



OnPoint Property Inspections, LLC

Cohutta, GA 30710

(423) 331-0355

www.OnPointPropertyInspection.com

onpointpropertyinspection@gmail.com

Inspected By: Jeremy Martin (TN#2252)



Home Inspection Report

Prepared For:

OnPoint Sample Report

Property Address:

2252 Know Your Home Dr
Chattanooga, TN 37343

Inspected on Tue, Jun 8 2021 at 2:00 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 and 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.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A SIGNED COPY OF THIS FULL INSPECTION AGREEMENT IN ITS ENTIRETY PRIOR TO THE INSPECTION.

PLEASE SEE FULL SIGNED PRE-INSPECTION AGREEMENT FOR ALL DETAILS.

General

Client's Signature:



Property Type:
Approximate Age:
Occupied:
Weather:
Temperature:

Single Family
2004
Yes
Sunny
Warm



Soil Condition:
People Present:
Furnished:

Damp
Client, Buyer's Agent
No

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.



Figure 1-1



Figure 1-2

Driveway: Concrete

(Site continued)



Comment 2:

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



Figure 2-1



Figure 2-2

Walkways:

Concrete



Comment 3:

Spalling (corrosion) was observed on the 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.

(Site continued)



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

(Interior continued)



Comment 4:

Observed a 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



Comment 5:

Observed water on the window sill located in the lower level back dining room. The large glass windows appeared to have excessive amount of condensation on the glass. This condensation looks to be building up on the window sill and running down into the carpet. This moisture is causing damage around the lower window sill. Recommend further evaluation and repair by a qualified contractor.

Attached: Thermal images to show the areas with moisture.

(Interior continued)

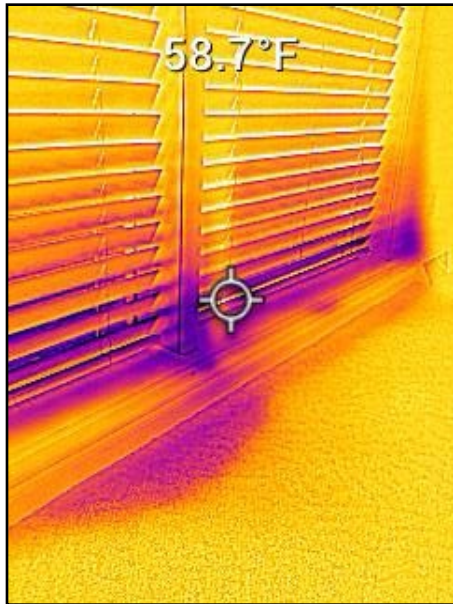


Figure 5-1

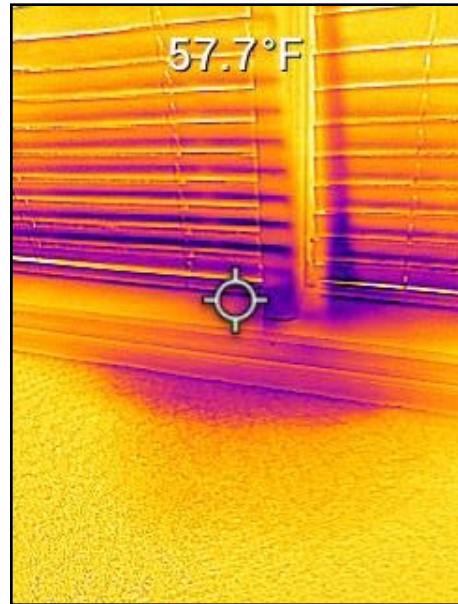


Figure 5-2

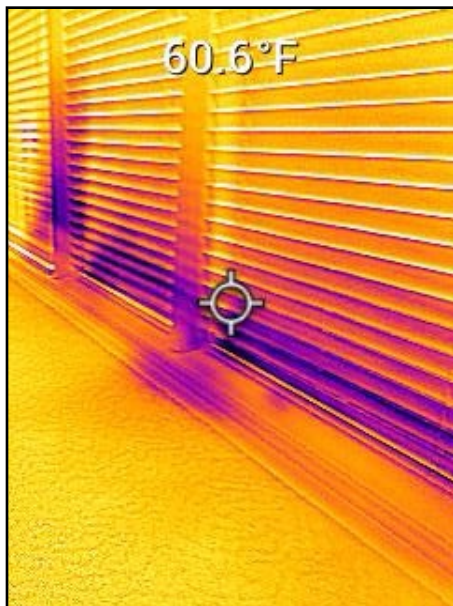


Figure 5-3



Figure 5-4

(Interior continued)



Figure 5-5



Figure 5-6



Figure 5-7

Entry Door Types:	Hinged
Entry Door Materials:	Steel
Interior Door Materials:	Wood

(Interior continued)



Comment 6:

The front bedroom closet door did not latch properly. Recommend repair.



