

RELIABLE HOME INSPECTIONS, LLC

JOHN R. SCHMIDT
LICENSED, CERTIFIED AND EXPERIENCED
Member American Society of Home Inspectors license# 3489

www.reliablehomeinspectionsllc.com

“what you don’t know CAN hurt you”

HOME INSPECTION REPORT

For

CLIENT -

ADDRESS –

DATE - 11-14-2016



AMERICAN SOCIETY OF HOME INSPECTORS



GENERAL DESCRIPTION

The three level home that I inspected has 4 bedrooms, 2.5 bathrooms, a great room, living room, dining room, laundry room, kitchen/dining area and a 2 car garage. The basement has a bedroom and living area. It has approximately 3500 square feet and was constructed in 1979. The foundation is concrete block columns/piers with wood beam and joist understructure. It is wood frame with cypress plank siding. The roof structure is 2x4 truss with a fiber glass composite shingle roof covering. The home is total electric. It has city water and sewer service. The home was vacant for the inspection.

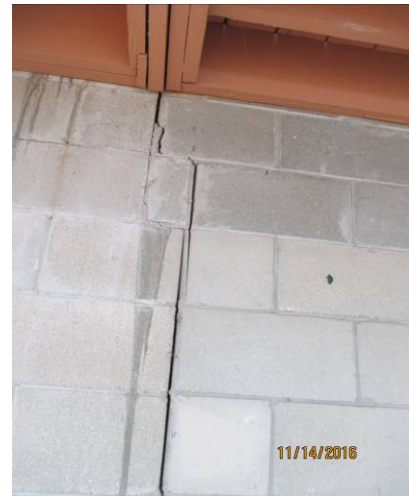
INSPECTION REPORT

This inspection report is the inspector's summary of the limited visual examination of the readily accessible areas of the home in accordance with the terms and conditions contained in the Pre inspection Agreement incorporated as part four of the inspection report. This inspection report will be emailed to the email address that you provide or a hard copy on request sent to the mailing address that you provide. The complete report should be reviewed and any questions or concerns regarding the inspection brought forward to the inspector before close of escrow. The report is discussed below in the specific comments and followed by general comments regarding the home's major systems and components. Part three contains important information regarding the major components of a home and some of the limitations and recommendations regarding them. Part four is a copy of a Pre- inspection Agreement that you were asked to read and sign. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT.

PART ONE

SPECIFIC COMMENTS

1. The foundation blocks have several areas with cracks primarily in the mortar. The displacement is minor however the cracks under the back deck and behind the heat pumps are two that need to be tuck pointed with mortar and monitored going forward.



2. There is a piece of flashing that was added on the roof that should be extended to the corner to cover the holes and exposed wall shown in the photo.



3. The erosion on the east side continues to be an issue in my opinion. The basement closet has a water stain on the closet floor and one in the wall corner of the closet that appear to be from water infiltration under and through the wall. The heat pump condensate drain line should be extended beyond the corner to eliminate this continuous drip during the summer months and some means of convey siding run off from rain beyond the corner is also recommended.



4. The ground fault circuit breaker in the right side panel is defective and needs replacement.



5. A handrail at the top of the stairs for the first 6 steps should be considered in the interest of safety as well as fall protection through the lower screening of the upper back deck.



6. The garage door has a damaged area and a wall vent is missing.



7. The first piece of hardwood floor inside the front door threshold is loose and the gap that was filled with strips between the threshold plate and the first piece of flooring was not well done.

Gap not filled well

loose piece of flooring



8. The microwave is not securely mounted to the cabinet.
9. The half bathroom sink pedestal is mounted so that neither valve can be operated. There is slight leakage on one side as well.



10. The irrigation pipe appears to be leaking underground.



GENERAL COMMENTS-

Part two

1. **ELECTRICAL-** The electrical service panel is twin 200 amp panels with a 400 amp disconnect. The 110 volt branch conductors are copper. The ground fault outlets tested to be functional. There were an adequate number of outlets that were randomly tested and found to be in functional condition. The over head lighting and switches operated properly as well as the ceiling fans and bathroom exhaust fans where applicable.



