

Inspection Report

Modern Home Inspections for a Historic City

LHI Numbers:

Beau Tanner: 10804, Charles Axelrad: 10822, Jason Pepitone: 10841, Chris Thacker: 10913, Emily Beyer: 10970, Amelia Yates: 11036, Josh Chiero: 11215

938 N Gayoso St
New Orleans, LA 70119



Prepared For:
PETER BOWEN

Inspection Date:
Monday, December 1, 2025

Prepared By:
Emily Beyer and Amelia Yates



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report

Axelrad & Associates, Home Inspections, LLC
4101 Cleveland Place
Metairie, LA 70003

504-799-9401
www.axelradhome.com
Chaxelrad@gmail.com



December 4, 2025

Dear Peter Bowen,

RE: Report No. 19955
938 N Gayoso St
New Orleans, LA
70119

Thank you for choosing Axelrad & Associates to perform your Property Inspection. Every effort has been made to provide you with useful information concerning the safety, function, performance, and maintenance of your property.

Also included herein is the invoice as per our agreement, marked paid in full, for your files.

This inspection and report have been performed in accordance with the Standards and Practices and the Code of Ethics of the Louisiana State Board of Home Inspectors. This report exceeds those standards. This is a proprietary report for the named client only.

Please feel free to contact me with questions about the report or the property itself anytime. Our consulting service via telephone or email is available at NO COST to you for as long as you own the property.

Thank you again for allowing us to work with you and we wish you good fortune in your new venture. We sincerely hope you will see fit to recommend us to others.

The inspector(s) below completed this inspection and report and the names(s) shown constitute an electronic signature for the purposes of this report, pursuant to Louisiana law.

Sincerely,

Emily Beyer and Amelia Yates
on behalf of
Axelrad & Associates, Home Inspections, LLC

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INVOICE

December 4, 2025

Client: Peter Bowen

Report No. 19955

For inspection at:

938 N Gayoso St

New Orleans, LA

70119

on: Monday, December 1, 2025

Residential Home up to 1,499 gross square feet	\$425.00
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Raised Foundation Systems	\$125.00
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Residential Home up to 1,499 gross square feet	\$425.00
--	----------

Raised Foundation Systems	\$125.00
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State of Louisiana Board of Home Inspectors required filing fee	\$10.00
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Client Discount	(\$110.00)
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Total	<u>\$1,000.00</u>
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PAID IN FULL - THANK YOU!

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SUMMARY

938 N Gayoso St, New Orleans, LA December 1, 2025

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The Summary below is used to list the most significant items that may require some cost, time or effort to remediate, repair, need immediate attention or that present possible safety issues. Minor repairs, items that should be monitored, cosmetic and regular maintenance items are NOT listed in the Summary below but can be found in the report under their appropriate heading. Placement in the summary is subjective but based on our experience. Some issues important to you may not be in the summary. The information in the ENTIRE report will provide you with the knowledge to make informed decisions about your property purchase.

The entire report includes all of the text and reference material. The reference material includes the Web Links for more information or related articles. They are only available on the Internet version of the report. All links are in BLUE and are "clickable" when access to the internet is provided.

Please note that all directional references (left, right, front, back) are from the street/front view, facing of the property. Not all recommendations will have a photos. Photos provided are not all encompassing.

[VIDEO - AXELRAD & ASSOCIATES - WHAT WE DO](#)

Roofing

RECOMMENDATIONS \ General

Condition: • Recommend consulting roofer

Recommend consulting a qualified roofing contractor for inspection and overall further evaluation, recommendations, and quotes.

Location: Throughout

Task: Further evaluation. Repair or replace.

SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

Location: Main house rear slope, various rear building

Task: Repair or replace.

Condition: • [Near end of life expectancy](#)

Due to age, deterioration, granule loss, patches, rusted flashings, it is recommended to consult with a roofing contractor for further evaluation of the roof for scope of repairs, estimation of life expectancy and replacement considerations.

Location: Both houses

Task: Further evaluation.

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Exterior

WALLS \ Cladding

Condition: • Siding was in overall poor condition, particularly on the left wall. The roof did not overhang past the wall and the wall was bulged with siding in poor condition. Water may be entering behind the siding, causing rot/deterioration/insect damage to the framing. Further evaluate extent of damage and repair as needed.

Location: Rear building

Task: Further evaluate. Repair.

Condition: • Deferred maintenance

Moisture damage, cracks/openings, peeling paint, and general or isolated disrepair. Openings in exterior may also attract wood destroying insects to structure, and may cause hidden possible damage and mold growth. These issues should be addressed before further material deterioration occurs.

Location: Various Throughout

Task: Repair.

WALLS \ Wood siding

Condition: • Typical deferred maintenance

Moisture damage, cracks/openings in exterior wood, peeling paint, and general or isolated disrepair. Moisture intrusion has caused or may cause some exterior wood surfaces to rot. Openings in exterior wood may also attract wood destroying insects to structure, and may cause hidden possible damage and mold growth. Exterior wood issues should be addressed before further material deterioration occurs.

Location: Various exterior wood siding and/or wood trim

Task: Repair or replace damaged wood and paint or seal to protect from moisture intrusion.

Time: General maintenance

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • Ledgerboard problems

The ledger board is the structural framing member that the porch floor joists are nailed into. The ledger board of the porches is presently nailed to the main structure with framing nails. The nails may slip out of place. The ledger board should be bolted to the main structure to prevent the ledger board from falling out of place.

Location: Rear building porch

Task: Correct.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing stair handrail

Steps with four or more risers or rising more than 30 inches in height should have a handrail installed along one side for safety. Railings should be sturdy enough to resist a person's weight and balusters spaced no more than 4". Railings should not be loose or climbable, and should be high enough to provide adequate protection; 36 inches is common. Stair hand railings should be graspable; a 2x4 is not adequate.

Location: various

Task: Provide or install.

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Structure

RECOMMENDATIONS \ General

Condition: • Indications of insect activity.

Indications of possible wood destroying insect material. Wood destroying insect inspection recommended, or refer to completed inspection report as applicable. Obtain all treatment history documentation.

Location: Main house

Task: Further evaluation. Maintain insect protection program.

FOUNDATIONS \ Columns, piers, or pilings

Condition: • Mortar and/or brick deterioration

Location: Crawlspace

Task: Repair

Condition: • Excessive, or improper shims

Shims should have full bearing on both the sill and pier. Inadequately sized shims will cause concentrated loads on structural members and may cause damage or movement. Shims should be made of a non-compressible material such as metal, masonry, hard plastics, slate, or fiber cement. No more than one to two shims should be used with a maximum total depth of two inches.

Location: Various Crawl Space

Task: Remedy.

Condition: • [Leaning](#)

Location: Various Crawl Spaces

Task: Repair.

Condition: • [Missing](#)

Location: Various Crawl Spaces

Task: Install.

Condition: • Loose or missing brick or block

Location: Various Crawl Space

Task: Repair or replace.

Condition: • Bounce beam issues

Bounce beams are beams typically installed after the house is built to stiffen a deflection or bounce in the floor. They are typically not constructed to the same standards as a load-bearing foundation beam, and typically are missing footers or mortar, and are therefore more susceptible to movement and separation from joists.

Location: Various crawl space

Task: Further evaluation. Replace.

FLOORS \ Sills

Condition: • [Rot or insect damage](#)

It is highly recommended for termite shields to be installed when sills are replaced and piers are repaired.

Location: Various Throughout Crawl Space

Task: Further evaluation. Replace.

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Condition: • Improper splicing

Sill is not properly spliced over pier. Sills and beams should be spliced over piers, so both ends have 4" of vertical support.

Location: Crawl Spaces

Task: Correct.

FLOORS \ Joists

Condition: • Rot and/or insect damage

Damaged joists have lost some structural integrity from rot and/or insect damage. Repair by sistering is recommended. Sistering is adding a new joist to the old, attaching a same dimensional member to the damaged one with nails or bolts. The sister member should span the supporting piers if possible and this may require the area to be raised a quarter inch by jacking, in order to place the new joist into position.

Location: Various crawl spaces

Task: Repair should be done by a licensed contractor.

Condition: • Notched post-pocket

A fair amount of joists have been excessively notched when sills were replaced. The joists were originally only slightly notched and then pocketed inside the sill. When the sill was replaced, the joist was notched further to then rest on the new sill. This additional notch is excessive and greatly reduces the structural capacity of the joist, increasing the likelihood of splitting, damage, and structural movement. Sometimes a joist hanger installed under the notch can provide support. In some cases the notch is too large or too far away from the sill, where a ledger board or bounce beam may be more appropriate. Consult with structural contractor for repair options.

Location: Crawl Spaces

Task: Further evaluation.

WALLS \ Wood frame walls

Condition: • Water intrusion

Location: Right side of rear building crawl space

Task: Further evaluation. Hidden damage possible.

ROOF FRAMING \ Ceiling joists

Condition: • Insect damage

Location: Rear building

Task: Repair. Maintain insect protection program

Electrical

SERVICE ENTRANCE \ Service drop, size, mast, and conductors

Condition: • Marginal service size

Wires entering 200 amp breaker appeared to be undersized.

Location: Main house

Task: Consult with electrician as needed.

SERVICE AND BRANCH \ Panel wires

Condition: • [Double taps](#)

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Two wires are installed to one breaker where only one wire is allowed. Solutions could include adding a breaker (if space permits), adding a mini breaker (if the panel is designed to use them), an auxiliary panel, or replacing the panel with a larger one. A licensed electrician should be engaged to correct this issue.