Figure 6-1

Fireplace:

Not Present

Stairs:

Wood, Carpet

Ceiling Fans:

Satisfactory Condition

Kitchen

Cabinets:

Wood



Comment 7:

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

(Kitchen continued)



Figure 7-1

Countertops:	Laminated
Sink:	Double
GFCI Protection:	Yes



Comment 8:
The GFCI in the kitchen next to the coffee maker did not function properly when tested. Recommend further evaluation and replacement by a qualified electrician.



Figure 8-1

(Kitchen continued)

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.

Range:

Frigidaire



Comment 9:

The anti-tip was not installed on the appliance. Recommend having the anti-tip device installed for child safety.



Figure 9-1

(Appliances continued)

Refrigerator:



Frigidaire



Comment 10:

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



Comment 11:

The dishwasher was not properly secured to the countertop. Recommend having a qualified contractor secure the dishwasher to the counter with the proper mounting hardware.

(Appliances continued)



Figure 11-1



Figure 11-2

Microwave:

Maytag



Disposal:

Kenmore

Bathrooms

(Bathrooms continued)

Bathroom #1

Location:	Hallway
Bath Tub:	Recessed
Shower:	Stall
Sink(s):	Single Vanity



Comment 12:

Observed a leak beneath the hallway bathroom sink. Recommend further evaluation and repair by a qualified plumber.



Figure 12-1



Figure 12-2

Toilet:

Standard Tank

(Bathroom #1 continued)



Comment 13:

The toilet in the main bathroom was loose at floor. Recommend further evaluation and repair by a qualified plumber.



Figure 13-1

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

(Bathroom #2 continued)



Comment 14:
Observed a cracked tile in master bathroom. Recommend repair.



Figure 14-1



Figure 14-2

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:	No

(Laundry continued)



Comment 15:

GFCI protection was not installed in the laundry room. It is recommended to have GFCI protection in all wet locations in the home that is within 3ft of a water source. Recommend having a qualified electrician install GFCI Protection.

Washer:

LG



Dryer:

LG



(Laundry continued)

**Comment 16:**

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:	1.5 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. It is Recommended to have all the electrical deficiencies found and noted in this report be evaluated and repaired by a Qualified Electrician.

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)



Comment 17:

The GFCI breaker in the panel did not operate when tested. Recommend having it replaced by a qualified electrician.

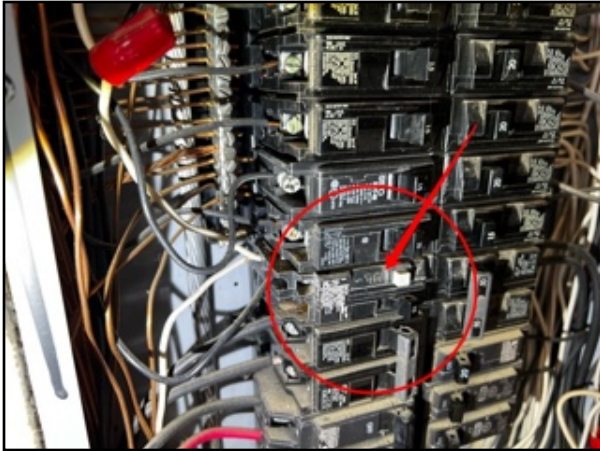


Figure 17-1

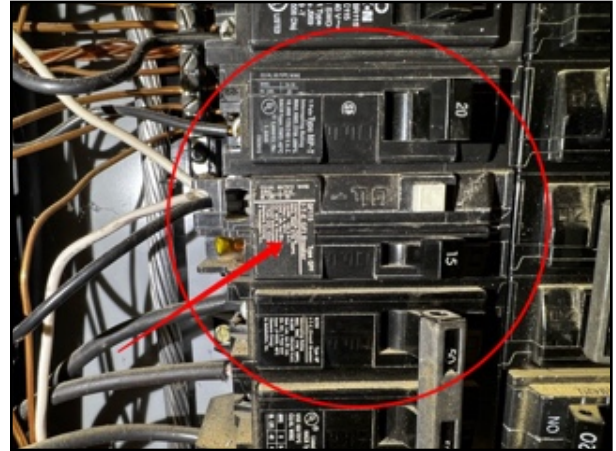


Figure 17-2

Smoke Detectors:

