

# **RELIABLE HOME INSPECTIONS, LLC**

JOHN R. SCHMIDT CRI  
LICENSED, CERTIFIED AND EXPERIENCED  
NAHI Certification #19350 license# 3489

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“what you don’t know CAN hurt you”

## **HOME INSPECTION REPORT**

For

**CLIENT - MR. JOHN DOE**

**ADDRESS - 2233 BRANCH DRIVE, VALDOSTA, GA**

**DATE - 8-26-2015**



## GENERAL DESCRIPTION

The home at 2233 Branch Drive that I inspected on 8-26-15 has 3 bedrooms, 2 bathrooms, a great room, laundry room, utility room, sun room, kitchen /dining area and a 2 car garage. It has approximately 2216 square feet and was constructed in 1986. The foundation is concrete block columns with wood beam and joist under structure. It is wood frame with brick veneer siding. The roof structure is 2x4 truss with a fiber glass composite shingle roof covering. The home is total electric. It has a well and private septic system. The home has a concrete drive and is located in a residential neighborhood. 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 sent to the mailing address that you provide. The complete report should be reviewed and any questions or concerns brought forward to the inspector before close of escrow. The report is discussed below in random order and followed by general comments regarding the home's major systems and components. Part three contains important information regarding the inspection and some of its limitations and part four is a copy of the pre inspection agreement. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT.

## SPECIFIC COMMENTS

### Part one

1. The driveway has tree root up lift that has created some 1.5 to 2.5 inch offsets. The brick walkway also has offsets that can be trip/fall hazards.



2. There is a leak stain on one side of the chimney in the attic. It appears to be an old leak but I could not get close enough to it to check for moisture to be certain. The flashing and sealant around the chimney looks acceptable so my recommendation is to monitor the area after a heavy rain to be sure.



3. The master bedroom window upper sash is fogged between the panes.

4. The hall bathroom electrical outlet has reverse polarity wiring and is therefore not GFI protected.
5. There are three recessed lights across the aisle in front of the kitchen that would not operate.
6. The front of the home has no crawl space vents from the front door southward. The south end has none because of the garage. This has created a dead air space that has allowed a fairly small area [15x20 feet approximately] of mold like substance growth on the south end of the crawl space subfloor. A moisture barrier, dehumidifier[s] and/or forced air ventilation are three methods that I have seen utilized to help with this issue in my experience however a company that specializes in mold remediation should be consulted if the presence of this substance is of concern.



7. There is an area of subfloor under the master tub that has had previous water damage. It has had shims installed between the subfloor and joist most likely to stabilize the floor in that area. The flooring seems sound and the staining appears to have been from the past however I don't know how long it has been since there has been water usage. Although I believe it to be a past issue, I do recommend inspection of the area after water usage has resumed.



8. The stove came from the manufacturer with a mandatory child safety anti-tip device that was not installed. This device holds the back foot of the stove in place so that if a child should open the door and stand on it to reach the cabinet or microwave above, it would not tip forward causing severe burns or crushing injuries. Installation of an anti tip device is recommended.



9. The hot water heater hot and cold water connections have galvanic corrosion which will lead to leakage going forward. Proper replacement is recommended.



10. A 20 amp breaker in the electrical panel that was designed for one conductor has been double tapped with two conductors. This creates a potential fire hazard and should be corrected by a licensed electrician.



## GENERAL COMMENTS-

Part two

1. **ELECTRICAL-** The electrical service panel is 200 amp. The 110 volt branch conductors are copper. The ground fault outlets tested to be functional with one exception discussed above. There were an adequate number of outlets that were randomly tested and found to be in serviceable condition. The over head lighting operated properly as well as the ceiling fans and bathroom exhaust fans where applicable. The exterior security lights operated properly.



2. **PLUMBING-** The plumbing supply piping is copper pipe and the visible drain lines are PVC. The electric hot water heater is a 40 gallon capacity unit built in 1984. The hot water temperature measured 116 degrees. Flow, pressure and drainage seemed satisfactory and there were no leaks observed. The whirlpool tub functioned normally. Exterior hose bibs were located. The well and septic systems were not inspected. The homes water cut off valve is located at the well.



3. **HVAC-** The heating and cooling of the home is accomplished by a Bryant 3 ton combination system heat pump built in 2007. The thermostat is in a lock box so I tested the system as it cycled on and off to control the temperature set point. Its operation was within normal temperature parameters. The visible sections of ducting were adequately insulated, sealed and properly suspended.



4. **INSULATION/VENTILATION-** The attic insulation is blown in fiber glass. There is approximately 8-10 inches of thickness which should provide an R-30 energy 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, roof vents and gable vents which should be adequate. There were areas in the attic that were not safely accessible due to insulation covering the floor and no walk ways.





5. **STRUCTURAL-** The brick veneer siding is in serviceable condition and adequately sealed around the wall penetrations. No weep holes were observed. A two foot crack was observed in the chimney about head high. It is not an issue of concern in my opinion. Neither 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 displayed no indication[s] of defective workmanship or condition.



6. **ROOF COVER-** The fiber glass composite roof covering is approximately 15-17 years old in my estimation. The visible and accessible areas were in serviceable condition. The uncovered flashings, plumbing vents and other penetrations 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.



7. **MISCELLANEOUS-** The kitchen appliances consisted of a cook top, oven, dishwasher, refrigerator, disposal and a ductless cook top ventilator/ built in microwave. Their operation was acceptable. The cabinetry condition is acceptable. The metal garage door operation was acceptable. There were five smoke detectors observed but not inspected.
8. The home has a masonry wood burning fireplace insert with an operational damper. Cleaning of the chimney flue is always recommended before use since the duct way is not visible for inspection.
9. There is no guttering on the home however drainage around the home appeared to be adequate based on a visual assessment.

Additional photos



Part three

### **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 over 2,000 residential and small business properties. I am a certified member of the National Association of Home Inspectors [NAHI] and use their standards of practice and code of ethics for my inspections. Those are available for viewing on line at [www.nahi.org](http://www.nahi.org).**

**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.**

## **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 of 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, it's exposure to sunlight or other prevalent weather conditions, and it's 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. 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 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 cool mode when outside temperature conditions permit without potentially damaging the system. The system is also operated in emergency heat mode where applicable. 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 electromagnet 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](http://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.

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Part four

**COPY OF PRE-INSPECTION AGREEMENT SIGNED**

**Reliable Home Inspections, LLC**

JOHN R. SCHMIDT CRI

4326 Swan Drive, Valdosta, Ga. 31602

**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 National Association of Home Inspector’s [NAHI] Standards of Practice.”** A copy of the standards of practice is available upon request or may be viewed on the internet at [WWW.NAHI.ORG](http://WWW.NAHI.ORG). 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 \_\_\_\_\_

**Address** \_\_\_\_\_

**CERTIFIED MEMBER**

**email** \_\_\_\_\_



\_\_\_\_\_