2. **PLUMBING-** The plumbing supply piping is copper pipe and the visible drain lines are PVC. The electric hot water heater is a 50 gallon capacity unit built in 2002. The hot water temperature measured 116 degrees. Flow, pressure and drainage seemed satisfactory and there were no leaks observed. Exterior hose bibs were located.



3. **HVAC-** The heating and cooling of the home is accomplished by a Haier 3 ton split system heat pump built in 2006 and a Goodman 2 ton split system heat pump built in 2012 for the upstairs. The Haier unit has a Lennox evaporator that was made in 1992 which places it near the end of its service life. The Goodman evaporator is a 2012 unit. One is under the home and one in the attic. I ran the systems in cool mode and heat mode. Their operation was within normal temperature parameters. The visible sections of ducting were adequately insulated, sealed and properly suspended. There is one PVC condensate drain pipe for condensate control and a level sensor for condensate control. Cleaning and testing of the condensate drainage components are recommended both initially and annually going forward.



4. **INSULATION/VENTILATION-** The attic insulation is blown in fiberglass. There is approximately 10 inches of thickness which should provide an R-30 energy rating. The insulation over the kitchen is only 4 inches so an additional 6 inches is needed to obtain an R-30 rating. The insulated windows were randomly operated and found to be in acceptable condition as well as the exterior doors. The attic is vented by soffit vents and gable vents which should be adequate. There are areas of the attic that are not safely accessible due structural congestion and no walk ways.

Over kitchen



over remainder of house



5. **ROOF COVER-** The three tab fiber glass composite roof covering is approximately 1 year old in my estimation. The visible areas of the cover, plumbing vent boots and flashings were in serviceable condition. No visible evidence of current leakage was observed in the attic or on the ceilings below on the day of the inspection.



6. **STRUCTURAL**- The wood plank siding was in serviceable condition. The attic roof structure is pine with plywood decking. Neither the internal flashings around windows and doors nor the wall structure or drainage system behind the siding was visible for inspection. The observable foundation and roof structure over all displayed no indication[s] of defective workmanship or condition beyond where discussed above. The driveway has a cracked and settled area at the end where it joins the garage floor slab on one side. There is about 1.25 inches of offset.



7. **MISCELLANEOUS**- The kitchen appliances consisted of a cook top/oven, dishwasher, refrigerator and a ductless cook top ventilator/ built in microwave. Their operation was acceptable. The cabinetry is in functional condition. Smoke detectors were observed but not inspected. Testing, replacement or the addition of smoke detectors is recommended before occupancy.
8. The home has a wood burning fireplace insert as well as an open fireplace with an operable damper. Cleaning of the chimney flue is always recommended before use since the duct way is not visible for inspection.
9. There is no gutting on the home however drainage around the home appeared to be adequate based on a visual assessment.

Additional photos



IMPORTANT INFORMATION REGARDING THE INSPECTION

Thank you for choosing Reliable Home Inspections, LLC for your home inspection. I have endeavored to be the most qualified and professional home inspection company in the region and have inspected several thousand residential and small business properties. I am a certified member of the American Society of Home Inspectors [ASHI] and use their standards of practice and code of ethics for my inspections. Those are available for viewing on line at www.homeinspector.org/standards-of-practice.

My inspections/assessments are limited visual examinations designed to locate and disclose observable major construction defects. I do not intend and will not locate every tiny defect in a structure but it is my intent to find those issues that are likely to cost my clients substantial sums of money or may be a hazard to them.

As stated in my inspection/assessment agreement, my inspections are opinions based on visible evidence and not a warranty of the house in any way. In the event that you feel that something was overlooked or misdiagnosed, please contact me before any repairs are performed. Sometimes contractors or handymen will make improper claims regarding conditions either through error or to make a sale that may not actually be needed. In addition, some insurance adjusters have been known to arbitrarily assign blame to an inspector long after the home inspection in order to defer responsibility from the company they represent.

This part of the inspection/assessment report provides general and specific information regarding major components of most inspections/assessments, the inspection/assessment process and its limitations but is not intended to be all inclusive.