Location: rear building

Task: Correct

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Active knob and tube

Active knob and tube wiring was found. The recommendations for properties with active knob-and-tube wiring is as follows:

1. Although not advised, if any of the knob-and-tube is to be kept, have the system evaluated by a licensed electrical contractor to confirm that it is safe, installed correctly and without unsafe modifications. Confirm that this will be acceptable to your insurance carrier.
2. Until updates or repairs are completed, do not run an excessive amount of appliances in the home as this can be a fire hazard.
3. Any knob-and-tube active in kitchens, baths, laundry or outside should be replaced. Ungrounded systems in these areas is a safety concern.
4. Remove all flammable insulation or other materials from around the system to reduce fire hazard.
5. Secure an estimate of the extent of, and the cost of removal and replacement from a licensed electrical contractor. This can vary greatly depending on the extent of the system, the type of structure and the new installation size and requirements. Most insurance companies will no longer cover properties with active knob and tube wiring.

Location: Main building front attic (Some may be concealed)

Task: Replacement of all knob and tube wiring with current system standards.

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing

Cover missing on junction box(s), exposed, live wiring. Electrical connections should be in closed junction boxes.

Location: ac shutoff

Task: Correct.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI needed (Ground Fault Circuit Interrupter)

For safety reasons, GFCI protection is recommended either at the outlets or at the circuit breaker for all locations where water is present, such as the: kitchen, attic, bathroom, exterior, garage, laundry room, etc. Ungrounded outlets that require GFCI protection should also be made grounded.

Location: main house kitchen

Task: Upgrade to current standards

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Cooling & Heat Pump

RECOMMENDATIONS \ General and life expectancy

Condition: • Past life expectancy

The AC is past its typical life expectancy of 10-15 years. Failure is possible in the near term. Equipment can function many years after its expected useful life, but increased maintenance and preparation for replacement is recommended. A system this old is problematic.

Task: Monitor, service annually, budget to replace.

AIR CONDITIONING \ Condensing unit

Condition: • Not level

The compressor should be level (within roughly ten degrees). The compressor or the refrigerant lines may be damaged if the unit is out of level.

Location: throughout

Task: Further evaluation. Correct.

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • Moisture/mold in closet or air return

Elevated moisture/possible mold in the furnace closet or air return. Furnace closets and air returns are highly conducive to condensation and possible mold growth. The closets are typically enclosed spaces that are not well ventilated, where warm unconditioned air inside the closet interacts with cold air conditioning components, such as the evaporator coil, ductwork, condensate drains, and refrigerant lines. Air leaks, missing insulation around condensate/refrigerant lines, or a leak at the evaporator coil or condensate drain line can also cause elevated moisture, water intrusion, and possible mold.

Location: Rear building

Task: Improve. Clean or remediate as needed. Possibility of hidden mold growth - See Appendix.

AIR CONDITIONING \ Duct insulation

Condition: • Damaged

Damaged insulation is torn and missing in many places, exposing the metal duct. Insulation should completely cover duct from air handler to register.

Location: Both attics

Task: Repair or replace

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Missing throughout

There is little to no attic insulation. R-30 is considered the current standard in this climate zone. There are many insulation options that include fiberglass laid between the ceiling joists, or loose cellulose blown in.

Location: Main Building Attic

Task: Install

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Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: • [Leak](#)

Location: Crawl Space

Task: Repair.

WATER HEATER \ General and life expectancy

Condition: • Near end of life expectancy

The water heater is nearing the end of its life expectancy of 10-15 years. Performance is likely to decrease and failure is more likely in the near term. Equipment can function many years after its life expectancy, but increased maintenance (such as emptying the tank yearly) and preparation for replacement is recommended.

Location: main house

Task: Monitor, budget to replace.

Condition: • Past life expectancy

The water heater is past its typical life expectancy. The water heater was functional at the time of the inspection, though failure is possible in the near term. Equipment can function many years after its expected useful life, but increased maintenance and preparation for replacement is recommended.

Location: rear building

Task: Monitor, budget to replace.

WATER HEATER \ Tank

Condition: • [Leak](#)

Location: Main Building

Task: Repair or replace.

WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • [Discharge tube missing](#)

TPR valve releases hot water if there is too much pressure in the tank or the water is too hot. The discharge tube provides a safe place for water to discharge from the tank without causing a possible scalding injury or damage to the structure. The discharge tube should not discharge more than 6 inches away from the ground directed downward.

Location: rear building

Task: Install.

WASTE PLUMBING \ Drain piping

Condition: • Leak

Location: main house bathroom, crawl space

Task: Repair.

WASTE PLUMBING \ Traps

Condition: • S-trap

S-trap(s) observed. These can lead to siphoning. As the last bit of water flows down the drain, a vacuum forms at the top part of the trap, air from the basin pushes the water out of the bottom of the trap, allowing odors into the building.

Task: Replace with P-trap.

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Interior

WINDOWS AND DOORS \ General notes

Condition: • General window issues

Typical older window issues may include: air and water leaks, rot, missing or disconnected sash cords, peeling paint, inoperative, does not stay open, missing or ineffective hardware, painted shut, etc. At least one operable window per room is recommended for emergency egress.

Location: Various Throughout

Task: Correct.

APPLIANCES \ Dishwasher

Condition: • Leak

Location: Main Building Kitchen

Task: Repair.

Relative Elevation (Level)

RECOMMENDATIONS \ General

Condition: • Differential of 5" or more

The differential found is generally considered above average or excessive for a property of this age, construction type, and location. It is mostly due to settlement, usually associated with age, but some structural issues may be a contributing factor (See structural recommendations of this report). Repair any structural issues. Further investigation by a structural engineer or structural contractor is suggested.

OVERALL RATING:

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar properties in the area:

Below Average __ Below Average/Average __ Average__ Average/Above Average _X_ Above Average __

Comments: The property is generally well maintained and is in average to above average condition for its age, construction type, and location. All major building components and systems are in reasonably good working order, and serviceable, except where noted. There is a below-average amount of repairs and maintenance recommended for a property of this type and age.

Where no recommendation or other statement is made regarding a specific system or item, it appeared to be and was considered functioning in a satisfactory manner at the time of the inspection. This inspection and report are subject to the inherent limitations of a visual, non-invasive procedure that is not technically exhaustive.

Some photographs may be enhanced for the purpose of clarity. If stock photographs are used, they are so identified.

Cost estimates on recommended repairs, replacements or maintenance items are beyond the scope of home inspections, and recommended repairs or recommended further evaluations or verifications should be done by a licensed tradesman or licensed contractor in the appropriate field. As a general cost reference, you may wish to refer to the general guidelines provided in the link below. The Reference Library Page in the Appendix has links to all of the

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individual chapters of the complete book, "The Home Reference Book" and can be a valuable resource for additional information on home maintenance and repairs. This is the end of the Introduction and Summary section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

[General Guidelines for Repair Costs](#)

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Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • All roof should have regular inspections and general maintenance. Roofs, even newer ones, may leak at any time or develop damaged areas. Leaks often appear at roof penetrations, flashings, changes in direction, or changes in material. These areas should be evaluated regularly and repaired as needed. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes, and furnishings. Mechanical damage can occur from high winds, tree branches, or hail. We recommend a roof inspection and maintenance after the first five years and about every three to five years thereafter to minimize the risk of leakage and to maximize the life of roofs. This includes renewal of sealant at all flashings and roof penetrations.

Task: Information only.

Condition: • Recommend consulting roofer

Recommend consulting a qualified roofing contractor for inspection and overall further evaluation, recommendations, and quotes.

Location: Throughout

Task: Further evaluation. Repair or replace.

SLOPED ROOFING \ Asphalt shingles

Condition: • Debris

Location: Main house



Debris

Condition: • [Missing, loose or torn](#)

Location: Main house rear slope, various rear building

Task: Repair or replace.

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Missing, loose or torn



Missing, loose or torn

Condition: • [Near end of life expectancy](#)

Due to age, deterioration, granule loss, patches, rusted flashings, it is recommended to consult with a roofing contractor for further evaluation of the roof for scope of repairs, estimation of life expectancy and replacement considerations.

Location: Both houses

Task: Further evaluation.

Condition: • Tree branches touching roof

Location: various

Task: Correct.

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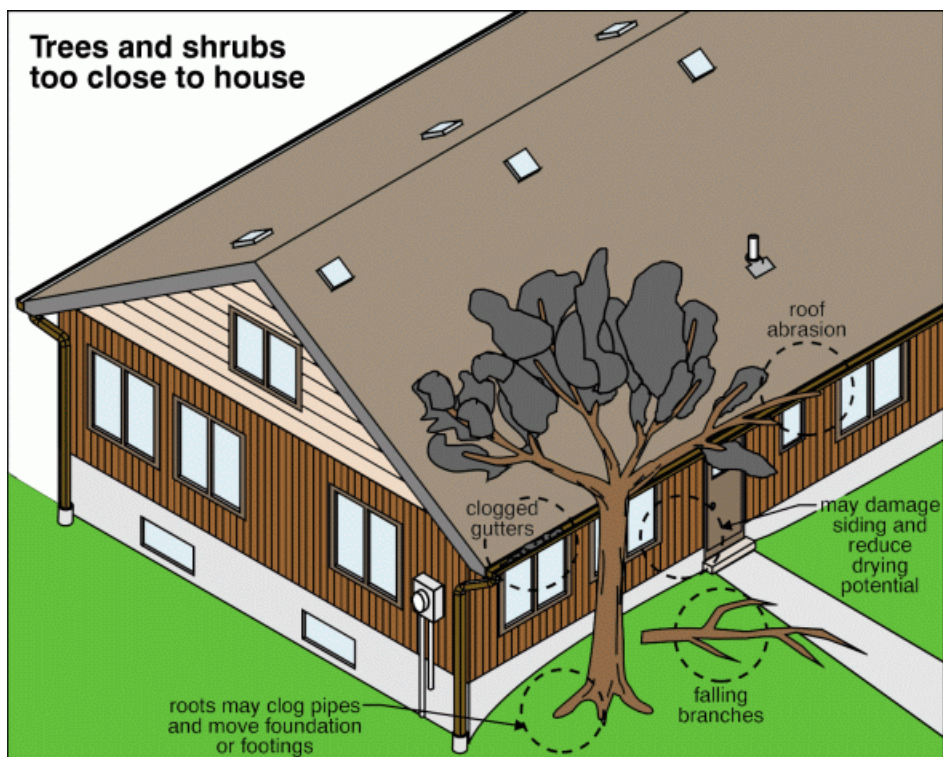
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Tree branches touching roof



Tree branches touching roof

Condition: • Vines on roof covering

Location: Main Building

Task: Remove.