Hard Wired



Comment 18:

The smoke alarms operated when tested. Recommend replacing outdated smoke alarms for fire safety. The installed smoke alarmed appeared to be up to date. Smoke alarms should be replaced every 7-10 years. It is also recommended to have a smoke alarm in every bedroom.



Comment 19:

Observed double tapped wires on the neutral lugs in the main panel. Recommend further evaluation and repair by a qualified electrician.

(Electrical continued)



Figure 19-1



Comment 20:

The grounds & neutral wires should be separated on their own bus bar within the panel. Recommend further evaluation and repair/correction by a qualified electrician.

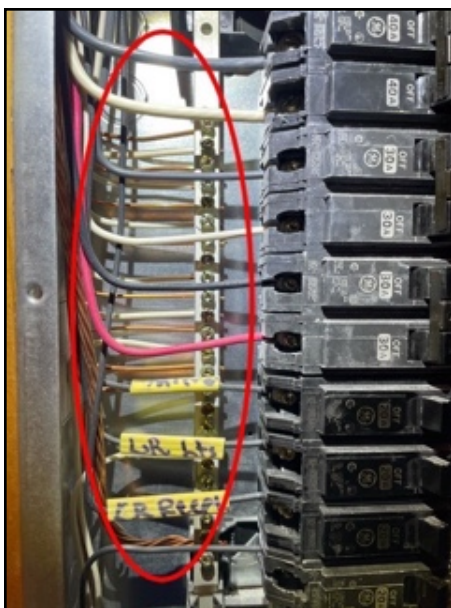


Figure 20-1

(Electrical continued)

**Comment 21:**

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

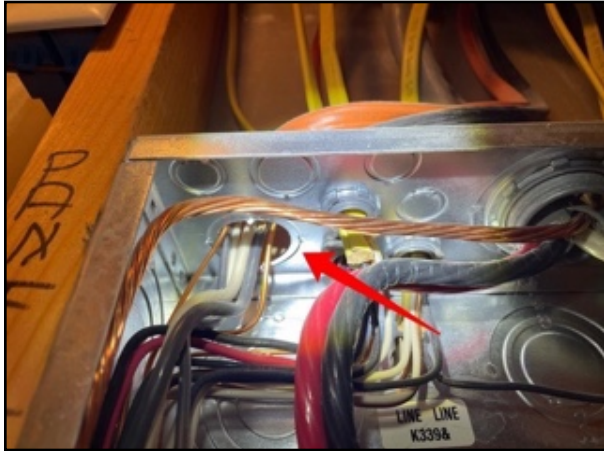


Figure 21-1

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

(HVAC continued)

Thermostat:

Smart



Thermostat Location:

Living Room



Comment 22:
American Standard Unit 2020.



Figure 22-1



Figure 22-2

(HVAC continued)

Heating

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. It is Recommended to have all the HVAC deficiencies found and noted in this report be evaluated and repaired by a Qualified HVAC Technician.

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.

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. It is Recommended to have all the HVAC deficiencies found and noted in this report be evaluated and repaired by a Qualified 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
Condesate Drainage:	To Exterior

(Cooling continued)

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. It is Recommended to have all the plumbing deficiencies found and noted in this report be evaluated and repaired by a Qualified Plumber.

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



Comment 23:

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



Figure 23-1

(Plumbing continued)

Water Heater

Manufacturer: Rheem
Fuel: Electric



Comment 24:

The electrical shut off is located within the electrical sub-panel in the adjacent bedroom.

Capacity: 50 gal
Approximate Age: 2016
Temp & Pressure Relief Valve: Present With Discharge Pipe



Comment 25:

Recommend having a drip pan installed to catch potential leaks.



Figure 25-1

(Water Heater continued)



Comment 26:
Rheem 2016 Water Heater.