SLAB FOUNDATIONS

Slab foundations are the most modern, but they can vary considerably from older ones that have no moisture barrier beneath them and adjustable reinforcing steel within them. This type is called a post tension slab and it is often impossible to distinguish one slab from another in which even the size and spacing of the bolts can vary and most are concealed. We examine the visible portion of the stem walls on the exterior of the structure for any evidence of significant cracks or structural deformation. However, we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any specialized tools or measuring devices to establish elevations or determine any degree of differential settling. Many slabs are either built or move out of level, but the average person would not realize this until the difference is more than 1 inch in 20 feet, which most authorities consider tolerable. Many slabs are found to contain cracks when the carpet and padding is removed, but there is no absolute standard for evaluating them. However, those that are less than ¼ inch and exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but also can be from deterioration over time, seismic activity, adverse soil conditions, or poor drainage. If they are not sealed, they can allow moisture to enter a home.

ATTICS

In many attic spaces there are components such as ducting, insulation, water piping, structural bracing and sometimes even stored items that limit or obscure the inspector's accessibility and/or visibility. Some older homes do not have sufficient head room which makes accessibility a risk not only to the safety of the inspector but to the utility components that may be cracked or broken in a tight area. Even attics that have head room, the absence of any kind of walkway leaves only ceiling joists covered with insulation. Attempting to access an attic such as this presents not only a safety concern for the inspector but the risk of serious ceiling damage or even utility damage to those water lines and wiring that have been run through the insulation. Disturbing the insulation may also void the warranty provided by the insulation company as well. For these reasons, attics without walkways are inspected with high intensity lighting from the areas that are safely accessible and it will be noted in the report that there were inaccessible areas.

SUBFLOOR CRAWL SPACES

Subfloor crawl spaces can also have low head room and congestion related to ducting, water piping and support structures that limit and sometimes prevent the inspector's visibility and/or access. The limitations or inaccessible areas will be noted in the general comments section of the report. Access and visibility can be gained to most of these areas at a cost either by duct section removal, insulation removal, and/or piping removal by third party contractors if it desired. We do not engage in those activities but will return to inspect the areas that were inaccessible at no charge once accessibility is made available. In the absence of any visible major defects found in the accessible areas, we may

not recommend that you consult with a structural engineer or a foundation contractor, but this should not deter you from seeking an expert opinion from such an individual.

ROOFING

There are many different roof types, and every roof will wear differently relative to its age, the number of layers, the quality of its material, the method and quality of its installation, its exposure to sunlight or other prevalent weather conditions and its maintenance. However, regardless of its design life, every roof is heavily dependent on the adequacy of the weather resistant membrane beneath it and the flashing which is concealed and cannot be examined without removing the roof material and this is equally true for almost all roofs. Whereas the condition of a roof can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring, or by specific water tests, which is beyond the scope of our service. Even water stains on ceilings or on the framing or decking in attics will not necessarily confirm an active leak without corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We examine every roof, evaluate it and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak.

Some roofs are not safely accessible on foot because of the degree of slope and others are not safely accessible because of the height. We inspect these roofs from the eaves with a ladder and/or from the ground with binoculars. These roofs can be inspected by professional roofers with a bucketed boom truck at a cost. This equipment can safely maneuver them around the roof for a complete inspection. This type of inspection is recommended if a more detailed inspection than what our capabilities are is desired.

CHIMNEY

There is a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types. Single walled metal, masonry, and prefabricated multiwall metal ones that are commonly referred to as factory built. Masonry and factory built ones are the most commonly used in residential housing. Our inspection of them is as a generalist and not a specialist. Significant areas of chimney flues are not visible during an inspection as has been documented by the Chimney Safety Institute of America. Because our inspection is limited to the portions that are partially visible from the exterior and fire place only without dismantling the chimney, we cannot guarantee their integrity. There are experts who will video scan a chimney flue and offer a guarantee of its structural integrity however we do not offer that type of service. Flue cleaning is always recommended before use of a chimney so that its passage is cleared of any possible obstructions or wall buildups that could cause a chimney fire.