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Vines on roof covering



Vines on roof covering

Condition: • Satellite TV dish attached to the roof covering

These dishes, when attached directly to the roof, are a potential area for leakage or damage during high winds. It is preferred to attach these to the exterior wall, fascia, or to a pole, where the possibility for damage is reduced.

Location: Roofs

Task: Remove if not in use. Improve location if possible. Monitor for leakage or damage.



Satellite TV dish attached to the roof...

Condition: • Large hole in roof alongside chimney penetration.

Location: Main Building Roof

Task: Repair.

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Condition: • Hole noted in roof.

Location: Front main house

Task: Repair.



Condition: • Roof was aged and in poor condition. Shingles were deteriorated with heavy granule loss. Loose/lifted/damaged shingles noted.

Location: rear building

Task: repair or replace

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SLOPED ROOFING \ Metal

Condition: • Rear metal roof was extremely rusted, loose, lifted, damaged and completely failing.

Location: Main house

Task: Repair or replace

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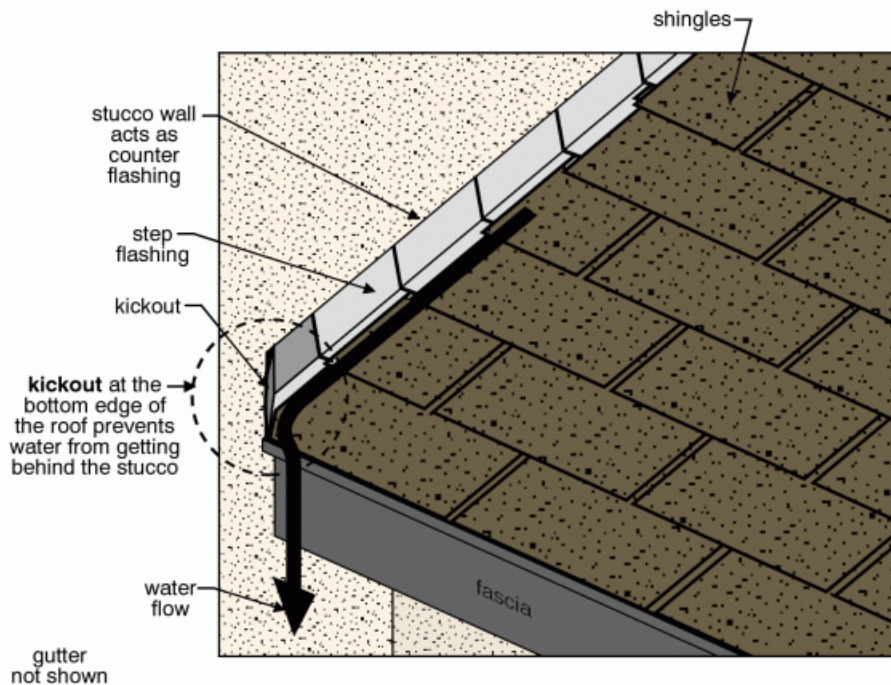
ROOF FLASHINGS \ General notes

Condition: • Missing flashing

Location: rear building rear bump out

Task: Verify

Kickout prevents siding/wall damage



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Missing flashing

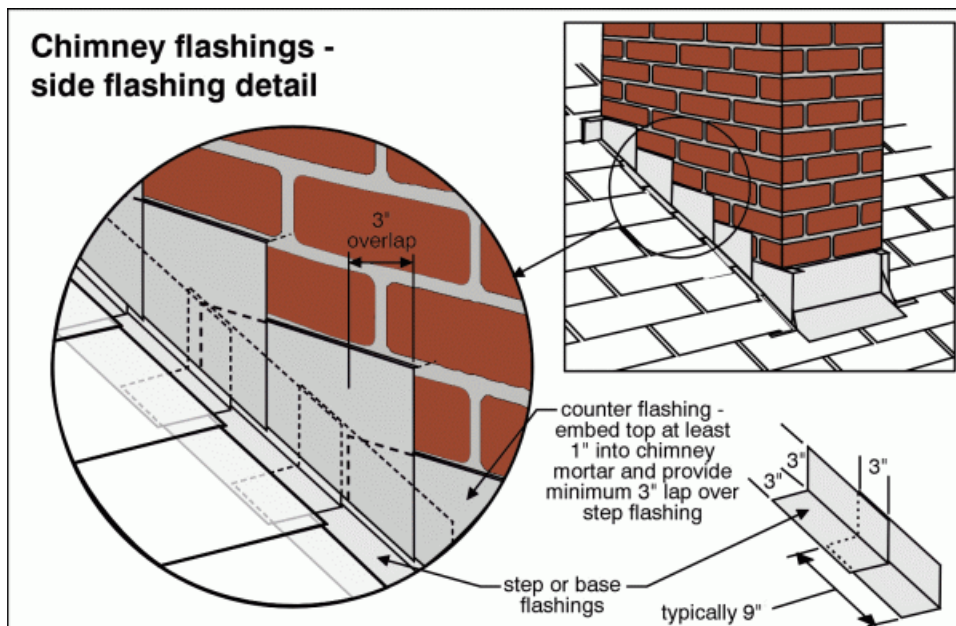
ROOF FLASHINGS \ Chimney flashings

Condition: • [Not let into mortar joints](#)

Chimney flashing heavily tarred or mortared to face of bricks, and does not appear to be tucked into mortar joints.

Location: Main roof

Task: Correct.



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Not let into mortar joints



Not let into mortar joints

ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • Loose

Location: Roofs

Task: Repair



Loose

Condition: • Rusted and lifted.

Location: Rear main house

Task: Repair

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ROOF FLASHINGS \ Pipe/stack/vent flashings

Condition: • Rust

Location: Roofs

Task: Repair.

Description and Inventory

General:

- General View of the Roof System



General View of the Roof System



General View of the Roof System

ROOFING

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General View of the Roof System



General View of the Roof System



General View of the Roof System



General View of the Roof System

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General View of the Roof System



General View of the Roof System



General View of the Roof System



General View of the Roof System

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General View of the Roof System



General View of the Roof System

Sloped roof material:

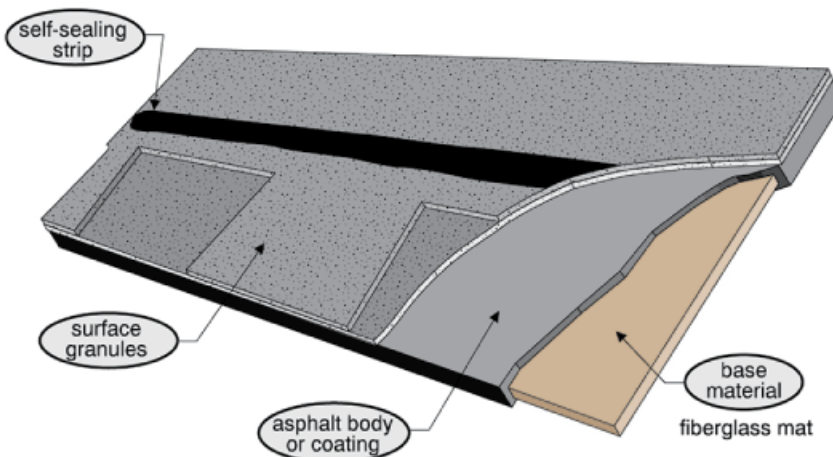
• [Asphalt shingles](#)

This is a standard "three-tab" asphalt shingle roof. With proper maintenance and no adverse conditions, the normal life expectancy of a basic three-tab asphalt shingle roof is 15-20 years, depending on the quality of the shingle, the manufacturer and the workmanship of the installation.

• [Modified bitumen membrane](#)

• [Architectural asphalt shingles](#) - These are dimensional shingles and are generally higher quality and have a longer life than standard three-tab asphalt shingles. With proper maintenance and no adverse conditions, the normal life expectancy of an architectural asphalt shingle roof is 20-25 years, depending on the quality of the shingle, the manufacturer and the workmanship of the installation.

Architectural (dimensional) shingles



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- Corrugated metal
- Metal roof exposed fastener system

Sloped roof flashing material: • Metal

Approximate age: • Near end of life expectancy

Typical life expectancy with routine maintenance:

- 15-20 years
Asphalt shingle
- 20-25 years
Architectural Asphalt Shingles

Limitations and Inspection Methods

Inspection limited/prevented by: • Lack of access (too slippery/fragile) • Trees • Leaves/debris prevented visual inspection in some areas • The roof was not walked, due to inaccessibility and/or unsafe conditions. The roof was viewed remotely from the screen of a phone or camera. This greatly reduces the ability to gather information about the age, condition, and certain defects of the roof that are more readily visible and accessible when up close and walking on the roof. If there is any concern about the roof, consider consulting with a qualified roofing contractor before closing.

