at multiple locations.

### 5. GFCI Condition

Observations:

- Bathroom **GFCI** reset outlet was at the Garage.
- Weatherproof covers were damaged/missing at exterior outlet(s).
- GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at garage outlets.



GFCI (Ground Fault Circuit Interrupter) outlet(s) was damaged at garage outlets.



Weatherproof covers were damaged/missing at exterior outlet(s).

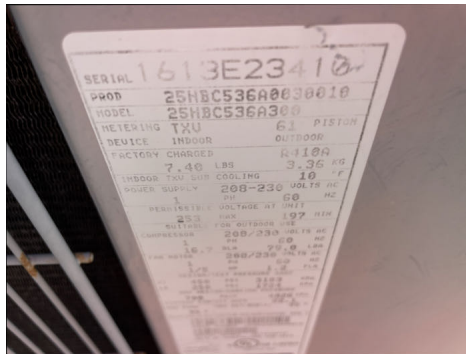
## Cooling System

### 1. Cooling System 1 Condition

Cooling Unit Location: Left Side • Manufacturer: Carrier • Age of unit: 2013 • Size in Tonnage: 3 Ton • Cooling System Type: Heat Pump

Observations:

- Cooling system operated: Yes.
- Cooling system was near or exceeded the end of its useful life (10-15 yrs.) and may need replacement in the near future.
- Proper trap was not installed at the condensation line.



Proper trap was not installed at the condensation line.



Return air temperature



Supply air temperature



Supply air temperature



## Thermostat & Air Filter(s)

### 1. Thermostat(s) Condition

Materials: Thermostat Location: Hallway



### 2. Air Filter(s) Condition

Materials: Filter Location(s): Primary Bedroom, Hallway, At Base of Heating Unit

## Plumbing System

### 1. Main Line & Valve Condition

Main Valve Location: Left side • Age of main line: 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:

- Unused sink drain in garage should be capped - dry trap, will allow sewer gases to escape.
- Visible drain lines were in good condition: Yes



Unused sink drain in garage should be capped - dry trap, will allow sewer gases to escape.

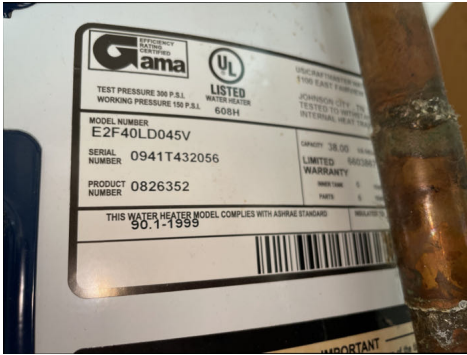


### 4. Water Heater 1 Condition

Water heater location: Garage • Manufacturer: Rheem, Whirlpool • Age of unit: 2009 • Water heater type: Electric • Size of water heater: 38 Gallons

Observations:

- Water heater was in good condition: Yes
- Water heater was near or exceeded the end of its useful life (10-12 yrs.) and may need replacement in the near future.



# Roof System

## 1. Main Roof Condition

Roof Style/Shape: Gable style • Asphalt Architectural Shingle • Roof Permit Date:4-17-2007 • Estimated age of the roof covering: 16 Yrs • Estimated remaining life of the roof covering:5 years • Roof Inspection Method: Roof was walked  
Observations:

• Damaged/Loose roofing material(s) were visible at multiple locations. An evaluation and repair should be completed by a qualified licensed roofer.



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## 2. Roof Flashing Condition

Roof flashing features: Soffit vents, Vent caps, , Roof ridge vents, Gable vents, Dryer vent • Valley flashing features: Closed Valley Flashing

### 3. Attic Condition

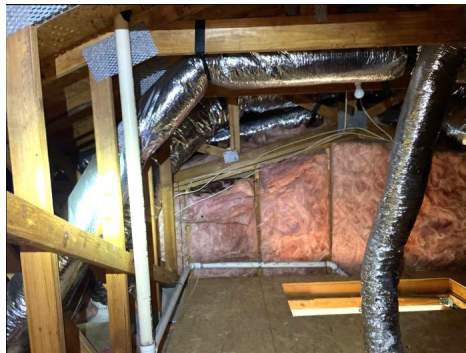
Attic Access Location(s): Garage access, Hallway access • Truss Configuration: Roof engineered trusses • Roof framing: 2x4 • Ceiling framing: 2x4 • Insulation Types: Loose fiberglass, Blanket/Batt fiberglass

Observations:

- Attic was not fully visible due to insulation, ductwork and height of structure.
- Insulation had been moved/disturbed, leaving low coverage areas.



Insulation had been moved/disturbed, leaving low coverage areas.



Insulation had been moved/disturbed, leaving low coverage areas.

Insulation had been moved/disturbed, leaving low coverage areas.

## Exterior Doors

### 1. Exterior Doors Condition

Exterior Door Types: Front Single Entry Door, Sliding Glass Doors, Storm 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.