SIDING

There are numerous siding materials; brick veneer, fiber cement, stucco, synthetic stucco, vinyl, manufactured hardboard, various types of wood siding, and with older homes there may be aluminum or even asbestos shingle. We identify the type siding material and inform you of any known intrinsic issues. Synthetic stucco or EFIS is excluded from the scope of our inspections although we will identify it as such and our inspection will only be superficial. We document the visible damaged areas and note the sealing needed to shield from water and air infiltration as well as the general condition of the siding. We do not remove the siding or trim to examine the flashings around windows or doors or any other internal water/condensation removal system, so in the absence of any visible indication that there may be an internal water removal issue, we will not bring it forward as an issue. There are contractors who have instruments that can penetrate wall coverings and measure moistures or use video thermography to determine if there are moistures issues behind the wall covering but even this approach is no guarantee. We do not engage in this type of service but this should not deter you from seeking someone who performs this service if a higher degree of certainty regarding internal moistures is desired.

PLUMBING

Plumbing systems have common components but they are not uniform. Water supply piping, drain piping, vent pipes, water heating devices, and components which are not tested such as shut off valves, pressure regulators and pressure relief valves are the primary components plumbing systems have in common. Pex plastic supply tubing and copper pipe are the two best potable water supply materials while pvc is the most common type of drain piping. Galvanized pipe and polybutylene pipe are the most problematic types of supply piping while terra-cotta and black iron drain lines are usually considered the most problematic. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video scan of the main line would confirm its actual condition and most plumbing contractors are able to provide this service. Galvanized supply lines can corrode on the inside over time causing reduced flow, reduced pressure, leaks and sometimes blockage when rust accumulates in a given location in a line. Cast iron drain lines can also corrode internally, have roots grow within them or be partially crushed between the home and the main drain discharge. We inspect for leaks and any sign of damage as a result of

leakage in the visible areas and make a subjective evaluation of the pressure and flow however this is based on limited usage on the day of the inspection and cannot be considered a guarantee that the flow and pressure will always be adequate to meet the demand. This is particularly true in cases with homes having galvanized or iron piping that have set idle for a long period or have had low usage up until the time the new owners move in and the usage dramatically increases. Water wells, septic systems, water softeners/filters or water quality are not within the scope of the inspection.

ELECTRICAL

There are a wide variety of electrical systems and even a greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety.

What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards? Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load calculations to determine if the supply meets the demand. Electrical conductors run in walls and attics beneath insulation and are therefore not visible for inspection. In the interest of safety, we record every visible electrical deficiency and recommend an evaluation by a licensed electrician before the close of escrow. Ground fault and arc fault protection is also recommended in the interest of safety and should be tested periodically going forward since they frequently fail with no indication that the safety feature of them is no longer functional.

HEATING AND COOLING

Our inspection of the heating and cooling systems in a home consists, generally, with a visual examination of the hardware, external portions of the ducting, control apparatus, and recording the size, manufacturer and age of the components where it is distinguishable by the data plate. The system is run in heat and/or cool mode when outside temperature conditions permit without potentially damaging the system. The differential temperatures are checked and recorded between the air return to the coil and the nearest register after the coil. This provides an indication of operating efficiency of the system. The condensate over flow protection hardware is observed for condition but the electronic float switch or level sensor is not tested. In homes with a furnace, it is operated and the flame activity observed for distortion that would indicate heat exchanger cracking. We do not inspect heat exchangers for cracks, nor do we have the equipment or the expertise to check the air quality or Freon leakage from the heat and air conditioning system in the home being inspected. A licensed HVAC technician should be consulted for heat exchanger inspections and sizing considerations for the home. Flushing of the condensate removal lines and testing of the float switch and/or level sensor is recommended by a technician for new home owners initially and on an annual basis going forward.