Inspection performed: • Spectroscope from ground

Age determined by: • Visual inspection from photos taken of roof surface from Spectroscope

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Recommendations and Observations

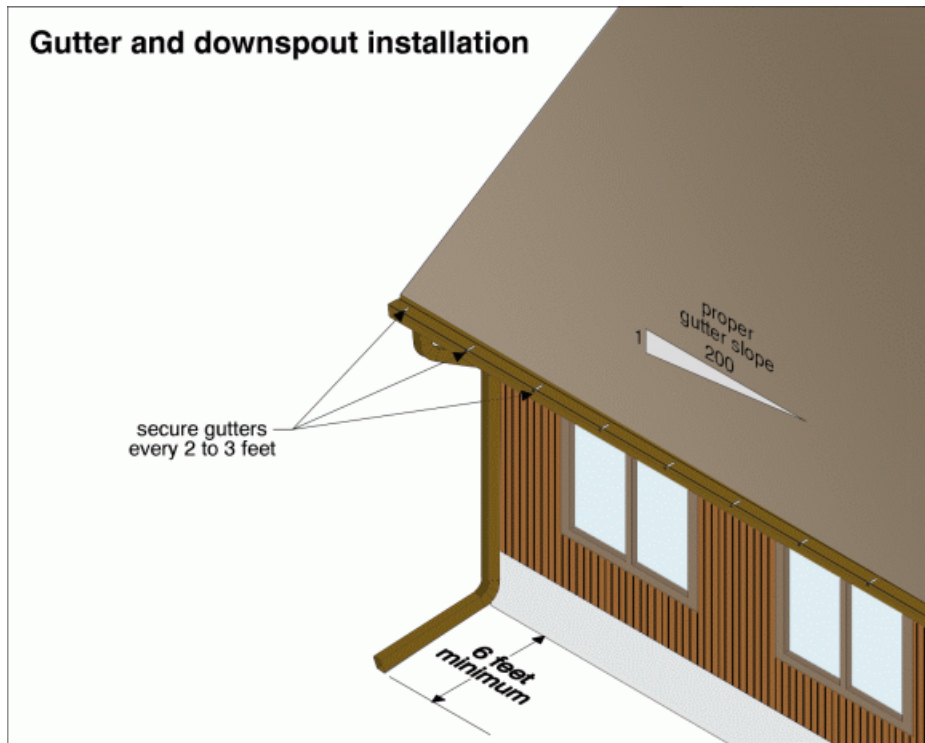
ROOF DRAINAGE \ Gutters and downspouts

Condition: • [Missing](#)

As a future improvement, gutters and downspouts are recommended to help control rain runoff to divert water away from the structure and foundation, and protect exterior finishes. Gutters will aid in diverting water to prevent/reduce soil erosion and ponding around exterior, and aid in management of moisture in crawl space.

Location: rear building rear bump out

Task: Informational



Missing

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Condition: • Dirty/debris

Location: throughout

Task: Clean.

Condition: • Damage

Location: rear building left

Task: repair



Damage

Condition: • No diverter

Location: Various rear building

Task: Repair.



No diverter



No diverter

WALLS \ Cladding

Condition: • Deferred maintenance

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Moisture damage, cracks/openings, peeling paint, and general or isolated disrepair. Openings in exterior may also attract wood destroying insects to structure, and may cause hidden possible damage and mold growth. These issues should be addressed before further material deterioration occurs.

Location: Various Throughout

Task: Repair.



Deferred maintenance



Deferred maintenance



Deferred maintenance



Deferred maintenance

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Deferred maintenance



Deferred maintenance



Deferred maintenance

Condition: • [Rot or insect damage](#)

Location: Main house soffit

Task: Repair or replace.

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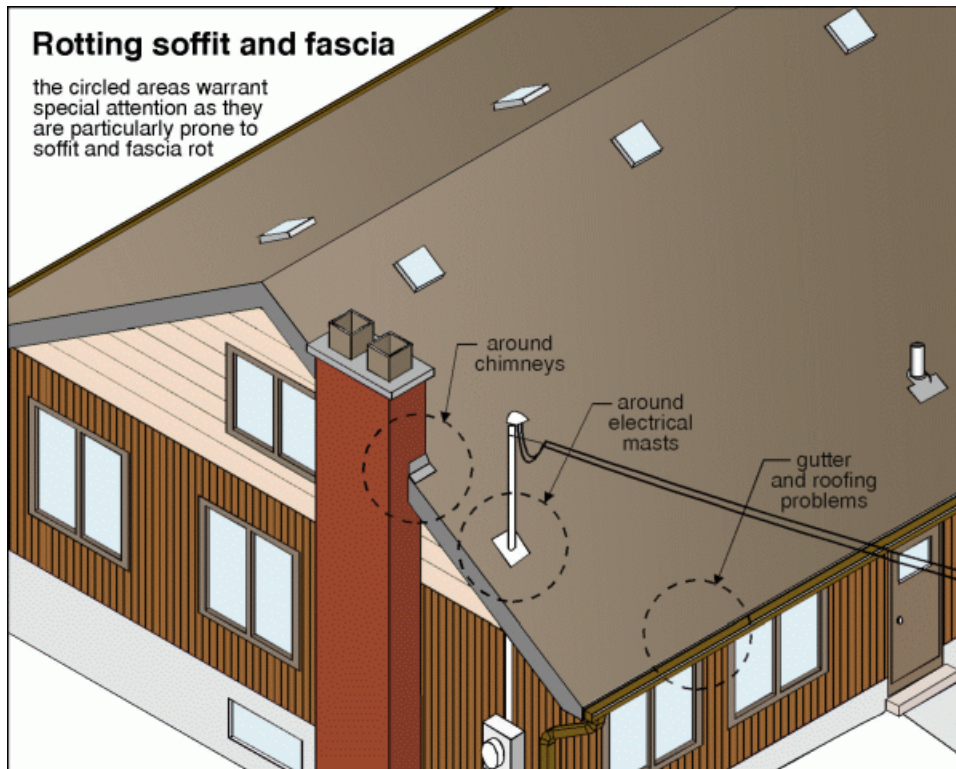
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Rotting soffit and fascia

the circled areas warrant special attention as they are particularly prone to soffit and fascia rot



Rot or insect damage

Condition: • Vine growth appeared to be separating the siding from the house in various areas. Water intrusion at these areas may have caused rot/deterioration/insect damage to the wall framing. Possible hidden damage when repairs begin.

Location: Various Throughout

Task: Further evaluation. Repair.

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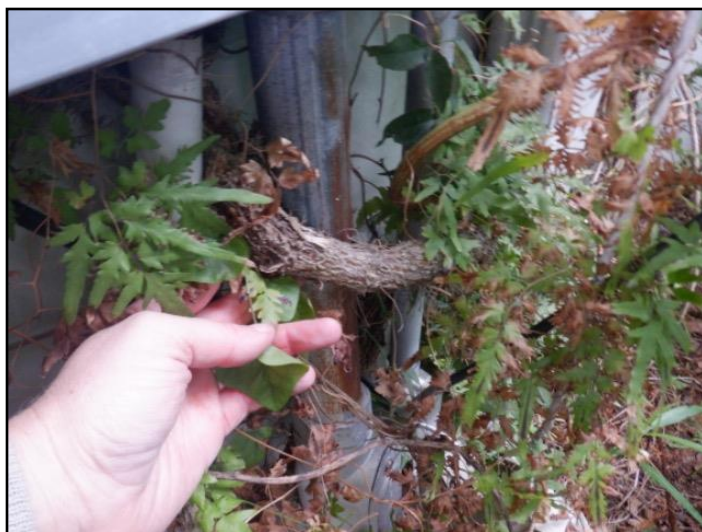
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Condition: • Siding was in overall poor condition, particularly on the left wall. The roof did not overhang past the wall and the wall was bulged with siding in poor condition. Water may be entering behind the siding, causing rot/deterioration/insect damage to the framing. Further evaluate extent of damage and repair as needed.

Location: Rear building

Task: Further evaluate. Repair.

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WALLS \ Wood siding

Condition: • Typical deferred maintenance

Moisture damage, cracks/openings in exterior wood, peeling paint, and general or isolated disrepair. Moisture intrusion has caused or may cause some exterior wood surfaces to rot. Openings in exterior wood may also attract wood destroying insects to structure, and may cause hidden possible damage and mold growth. Exterior wood issues should be addressed before further material deterioration occurs.

Location: Various exterior wood siding and/or wood trim

Task: Repair or replace damaged wood and paint or seal to protect from moisture intrusion.

Time: General maintenance

WALLS \ Fiber cement siding

Condition: • [HardiePlank Lap Siding - Installation Requirements \(Click for more information\)](#)

No visible Z flashing was noted above the windows. See figure 4 on page 2 of the linked PDF. Hardie Installation instructions. This is commonly seen and in this case, a drip cap was installed in lieu of Z flashing as recommended. This usually does not cause a problem but should be monitored and maintained.

Task: Correct if feasible. Otherwise, monitor caulking periodically.

