



OnPoint Property Inspections, LLC

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Inspected By: Jeremy Martin



Home Inspection Report

Prepared For:

OnPoint Sample Report

Property Address:

117 Callee Dr

Chattanooga, TN 37343

Inspected on Wed, Jun 2 2021 at 9:49 PM

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OnPoint Property Inspections, LLC Service Agreement

This agreement summary authorizes OnPoint Property Inspections, LLC (hereafter referred to as "COMPANY" or "INSPECTOR") to conduct a visual non-invasive home inspection on the house at the address and on the date listed on the report & to provide CLIENT, as listed under Prepared For: on the cover page of the report, with a written opinion as to the apparent general condition of the components & systems observable as they exist at the time of the inspection. This Agreement & provided invoice are part of the report. If CLIENT is not present or does not sign this Agreement, receipt of the report and/or payment of fee is to be considered acceptance of this Agreement. Client also agrees to hold COMPANY harmless for any financial losses claimed as a result of the CLIENT not obtaining proper permission to perform a home inspection from owner of property. This report is not to be used to reflect the value, marketability or as a representation as to the advisability to purchase or not to purchase this property.

OnPoint Property Inspections, LLC (hereinafter "COMPANY or INSPECTOR") and the undersigned ("CLIENT"), collectively referred to herein as "the parties." The Parties understand and voluntarily agree as follows:

1. INSPECTOR agrees to perform a limited visual non-invasive inspection of the residential structure at the above address and to provide CLIENT with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of inspection. The inspection will be performed in a manner consistent with the Standards of Practice ("SOP") as required by the International Association of Certified Home Inspectors ("InterNACHI"). A copy of these Standards can be found at <http://www.nachi.org/sop>. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.

2. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other items, or those areas/items which have been excluded by the SOP and /or by agreement of the parties is not included in this inspection. Clay pipe can be used for drain tiles. We are unable to determine if holes/openings have been cut into this type of pipe. No representation of future leaks or flooding of basement can be determined. The inspection

does not include any destructive/invasive testing or dismantling. No environmental conditions will be addressed without express inclusion.

3. Unless otherwise indicated in writing, INSPECTOR will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, INSPECTOR will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure CLIENT wants us to inspect is a log structure or that includes log construction, CLIENT understands that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

4. CLIENT acknowledge and agree that basic operational testing of built-in kitchen appliances is performed (dishwasher/oven/range/microwave/garbage disposal). No determination beyond basic operation is made regarding the performance or service life of appliances. Appliances such as Refrigerators, Washers, Dryers & Coffee Makers are excluded from this home inspection. INSPECTOR does NOT evaluate such appliances during a home inspection. COMPANY and all INSPECTORS involved in the inspection of this property will NOT be held liable for the condition of these type of appliances.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the INSPECTOR holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this limited visual inspection, and for additional fee, perform additional inspections beyond those within the scope of the limited visual inspection. Any agreement for such additional inspections shall be in a separate writing.

6. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report, all photos within the report, all photos taken at time of inspection and all rights to report and photos. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or

implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law.

7. DISPUTE RESOLUTION: CLIENT agrees that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If CLIENT fails to prove any claim against COMPANY, CLIENT agrees to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. CLIENT agrees that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

8. ENFORCEMENT FEES AND COSTS: Any party failing to follow the DISPUTE RESOLUTION process identified above, shall be liable for all fees and costs associated with compelling/enforcing compliance with the DISPUTE RESOLUTION process.

9. LIMITATION ON LIABILITY AND DAMAGES. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. CLIENT acknowledges that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If CLIENT wishes to eliminate this liquidated damages provision, INSPECTOR is willing to perform the inspection for an increased fee payable in advance.

10. If CLIENT believes they have a claim against us, CLIENT agrees to provide COMPANY with the following: (1) written notification of their claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability of any kind. If repairs or replacements are done without giving INSPECTOR a minimum of 10-day notice to allow for re-inspection, INSPECTOR will have no liability to the CLIENT.

11. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT will have no cause of action against us after one year from the date of the inspection

12. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. Past-due fees for your inspection shall accrue interest at 8% per year. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

13. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so. 16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.

18. CLIENT warrants: (a) they have read the Agreement carefully, (b) they understand they are bound by all the terms of this contract, (c) they will read the entire inspection report when received and promptly call INSPECTOR with any questions they may have, (d) they have the right to bind any beneficiaries of this contract, and (e) if CLIENT disagrees with any provision of the agreement they may choose to terminate prior to the inspection.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

General

Client's Signature:



Property Type:	Single Family
Approximate Age:	2004
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Damp
People Present:	Client, Buyer's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure
Vegetation:	Growing Against Structure



Comment 1:

The vegetation (shrubs and/or trees) was in contact with the exterior walls. All vegetation should be trimmed away from structure to prevent potential moisture intrusion and damage to the house.

(Site continued)



Figure 1-1



Figure 1-2

Driveway:

Concrete



Comment 2:

Settlement cracks observed in driveway & walkway on front side of home. These cracks should be monitored and addressed if they widen and/or become displaced.

Walkways:

Concrete

(Site continued)



Comment 3:
Spalling (corrosion) observed on concrete walkway. Spalling is surface deterioration that causes large flakes of concrete to detach from the surface. It can be caused by poor concrete mix at the time of original construction made worse by freeze damage. Recommend patching with an appropriate material to help prevent continued deterioration.



Figure 3-1



Figure 3-2

Patios:	Concrete
Deck:	Wood

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Vinyl Siding
Exterior Trim Material:	Vinyl
Entry Doors:	Wood
Railings:	Wood

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Wood
Walls:	Painted Drywall
Window Types:	Double Hung



Comment 4:
Observed fogged window located in the family room. The hermetic seal has failed and will require replacement. These rubber-like seals are prone to failure with age and heat. Recommend further evaluation and replacement by a qualified contractor.



Figure 4-1

Window Materials:	Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Wood
Interior Door Materials:	Wood
Fireplace:	Not Present

Kitchen

Cabinets:

Wood



Comment 5:

Observed worn cabinets & loose hardware throughout kitchen. Recommend securing hardware where needed.



Figure 5-1

Countertops:

Laminated

Sink:

Double

GFCI Protection:

Yes

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

(Appliances continued)

Range:

Frigidaire



Comment 6:

Anti-tip was not installed. Recommend having the anti-tip device installed for child safety.



Figure 6-1

(Appliances continued)

Refrigerator:



Frigidaire



Comment 7:

Please note, as it states in our agreement, we do not fully evaluate Refrigerators. Upon the visual only inspection it appeared to be in Satisfactory condition at the time of Inspection.

Dishwasher:

Bosch



(Appliances continued)



Comment 8:

Dishwasher was not properly secured to the countertop. Recommend having a qualified contractor secure the dishwasher to the counter with the proper mounts.



Figure 8-1



Comment 9:

High loop was installed at time of Inspection.

Microwave:

Maytag



Disposal:

Kenmore

Bathrooms

Bathroom #1

Location:	Hallway
Bath Tub:	Recessed
Shower:	Stall
Sink(s):	Single Vanity
Toilet:	Standard Tank
Shower Walls:	Fiberglass
Floor:	Tile
Ventilation Type:	Ventilator
GFCI Protection:	Outlets

Bathroom #2

Location:	Master Bedroom
Shower:	Stand Up
Sink(s):	Double Vanity
Toilet:	Standard Tank
Shower Walls:	Fiberglass
Floor:	Tile



Comment 10:

Cracked tile in master bathroom. Recommend further evaluation and repair by a qualified contractor.

(Bathroom #2 continued)



Figure 10-1



Figure 10-2

Ventilation Type:
GFCI Protection:

Ventilator
Outlets

Laundry

Please note, as it states in our agreement, we do not fully evaluate Washers & Dryers.