ENVIRONMENTAL CONTAMINATES

Most homes built after 1978 are generally assumed to be free of asbestos, lead paint and many other common environmental components. However, we do not have the expertise or the authority to evaluate potential hazards such as asbestos, radon, methane, formaldehyde, termites and other wood destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation to name some of the more common place ones. Nonetheless, we will try to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health, safety and environmental hygiene are personal responsibilities and you should make yourself familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet by the Environmental Protection Agency online at www.epa.gov/pubs. We do not test for mold or measure indoor air quality. Regardless, a person's health is a truly personal responsibility and inasmuch as we do not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before close of escrow. This would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Part four

COPY OF PRE-INSPECTION AGREEMENT SIGNED

Reliable Home Inspections, LLC

JOHN R. SCHMIDT 229 561-0777

PRE-INSPECTION AGREEMENT

This legal agreement is entered into by and between JOHN R. SCHMIDT referred to as INSPECTOR and _____ referred to as CLIENT for the property located at _____.

on _____.

The Real Estate Inspection agreed to by use of this document is a **“limited visual examination of the condition and operation of the readily accessible structural and mechanical components of the structure on the day of the inspection without regard to life expectancy”**.

The purpose of the inspection is to identify systems and components of the property that, in the professional opinion of the inspector, adversely affect the function, and/or integrity of the items, systems or components. The inspection and report will be limited to **visible, safely and readily accessible** areas and components of the property. The inspection is not considered to be “technically exhaustive.”

The inspection will be performed using the American Society of Home Inspectors[ASHI] Standards of Practice.” A copy of the standards of practice is available upon request or may be viewed on the internet at www.homeinspector.org/standards-of-practice. It is agreed that the “standards of Practice” shall define the standard of duty and the conditions, limitations and exclusions as well as those listed herein.

Systems, items, structures, and conditions which are not within the scope of the inspection include but are not limited to, radon, formaldehyde, lead paint, asbestos, air quality, molds, fungi, any environmental hazards, eifs [external insulating finishing systems], pest infestation, water wells, septic systems, concealed or latent defects, security systems, smoke or any other type of detector/alarms, play ground equipment, pools of any kind, and the quality or safety of foreign made materials, [eg.,Chinese made sheet rock] as well as those identified in the NAHI Standards of Practice”.

A written report of the inspection will be prepared for the exclusive use of the client [purchasers] and does not represent a guarantee or warranty of any kind, either expressed or implied. The report represents the opinion of the inspector and is not to be considered an appraisal, compliance inspection, substitute for a real estate transfer disclosure required by law or certification for past or present codes or regulations. The client understands that the Inspection is of a limited general nature conducted within a limited time and that while the Inspection may reduce the risk of the client of unknown needed repairs it cannot eliminate the risk. The client agrees to carefully read the complete report prior to purchase. It is understood that the report is non transferable to a third party.

The parties understand and agree that the inspector assumes no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies nor responsibility for consequential damage or bodily injury of any nature either current or arising in the future. Any claim of such will be limited to the amount of the inspection fee and made prior to making any repairs, replacements or modifications of any kind. Failure to provide adequate notice will constitute a waiver of any and all claims the client may have against the inspector.

It is under stood that this agreement represents the entire agreement between the parties and that this agreement shall be binding upon and insure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

Any dispute, controversy, interpretation or claim including a claim for, but not limited to, breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to a non-binding mediation conference and absent a voluntary settlement through non-binding mediation to be followed by final and binding arbitration, if necessary, as conducted by Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their rules and procedures. If you would like to utilize the mediation and arbitration services of another dispute resolution provider other than one of those listed please

submit your recommendation to us for consideration. If the dispute is submitted to Binding Arbitration, the decision of the arbitrator appointed there under shall be final and binding. Enforcement of the Arbitration award may be entered in any court of competent jurisdiction.

CLIENT HAS READ, UNDERSTANDS AND ACCEPTS THIS LEGAL DOCUMENT PRIOR TO OR AT THE TIME OF THE INSPECTION AND AGREES TO THE DISPUTE RESOLUTION LANGUAGE WRITTEN ABOVE AS WELL AS ALL OTHER TERMS OF THE AGREEMENT **Int.** _____

Client Signature _____ **Date** _____ Agreed Fee _____

Client Signature _____ Date _____ Permission to provide agent a copy
Y/N

Inspector's Signature _____ Date _____

Email address _____



AMERICAN SOCIETY OF HOME INSPECTORS