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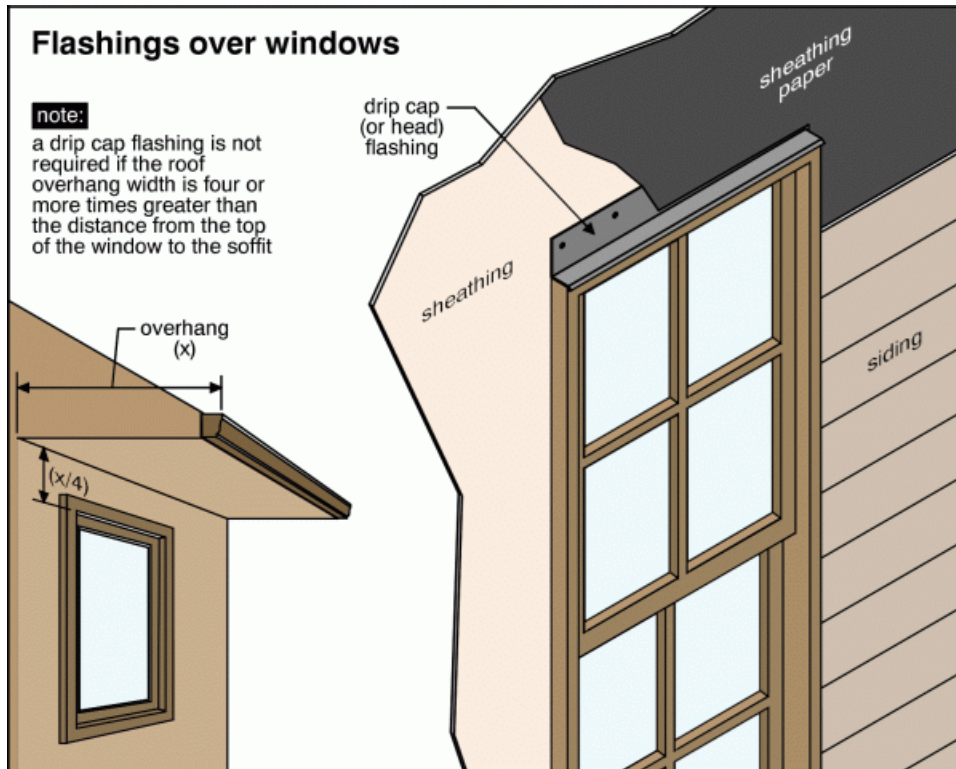
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Flashings over windows

note:

a drip cap flashing is not required if the roof overhang width is four or more times greater than the distance from the top of the window to the soffit



Condition: • Possible asbestos siding

Siding may contain asbestos. See appendix for more information.

Location: rear building left wall

Task: Further evaluation. Repairs should be completed by qualified contractor.

DOORS AND WINDOWS \ General notes

Condition: • Deferred maintenance

Typical deferred maintenance on exterior wood windows/doors, frames, and trim. Moisture damage, cracks/openings, leaking, peeling paint, missing putty, damaged muntins, and general disrepair. Moisture intrusion has or can cause exterior wood surfaces to rot. This should be addressed before further material deterioration occurs.

Location: Various exterior

Task: Remedy.

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Deferred maintenance



Deferred maintenance



Deferred maintenance



Deferred maintenance

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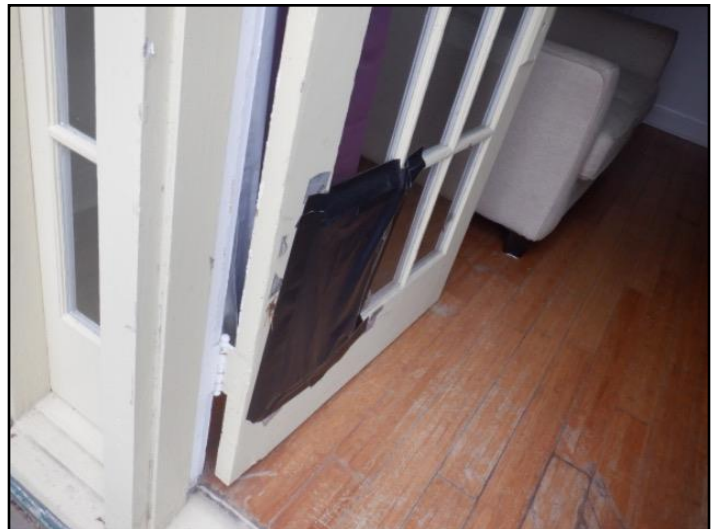
Deferred maintenance



Deferred maintenance



Deferred maintenance



Deferred maintenance

Condition: • Doors are susceptible to water intrusion when no roof overhang or awning is present. One is recommended wherever missing for improved water control and weatherproofing.

Location: rear building

Task: Repair.

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Doors are susceptible to water intrusion...

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Ground level deck was rotting, deteriorated and creating wood/soil contact.

Location: Exterior

Task: Remedy



Condition: • Patio overhang at rear of main house was in complete disrepair.

Location: Rear exterior

Task: Replace

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Condition: • Unflashed door overhang.

Location: Left Exterior

Task: Repair.

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Condition: • Porch was deteriorated and in poor condition. Porch appeared to be sagging towards the left. Wood decking, guardrails and stairs were rotting.

Location: Rear building front porch

Task: Repair



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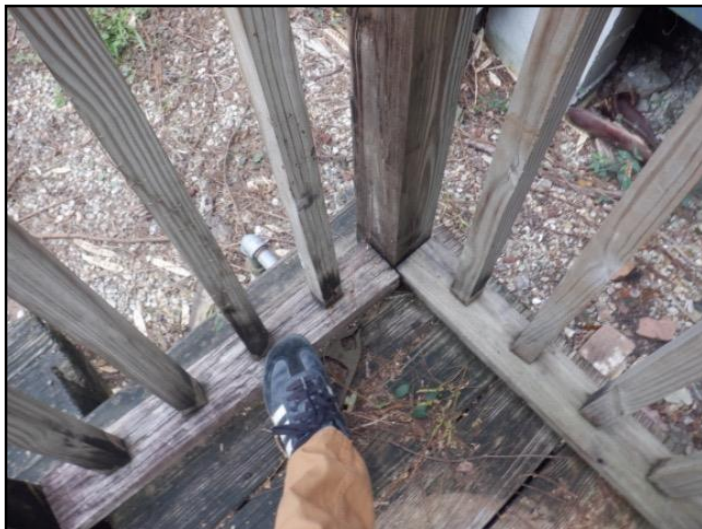
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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • Split

Location: Rear Exterior

Task: Repair.

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Split

Condition: • Posts were damaged and not secured to the concrete.

Location: Front Main Building

Task: Repair.



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • Ledgerboard problems

The ledger board is the structural framing member that the porch floor joists are nailed into. The ledger board of the porches is presently nailed to the main structure with framing nails. The nails may slip out of place. The ledger board should be bolted to the main structure to prevent the ledger board from falling out of place.

Location: Rear building porch

Task: Correct.

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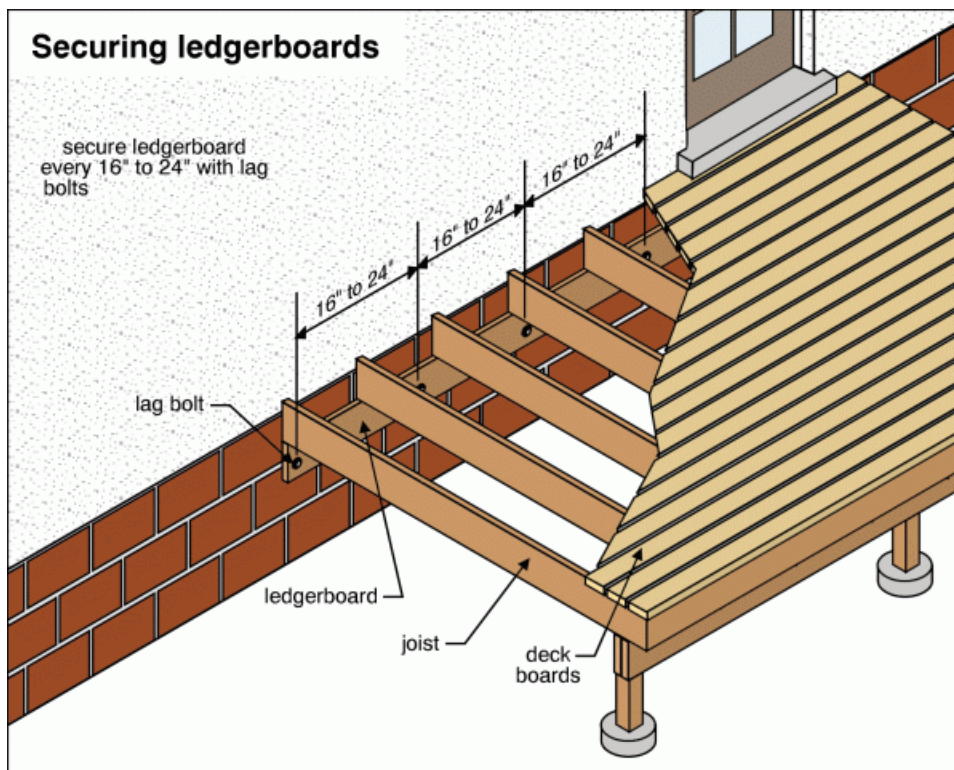
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Securing ledgerboards

secure ledgerboard every 16" to 24" with lag bolts



Ledgerboard problems



Ledgerboard problems

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Ledgerboard problems



Ledgerboard problems



Ledgerboard problems

Condition: • Missing flashing at deck/porch connection

There should be flashing that tucks up under and behind the siding, and comes down over the auxiliary structures that connect to the exterior walls. This prevents water from entering behind this connection, which can cause water intrusion to the interior and damage to the structure. See illustration for further clarification. A trim piece or improving seals at this area are a similar remedy if flashing installation is not feasible.