Built In Cabinets:	Yes
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
Laundry Hook Ups:	Yes
GFCI Protection:	Yes
Washer:	LG
Dryer:	LG

(Laundry continued)

**Comment 11:**

Please note, as it states in our agreement, we do not fully evaluate Washers or Dryers. Based on our visual only inspection the washer & dryer appeared to be in Satisfactory condition at the time of Inspection.

Garage

Garage Type:	Attached
Garage Size:	1 Car
Door Opener:	Chain Drive
Opener Safety Feature:	Light Beam

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Garage
Service Panel Manufacturer:	General Electric
Service Line Material:	Copper
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
Overcurrent Protection:	Breakers
GFCI/AFCI Breakers:	Yes

(Electrical continued)

Smoke Detectors:

Hard Wired



Comment 12:

Recommend replacing smoke detectors that are older than 7 years for safety.



Comment 13:

Double tapped neutral lugs were observed in the main panel. Recommend further evaluation and repair by a qualified electrician

(Electrical continued)



Figure 13-1



Comment 14:

In most cases in a sub panel, the neutral and grounding conductors are separated. The sub panel is fed with separate ground and neutrals but the ground and neutral branch circuit wires are not separated. Recommend further evaluation and repair by a qualified electrician.

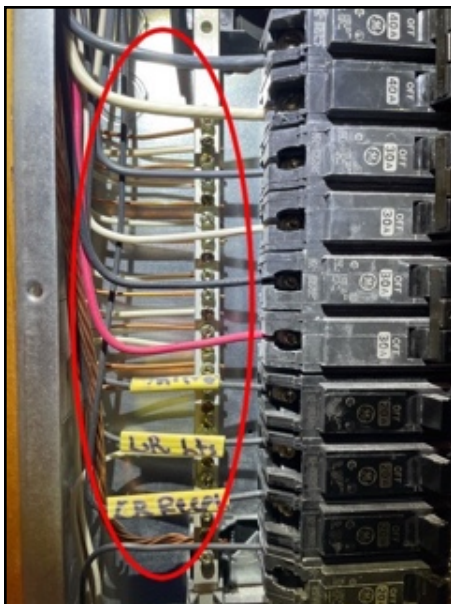


Figure 14-1

(Electrical continued)



Comment 15:

Recommend having a qualified electrician install the proper connector bushings on the wiring entering/exiting the sub panel for safety.

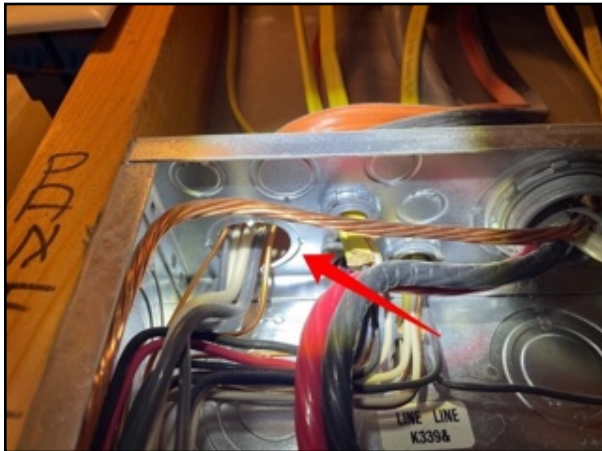


Figure 15-1



Comment 16:

The GFCI in kitchen next to coffee maker did not trip properly when tested. Recommend further evaluation and replacement by a qualified electrician.