Figure 26-1



Figure 26-2

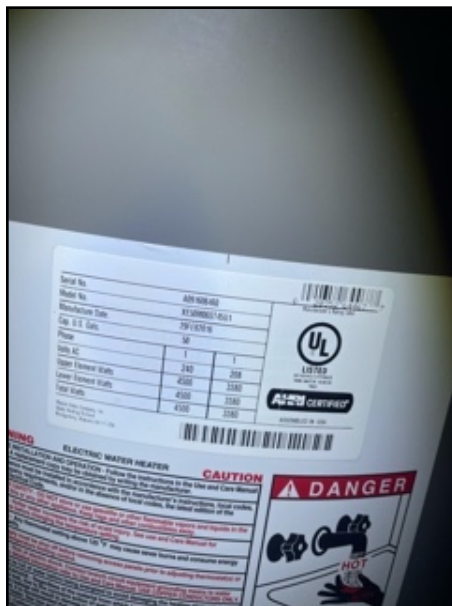


Figure 26-3

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. It is Recommended to have all the Roofing deficiencies found and noted in this report be evaluated and repaired by a Qualified Roofing Contractor.

Inspection Method:	Ladder/Walked Roof
Roof Design:	Gable
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 27:

Observed subsurface drainage on the home. The downspout connections appeared to be in satisfactory condition. Recommend having a Professional Gutter company perform a full evaluation on this drainage system to determine current condition & functionality.

(Roofing continued)



Comment 28:
The roofs shingles were recently replaced.



Figure 28-1

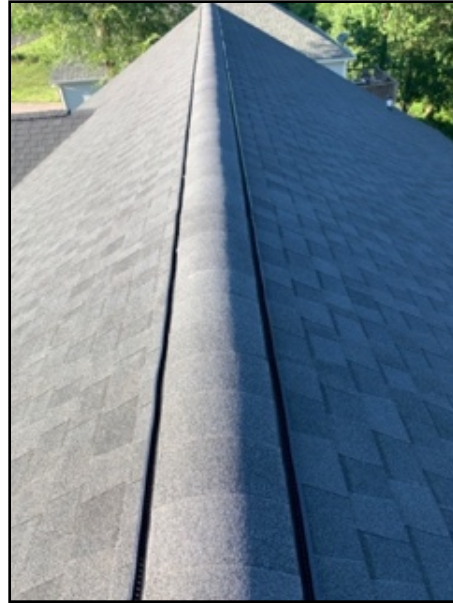


Figure 28-2



Figure 28-3



Figure 28-4

(Roofing continued)



Comment 29:
Aerial photos of home

Note: Due to the high resolution of these photos the file size is large so we will email a download link to download the photos in there full HD quality.



Figure 29-1

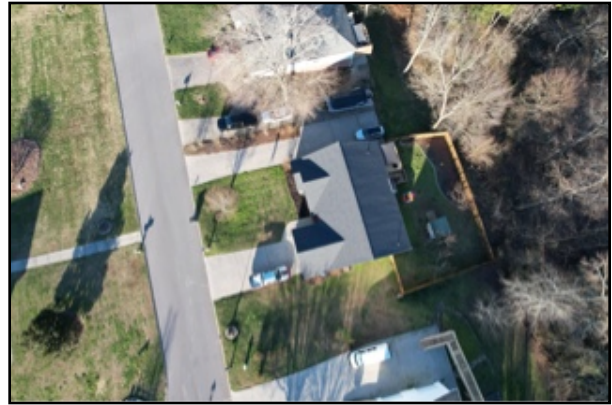


Figure 29-2



Figure 29-3

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

Signs of Water Penetration:

Moisture, Dampness, Stains, Efflorescence

Floor Structure:

Wood Frame

(Structure continued)

Subflooring:	Plywood
Wall Structure:	Wood Frame
Prior Waterproofing:	Perimeter Drain

Attic

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

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

(Crawlspace continued)



Comment 30:

Observed efflorescence and moisture intrusion on the block wall in the crawlspace.



Figure 30-1



Comment 31:

The crawlspace was properly vented and the vapor barrier was in satisfactory condition. Observed a sump pump perimeter drain system. The sump pump functioned properly when tested.



Figure 31-1

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)

Window Types

2) Observed a 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

3) Observed water on the window sill located in the lower level back dining room. The large glass windows appeared to have excessive amount of condensation on the glass. This condensation looks to be building up on the window sill and running down into the carpet. This moisture is causing damage around the lower window sill. Recommend further evaluation and repair by a qualified contractor.