Tracks and rollers on the sliding doors should be cleaned, adjusted and lubricated for proper operation on a regular basis.

## Interior Features

### 1. Interior Doors Condition

Interior Door Type(s): Hollow core wood

Observations:

- Door rubbed/stuck at primary bedroom.



### 2. Window(s) Condition

Metal/Double-pane/Single-hung • Glass block

Observations:

- Window tension spring(s) were damaged at multiple locations.
- Locks were missing/damaged at family room.



Window tension spring(s) were damaged at kitchen.



Locks were missing/damaged at family room.



Locks were missing/damaged at family room.



Window tension spring(s) were damaged at multiple locations.



Window tension spring(s) were damaged at multiple locations.

### 3. Interior Walls Condition

Interior Wall Materials: Drywall, Tile, Wall cover over drywall

### 4. Ceilings Condition

Interior Ceiling Materials: Drywall

### 5. Flooring Condition

Flooring Materials: Tile, Carpet

Observations:

- Tile flooring was disbonded at family room. Hollow sound can be heard when the flooring was tapped.



Tile flooring was disbonded at family room. Hollow sound can be heard when the flooring was tapped.

## 6. Smoke Detector Condition

Smoke Detector Locations: Hallway, Outside primary bedroom

Observations:

- Smoke detectors were not present/installed at all required areas.
- CO detector(s) were not present and should be installed for safety.
- Smoke detector(s) did not respond when tested at Hallway.



Smoke detector(s) did not respond when tested at Hallway.

## 7. Laundry Condition

Location: Garage • 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.



## 8. Ceiling Fan(s) Condition

Observations:

- The ceiling fan(s) wobbled at the living/family room.



The ceiling fan(s) wobbled at the living/family room.

# Kitchen

## 1. Kitchen Cabinets Condition

Cabinet Types: Laminate

Observations:

- Cabinets were worn.

## 2. Kitchen Counters Condition

Counter Type(s): Laminate

Observations:

- Counter(s) were worn.



## 3. Kitchen Sink Condition

Observations:

- Moisture stains/damage was visible under sink.



Moisture stains/damage was visible under sink.

## 4. Garbage Disposal Condition

Observations:

- Manufacturer: Badger



## 5. Dishwasher Condition

Observations:

- Manufacturer: Kenmore
- Dishwasher did not operate under normal operating conditions.



## 6. Oven/Stove-top Condition

Observations:

- Manufacturer: GE
- Power Source: Electric
- Oven light did not operate.
- Oven was not functioning properly.



Oven light did not operate.



Oven was not functioning properly. No broiler. No Light.

## 7. Refrigerator Condition

Observations:

- Manufacturer: Samsung
- Refrigerator drinking water supply works, but icemaker did not supply ice.



Refrigerator drinking water supply works, but icemaker did not supply ice.

## 8. Ventilation Condition

Observations:

- Manufacturer: Nutone



## Bathrooms

### 1. Bathroom Locations

Observations:

- Primary bathroom.
- Hallway bathroom



Hallway bathroom



Primary bathroom.

### 2. Sink(s) Condition

Observations:

- Dry stain(s) were visible under sink at hallway bathroom.



Dry stain(s) were visible under sink at hallway bathroom.

### 3. Toilet(s) Condition

Observations:

- Toilet was loose at the floor at all bathrooms.



Toilet was loose at the floor at all bathrooms.



Toilet was loose at the floor at all bathrooms.

### 4. Shower(s) Condition

Observations:

- Enclosure should be caulked/grouted at all bathrooms.
- Cracked tiles were visible at primary bathroom.
- Wall at the exterior of shower enclosure was damaged at the primary bathroom.



Cracked tiles were visible at primary bathroom.



Wall at the exterior of shower enclosure was damaged at the primary bathroom.

## Exclusions

### 1. Excluded Features

- Pool/Spa was not included in inspection unless requested. An additional fee will apply.



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# 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.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