Location: All aux structures

Task: Improve.

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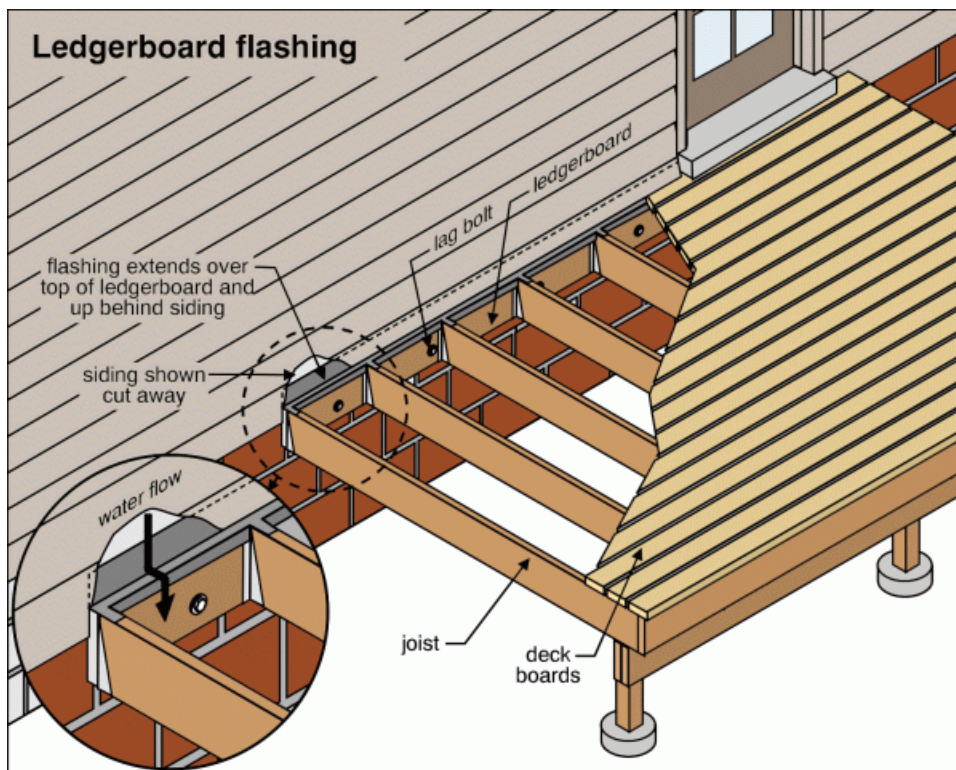
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Missing flashing at deck/porch connection



Missing flashing at deck/porch connection

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Missing flashing at deck/porch connection

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Stairs were settled, sloped and had an excessive rise to the interior.

Location: Rear building

Task: Repair.



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Missing stair handrail

Steps with four or more risers or rising more than 30 inches in height should have a handrail installed along one side for safety. Railings should be sturdy enough to resist a person's weight and balusters spaced no more than 4". Railings should not be loose or climbable, and should be high enough to provide adequate protection; 36 inches is common. Stair hand railings should be graspable; a 2x4 is not adequate.

Location: various

Task: Provide or install.

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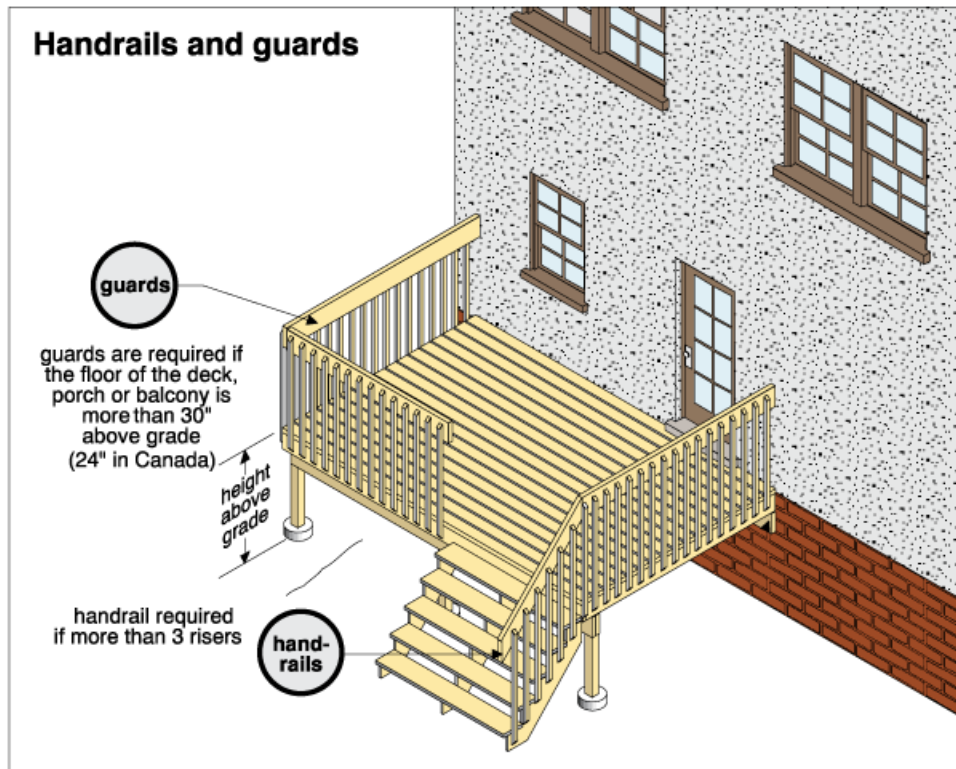
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Handrails and guards



Missing stair handrail



Missing stair handrail

Condition: • [Loose](#)

Location: Rear building front porch

Task: Repair.

LANDSCAPING \ Grading and hardscapes

Condition: • [Trees or shrubs too close to building](#)

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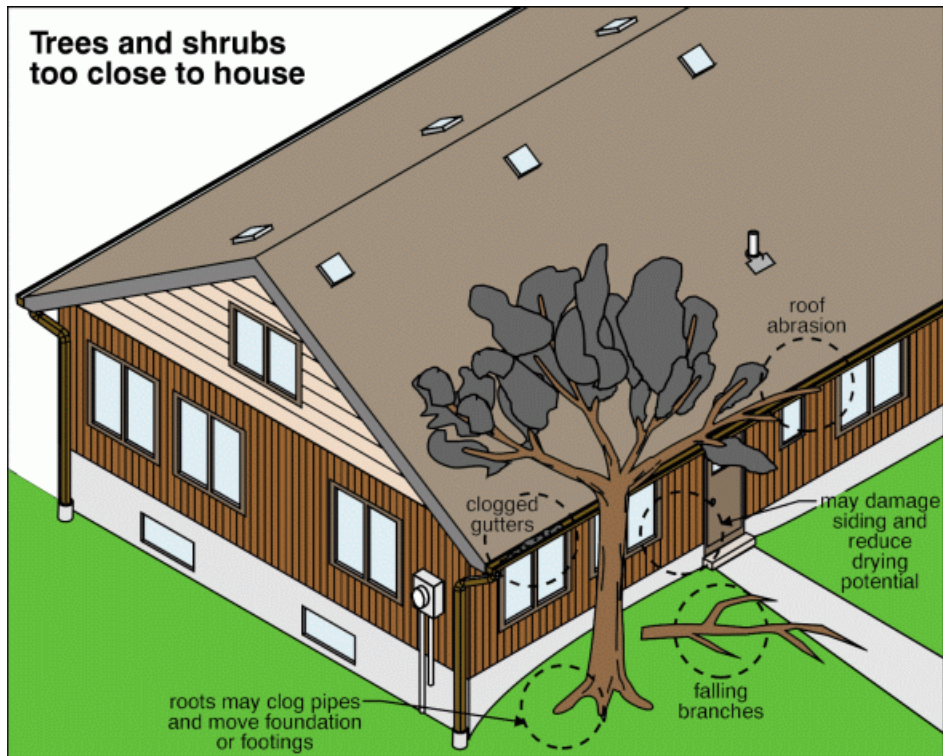
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Trees and branches overhang or touch roof and prevent proper drying, increases the chance of moisture damage. Branches can also damage siding and provide an access point for pests.

Trimming all trees around the property will decrease moisture and allow the structure and grounds to dry more effectively. Branches over a roof can cause mechanical damage from scrapping or falling.

Location: various

Task: Trim back trees from over roof and walls.



Trees or shrubs too close to building



Trees or shrubs too close to building

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Trees or shrubs too close to building

Condition: • Vines can damage siding by trapping moisture and reduce drying potential. Excess moisture leads to material deterioration . Vine roots can also damage paint and create a path for insect and water penetration. Vines should be kept away from all trim, including doors, windows, soffits, and fascia. They should also be kept off of gutters, roofs and masonry.

Extensive vine growth noted.

Location: Various Throughout

Task: Remove.



Vines can damage siding by trapping moistur...



Vines can damage siding by trapping moistur...

Condition: • Improper slope or drainage

Ground that slopes toward the house can funnel surface water from rain against the foundation slab or piers. This can lead to undermining of the foundation, sinkholes and/or standing water. The ground should slope down away from the building.