Attached: Thermal images to show the areas with moisture.

(Report Summary continued)

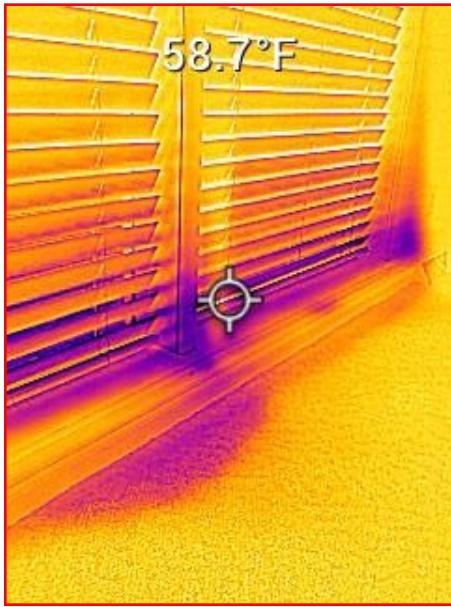


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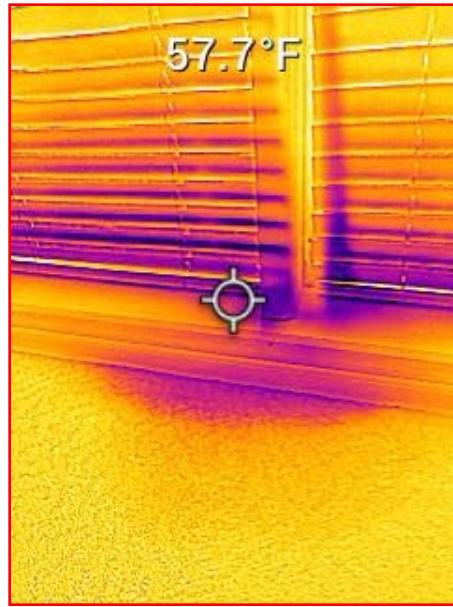


Figure 5-2

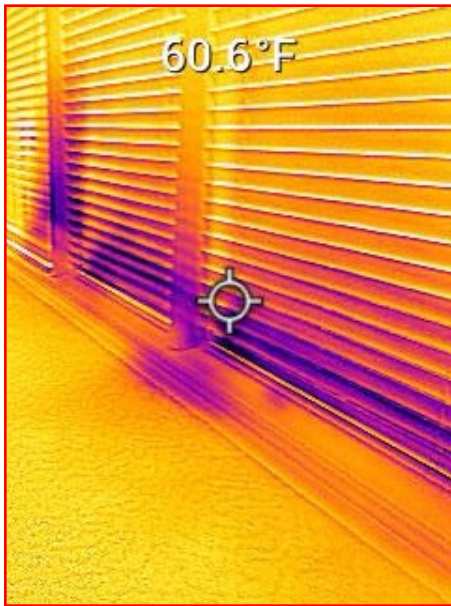


Figure 5-3



Figure 5-4

(Report Summary continued)



Figure 5-5



Figure 5-6



Figure 5-7

GFCI Protection

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

(Report Summary continued)



Figure 8-1

Range

5) The anti-tip was not installed on the appliance. Recommend having the anti-tip device installed for child safety.



Figure 9-1

(Report Summary continued)

Dishwasher

6) The dishwasher was not properly secured to the countertop. Recommend having a qualified contractor secure the dishwasher to the counter with the proper mounting hardware.



Figure 11-1



Figure 11-2

Sink(s)

7) Observed a leak beneath the hallway bathroom sink. Recommend further evaluation and repair by a qualified plumber.