# Report Summary

<b>Maintenance &amp; Monitor</b>		
<b>Foundation</b>		
Page 4 Item: 2	Grading Condition	<ul style="list-style-type: none"> <li>Landscaping and vegetation was poorly maintained and overgrown.</li> <li>Two large tree stumps are present in the front yard</li> </ul>
<b>Exterior Features</b>		
Page 4 Item: 1	Exterior Walls Condition	<ul style="list-style-type: none"> <li>House should be painted in the near future.</li> </ul>
Page 5 Item: 3	Gutters & Downspouts Condition	<ul style="list-style-type: none"> <li>Gutters were filled with debris and the drains were blocked.</li> </ul>
<b>Garage</b>		
Page 5 Item: 3	Firewall/Ceiling Condition	<ul style="list-style-type: none"> <li>Attic pull down ladder was not fire-rated. (See NACHI Standard of Practice article - <a href="https://www.nachi.org/inspecting-residential-attached-garages.htm">https://www.nachi.org/inspecting-residential-attached-garages.htm</a>).</li> </ul>
Page 6 Item: 5	Vehicle Door Condition	<ul style="list-style-type: none"> <li>While operational at the time of the inspection the garage vehicle door has reached or exceeded the end of its useful life and may need replacement in the near future.</li> </ul>
Page 6 Item: 6	Vehicle Door Opener Condition	<ul style="list-style-type: none"> <li>While operational at the time of the inspection the vehicle door opener has reached or exceeded the end of its useful life and may need replacement in the near future.</li> </ul>
<b>Electrical System</b>		
Page 8 Item: 4	Wiring Condition	<ul style="list-style-type: none"> <li>Light(s) were tested and not operational at multiple locations.</li> </ul>
Page 8 Item: 5	GFCI Condition	<ul style="list-style-type: none"> <li>Weatherproof covers were damaged/missing at exterior outlet(s).</li> </ul>
<b>Heating System</b>		
Page 10 Item: 1	Heating System 1 Condition	<ul style="list-style-type: none"> <li>Heating system was near or exceeded the end of its useful life (10-15 yrs.) and may need replacement in the near future.</li> </ul>
<b>Roof System</b>		
Page 14 Item: 3	Attic Condition	<ul style="list-style-type: none"> <li>Insulation had been moved/disturbed, leaving low coverage areas.</li> </ul>
<b>Interior Features</b>		
Page 16 Item: 5	Flooring Condition	<ul style="list-style-type: none"> <li>Tile flooring was disbonded at family room. Hollow sound can be heard when the flooring was tapped.</li> </ul>

Page 17 Item: 8	Ceiling Fan(s) Condition	• The ceiling fan(s) wobbled at the living/family room.
<b>Kitchen</b>		
Page 19 Item: 6	Oven/Stove-top Condition	• Oven light did not operate.
<b>Bathrooms</b>		
Page 21 Item: 4	Shower(s) Condition	• Cracked tiles were visible at primary bathroom.

<b>Material Defects</b>		
<b>Grounds</b>		
Page 3 Item: 1	Driveway/Walkway Condition	• Walkway had large and displaced crack(s) visible. • Driveway/Walkway surface was raised/settled. Trip hazard noted.
Page 3 Item: 3	Fences/Gates Condition	• Fence were damaged. • Gate(s) were damaged.
<b>Garage</b>		
Page 5 Item: 3	Firewall/Ceiling Condition	• Holes/gaps should be repaired with fire-rated material.
Page 6 Item: 6	Vehicle Door Opener Condition	• Electronic eye(s) were missing/not installed.
Page 6 Item: 7	Door to Exterior Condition	• Moisture damage was visible at the door and/or door jamb. • Lock was damaged.
<b>Electrical System</b>		
Page 8 Item: 4	Wiring Condition	• Outlet(s) were not operational at exterior.
Page 8 Item: 5	GFCI Condition	• <b>GFCI</b> (Ground Fault Circuit Interrupter) outlet(s) was damaged at garage outlets.
<b>Cooling System</b>		
Page 9 Item: 1	Cooling System 1 Condition	• Proper trap was not installed at the condensation line.
<b>Heating System</b>		
Page 10 Item: 1	Heating System 1 Condition	• Gaps/damage at the plenum should be sealed.
Page 10 Item: 2	Distribution Condition	• Air leaks were detected at the visible connections.
<b>Roof System</b>		
Page 13 Item: 1	Main Roof Condition	• Damaged/Loose roofing material(s) were visible at multiple locations. An evaluation and repair should be completed by a qualified licensed roofer.

<b>Interior Features</b>		
Page 15 Item: 2	Window(s) Condition	<ul style="list-style-type: none"> <li>• Window tension spring(s) were damaged at multiple locations.</li> <li>• Locks were missing/damaged at family room.</li> </ul>
Page 17 Item: 6	Smoke Detector Condition	<ul style="list-style-type: none"> <li>• Smoke detectors were not present/installed at all required areas.</li> <li>• CO detector(s) were not present and should be installed for safety.</li> <li>• Smoke detector(s) did not respond when tested at Hallway.</li> </ul>
<b>Kitchen</b>		
Page 18 Item: 3	Kitchen Sink Condition	<ul style="list-style-type: none"> <li>• Moisture stains/damage was visible under sink.</li> </ul>
Page 19 Item: 5	Dishwasher Condition	<ul style="list-style-type: none"> <li>• Dishwasher did not operate under normal operating conditions.</li> </ul>
Page 19 Item: 6	Oven/Stove-top Condition	<ul style="list-style-type: none"> <li>• Oven was not functioning properly.</li> </ul>
<b>Bathrooms</b>		
Page 21 Item: 3	Toilet(s) Condition	<ul style="list-style-type: none"> <li>• Toilet was loose at the floor at all bathrooms.</li> </ul>
Page 21 Item: 4	Shower(s) Condition	<ul style="list-style-type: none"> <li>• Wall at the exterior of shower enclosure was damaged at the primary bathroom.</li> </ul>