Figure 16-1

(Electrical continued)

Sub Panel

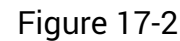
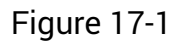
Location:	Basement Closet
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
GFCI/AFCI Breakers:	Yes

HVAC

HVAC System Type:	Central Split System
Thermostat:	Smart



Thermostat Location:	Living Room
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The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Heat Pump
Manufacturer:	American Standard
Heating Fuel:	Electric
Approximate Age:	2020
Filter Type:	Washable
Output Temperature:	116.4
Type of Distribution:	Flexible Ducting

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

Energy Source:	Electric
Type of Equipment:	Split System
Condenser Make:	American Standard
Condensor Size:	36,000 BTU (3 Tons)
Condenser Approximate Age:	2020
Condensate Drainage:	To Exterior
AC Supply Air Temp:	57
AC Return Air Temp:	66

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	PVC
Location of Main Water Shutoff:	At Meter
Sewer System:	Septic System
Waste Pipe Material:	PVC
Sump Pump:	Sealed Crock
Location of Fuel Shutoff:	At Meter

(Plumbing continued)



Comment 18:

Observed damaged sewer clean out cap located in backyard. Recommend having it replaced with a proper cap.



Figure 18-1

Water Heater

Manufacturer:

Rheem

Fuel:

Electric



Comment 19:

Shut off is located in the electrical sub-panel.

Capacity:

50 gal

Approximate Age:

2016

Temp & Pressure Relief Valve:

Present With Discharge Pipe

(Water Heater continued)



Comment 20:

Recommend having a drip pan installed to catch potential leaks.



Figure 20-1



Comment 21:



Figure 21-1



Figure 21-2

(Water Heater continued)

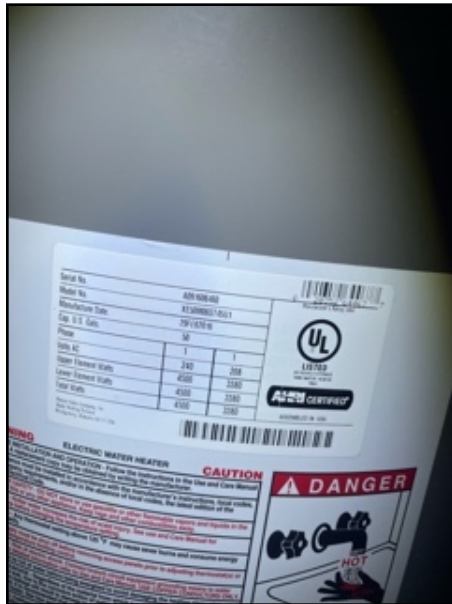


Figure 21-3



Figure 21-4

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:
Roof Design:

Ladder/Walked Roof
Gable

(Roofing continued)

Roof Covering: Architectural Shingle



Approximate Roof Age:	1-3yr
Ventilation Present:	Soffit, Gable Ends, Ridge Vents
Vent Stacks:	Plastic
Chimney :	Not Present
Sky Lights:	Not Present
Flashings:	Metal
Soffit and Fascia:	Vinyl
Gutters & Downspouts:	Metal



Comment 22:
Observed subsurface drainage. Downspout connections appeared to be in satisfactory condition. Recommend having a Proffessional Gutter company perform a water flow test to determine current condition & functionality.

(Roofing continued)



Comment 23:



Figure 23-1



Figure 23-2

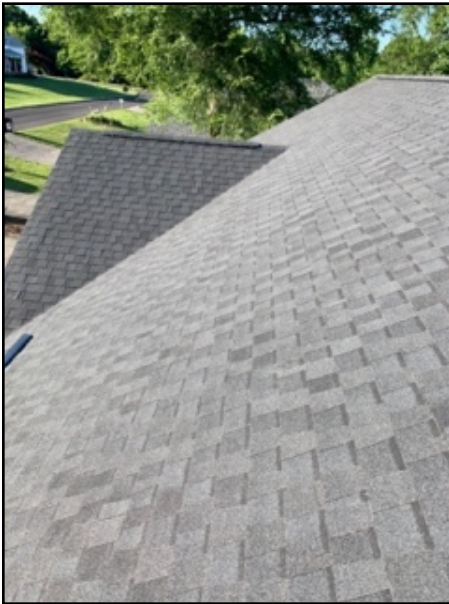


Figure 23-3

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Concrete Block, Wood
Floor Structure:	Wood Frame
Subflooring:	Plywood
Wall Structure:	Wood Frame