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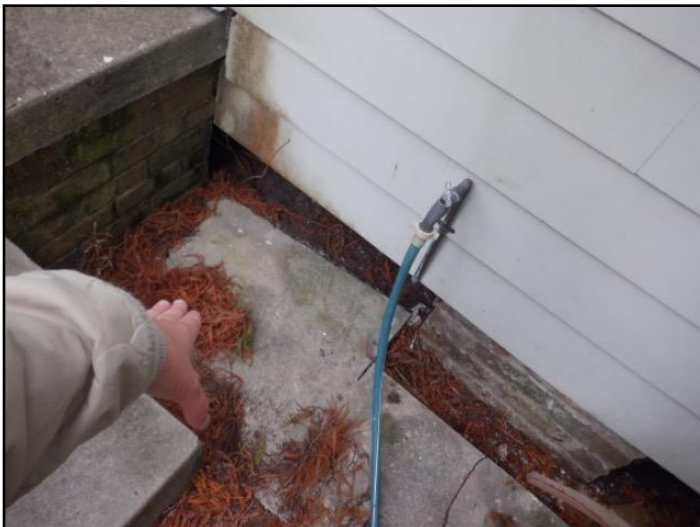
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Location: Various

Task: Improve.



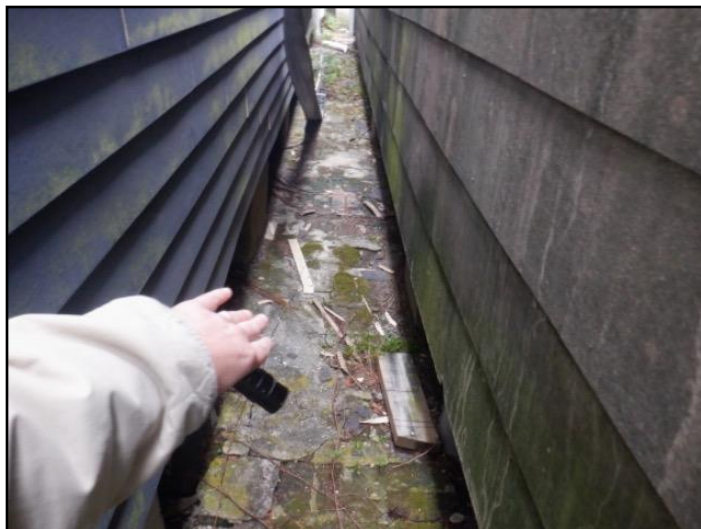
Improper slope or drainage



Improper slope or drainage



Improper slope or drainage



Improper slope or drainage

Condition: • Cracked or damaged

Location: Various

Task: Repair.

Condition: • Trip hazard

Location: Various

Task: Repair.

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Trip hazard



Trip hazard



Trip hazard

Description and Inventory

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit and fascia: • [Wood](#)

Wall surfaces and trim:

• [Fiber Cement Horizontal Lap Siding](#)

Fiber cement lap is designed and textured to give the appearance of wood and is available from several manufacturers. It is one of the most popular exterior finishes and has been installed on millions of homes throughout the U.S.

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Fiber cement siding is composed of cement, sand and cellulose fiber that has been autoclaved (cured with pressurized steam) to increase its strength and dimensional stability. It is generally more durable than wood as it is termite and water resistant, and non-combustible. Like wood, it is installed over studs or exterior sheathing using galvanized nails or screws that penetrate the studs. It usually is primed at the factory and an acrylic topcoat is recommended.

- Wood lap siding
- Wood window/door trim

Walkway: • Concrete • Pavers

Porch: • Concrete • Wood • Wood railings • Wood columns

Exterior steps: • Concrete • Wood

Patio: • Concrete

Limitations and Inspection Methods

No or limited access to: • Right exterior of main house had limited access due to property line and vegetation.

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Geological and soil conditions • Recreational facilities • Erosion control, earth stabilization measures

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Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Crawlspace debris

Wood debris may attract wood destroying insects to structure. Excessive debris prevents access to various areas of crawl space, and can make needed work and determination of abandoned materials more difficult.

Location: Crawl Space

Task: Remove.



Crawlspace debris

Condition: • Indications of insect activity.

Indications of possible wood destroying insect material. Wood destroying insect inspection recommended, or refer to completed inspection report as applicable. Obtain all treatment history documentation.

Location: Main house

Task: Further evaluation. Maintain insect protection program.



Indications of insect activity.



Indications of insect activity.

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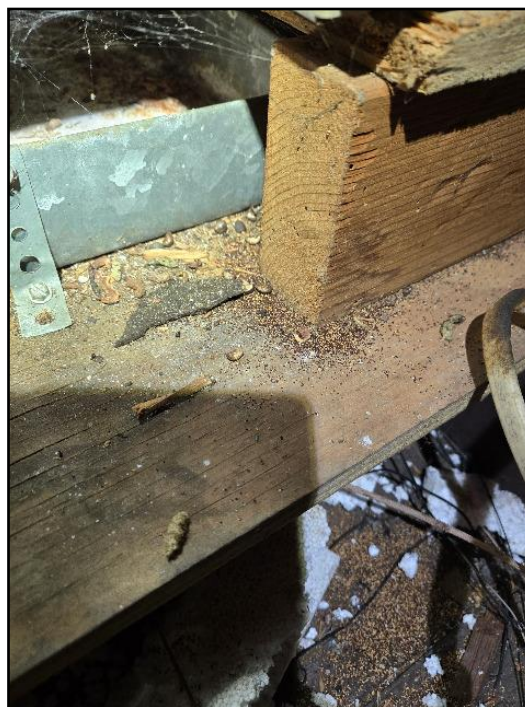
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Indications of insect activity.



Indications of insect activity.

FOUNDATIONS \ Columns, piers, or pilings

Condition: • Mortar and/or brick deterioration

Location: Crawlspace

Task: Repair



Mortar and/or brick deterioration



Mortar and/or brick deterioration

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Mortar and/or brick deterioration



Mortar and/or brick deterioration



Mortar and/or brick deterioration



Mortar and/or brick deterioration

Condition: • Excessive, or improper shims

Shims should have full bearing on both the sill and pier. Inadequately sized shims will cause concentrated loads on structural members and may cause damage or movement. Shims should be made of a non-compressible material such as metal, masonry, hard plastics, slate, or fiber cement. No more than one to two shims should be used with a maximum total depth of two inches.

Location: Various Crawl Space

Task: Remedy.

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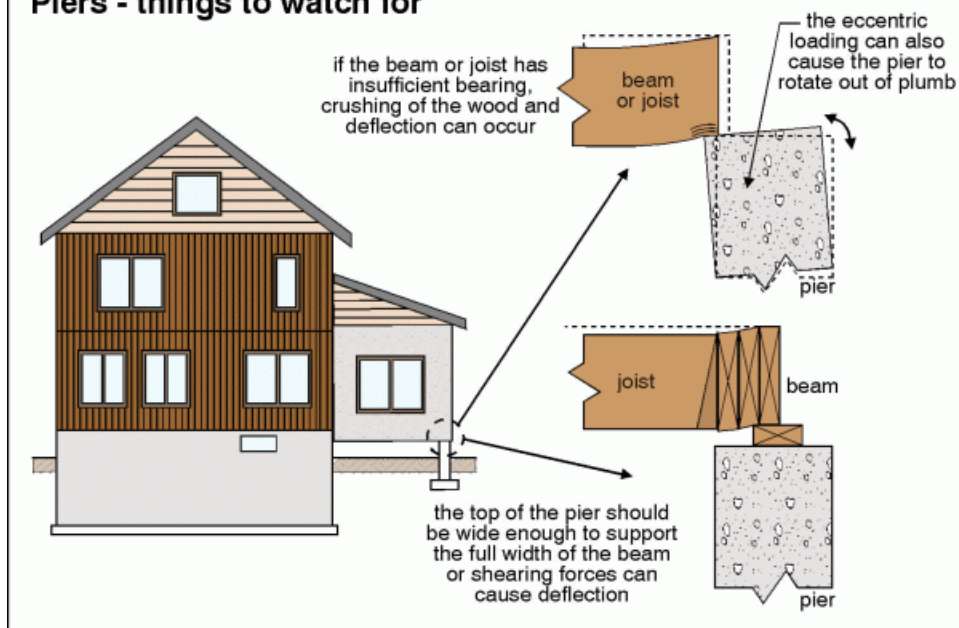
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Piers - things to watch for



Excessive, or improper shims



Excessive, or improper shims

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Excessive, or improper shims



Excessive, or improper shims



Excessive, or improper shims



Excessive, or improper shims

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Excessive, or improper shims



Excessive, or improper shims



Excessive, or improper shims

Condition: • [Leaning](#)

Location: Various Crawl Spaces

Task: Repair.

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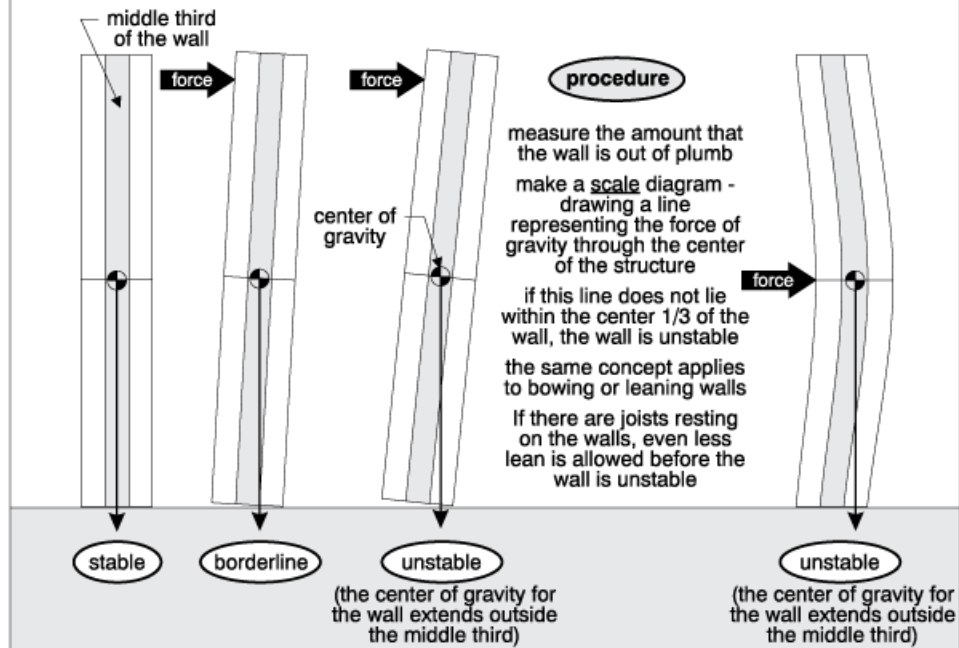
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The 1/3 rule for wall stability



Leaning



Leaning

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Leaning



Leaning

Condition: • [Missing](#)

Location: Various Crawl Spaces

Task: Install.