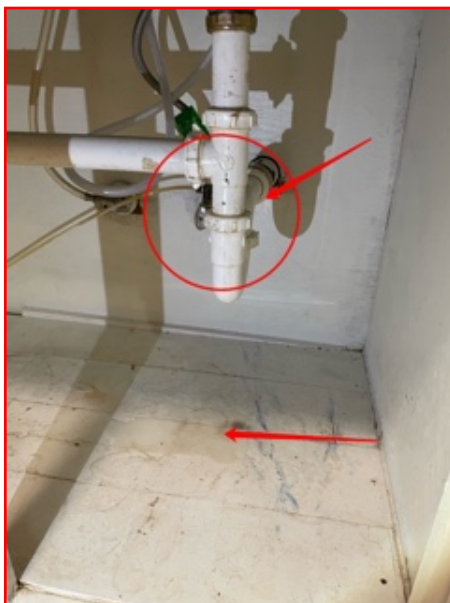


Figure 12-1



Figure 12-2

(Report Summary continued)

Toilet

8) The toilet in the main bathroom was loose at floor. Recommend further evaluation and repair by a qualified plumber.



Figure 13-1

GFCI Protection

9) GFCI protection was not installed in the laundry room. It is recommended to have GFCI protection in all wet locations in the home that is within 3ft of a water source. Recommend having a qualified electrician install GFCI Protection.

GFCI/AFCI Breakers

10) The GFCI breaker in the panel did not operate when tested. Recommend having it replaced by a qualified electrician.

(Report Summary continued)

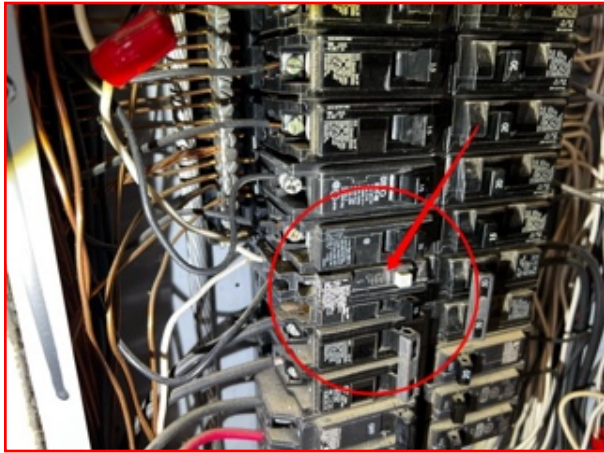


Figure 17-1

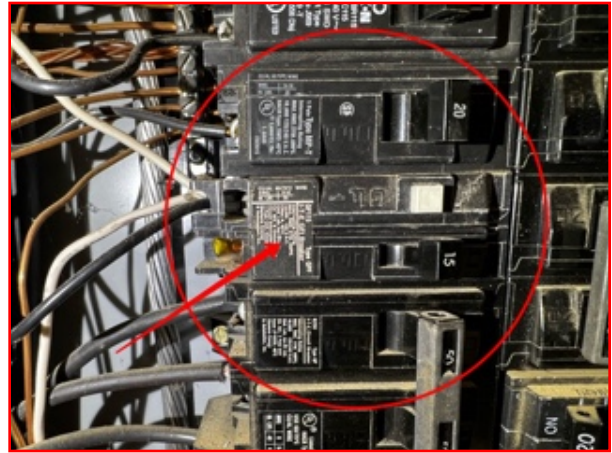


Figure 17-2

Electrical

11) Observed double tapped wires on the neutral lugs in the main panel. Recommend further evaluation and repair by a qualified electrician.



Figure 19-1

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

(Report Summary continued)

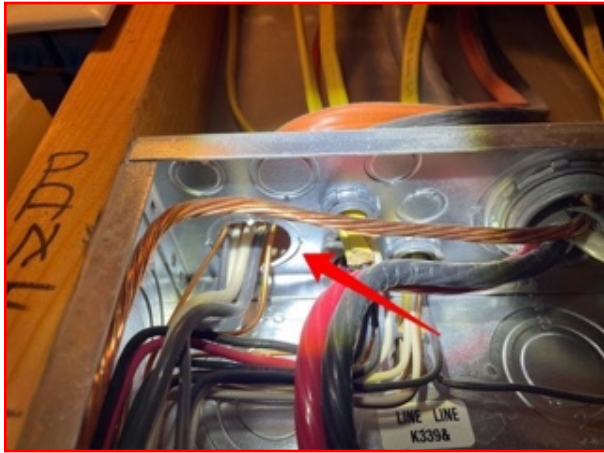


Figure 21-1

Plumbing

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



Figure 23-1

It is highly recommended that any repairs, remediation and/or mitigation of defects outlined in this report be conducted by a Qualified Professional. A Qualified Professional is a licensed and insured contractor experienced and competent in performing the task or tasks to be performed.

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