Attic

Attic Entry:	Garage
Roof Framing Type:	Conventional Joist and Rafters
Roof Deck Material:	Plywood
Insulation:	Blown In Fiberglass



(Structure continued)

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	From Access
Vapor Retarder:	Installed
Underfloor Insulation:	Not Present
Ventilation Present:	Yes
Moisture Condition:	Dry



Comment 24:

Observed efflorescence and moisture intrusion on block wall. Recommend further evaluation by a qualified specialist.



Figure 24-1

(Crawlspace continued)



Comment 25:

Crawl Space was properly vented. Vapor barrier was Satisfactory. Observed a sump pump perimeter drain system. Sump pump functioned properly when tested.



Figure 25-1

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Vegetation

1) The vegetation (shrubs and/or trees) was in contact with the exterior walls. All vegetation should be trimmed away from structure to prevent potential moisture intrusion and damage to the house.



Figure 1-1



Figure 1-2

(Report Summary continued)

Walkways

2) Spalling (corrosion) observed on concrete walkway. Spalling is surface deterioration that causes large flakes of concrete to detach from the surface. It can be caused by poor concrete mix at the time of original construction made worse by freeze damage. Recommend patching with an appropriate material to help prevent continued deterioration.



Figure 3-1



Figure 3-2

Window Types

3) Observed fogged window located in the family room. The hermetic seal has failed and will require replacement. These rubber-like seals are prone to failure with age and heat. Recommend further evaluation and replacement by a qualified contractor.



Figure 4-1

(Report Summary continued)

Range

4) Anti-tip was not installed. Recommend having the anti-tip device installed for child safety.



Figure 6-1

Dishwasher

5) Dishwasher was not properly secured to the countertop. Recommend having a qualified contractor secure the dishwasher to the counter with the proper mounts.



Figure 8-1

(Report Summary continued)

Floor

6) Cracked tile in master bathroom. Recommend further evaluation and repair by a qualified contractor.



Figure 10-1



Figure 10-2

Electrical

7) Double tapped neutral lugs were observed in the main panel. Recommend further evaluation and repair by a qualified electrician



Figure 13-1

(Report Summary continued)

8) Recommend having a qualified electrician install the proper connector bushings on the wiring entering/exiting the sub panel for safety.

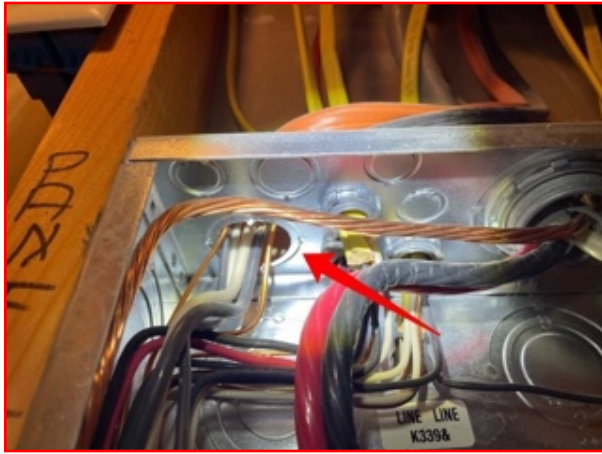


Figure 15-1

9) The GFCI in kitchen next to coffee maker did not trip properly when tested. Recommend further evaluation and replacement by a qualified electrician.



Figure 16-1

(Report Summary continued)

Plumbing

10) Observed damaged sewer clean out cap located in backyard. Recommend having it replaced with a proper cap.



Figure 18-1

Structure: Crawlspace

11) Observed efflorescence and moisture intrusion on block wall. Recommend further evaluation by a qualified specialist.



Figure 24-1

Thank you for trusting in OnPoint Property Inspections, LLC to perform Your Home Inspection