Missing



Missing

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Missing



Missing

Condition: • Loose or missing brick or block

Location: Various Crawl Space

Task: Repair or replace.



Loose or missing brick or block



Loose or missing brick or block

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Loose or missing brick or block



Loose or missing brick or block



Loose or missing brick or block

Condition: • Bounce beam issues

Bounce beams are beams typically installed after the house is built to stiffen a deflection or bounce in the floor. They are typically not constructed to the same standards as a load-bearing foundation beam, and typically are missing footers or mortar, and are therefore more susceptible to movement and separation from joists.

Location: Various crawl space

Task: Further evaluation. Replace.

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Bounce beam issues

Condition: • Undersized

Task: Replace.



FOUNDATIONS \ General notes

Condition: • [Large trees close to building](#)

Task: Monitor. Verify. Correct as needed.

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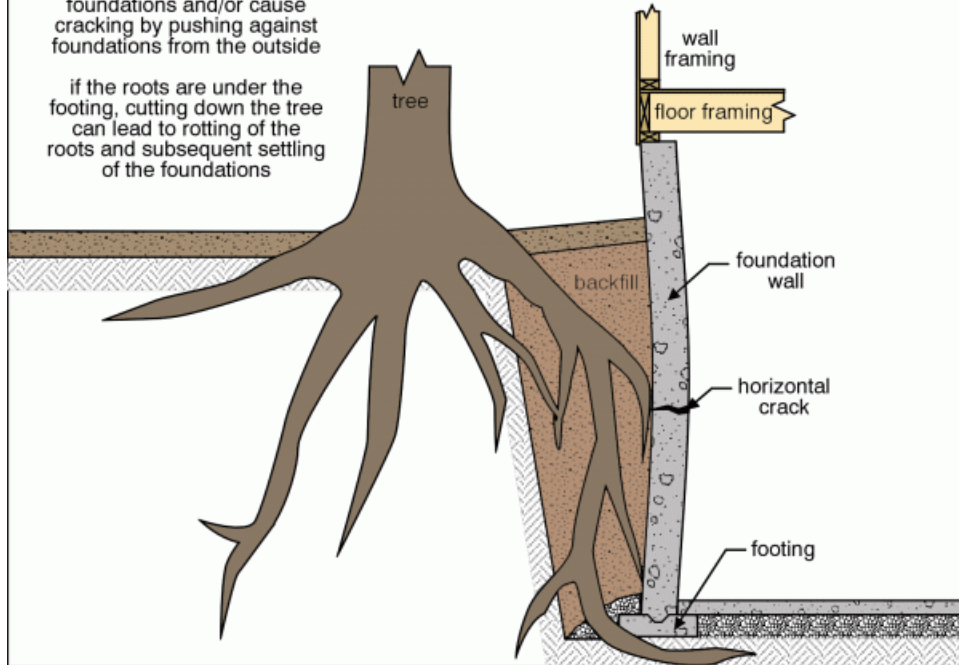
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Foundation cracks related to tree roots

tree roots can heave foundations and/or cause cracking by pushing against foundations from the outside

if the roots are under the footing, cutting down the tree can lead to rotting of the roots and subsequent settling of the foundations



Large trees close to building

FLOORS \ Sills

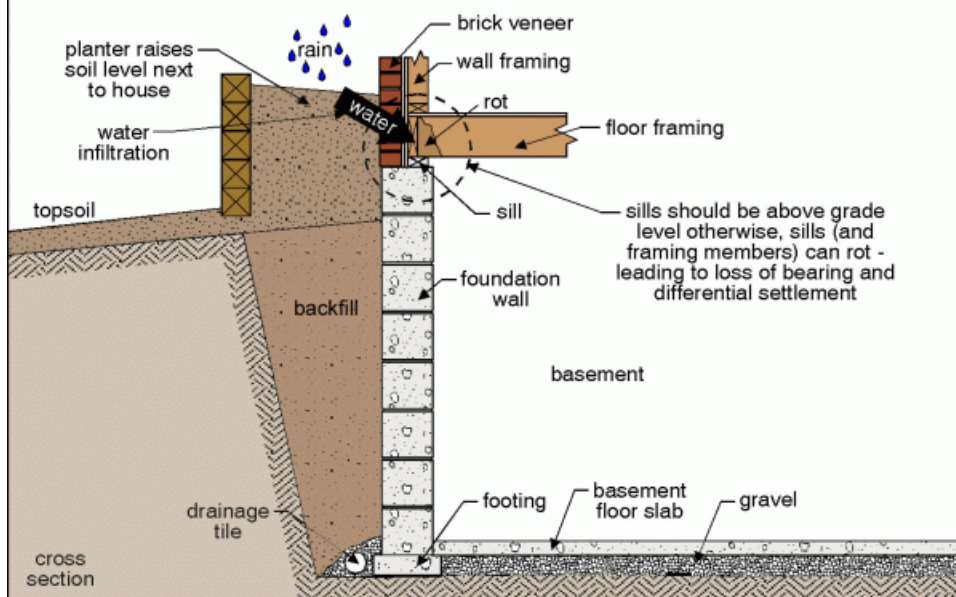
Condition: • [Rot or insect damage](#)

It is highly recommended for termite shields to be installed when sills are replaced and piers are repaired.

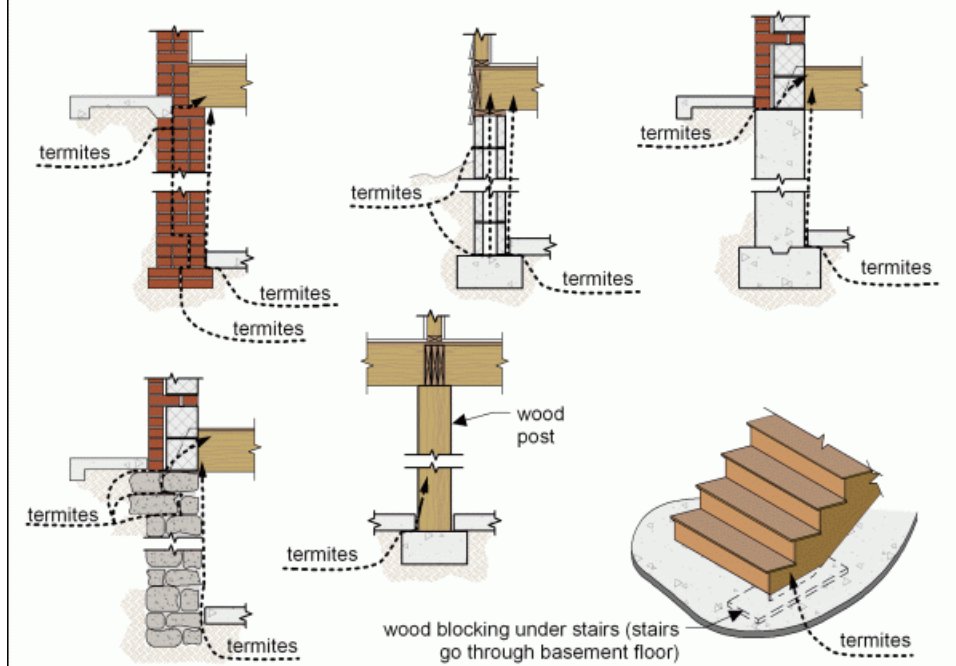
Location: Various Throughout Crawl Space

Task: Further evaluation. Replace.

Sills should be above grade



Inspecting for subterranean termites - interior



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Rot or insect damage



Rot or insect damage



Rot or insect damage



Rot or insect damage

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Rot or insect damage



Rot or insect damage

Condition: • Improper splicing

Sill is not properly spliced over pier. Sills and beams should be spliced over piers, so both ends have 4" of vertical support.

Location: Crawl Spaces

Task: Correct.



Improper splicing



Improper splicing

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Improper splicing



Improper splicing

Condition: • Rotated

Location: Crawl Space

Task: Repair.



Rotated



Rotated

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Rotated

Condition: • Improper repair

Location: Crawl Space

Task: Replace.



Improper repair

FLOORS \ Joists

Condition: • Rot and/or insect damage

Damaged joists have lost some structural integrity from rot and/or insect damage. Repair by sistering is recommended. Sistering is adding a new joist to the old, attaching a same dimensional member to the damaged one with nails or bolts. The sister member should span the supporting piers if possible and this may require the area to be raised a quarter inch by jacking, in order to place the new joist into position.

Location: Various crawl spaces

Task: Repair should be done by a licensed contractor.

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Rot and/or insect damage



Rot and/or insect damage



Rot and/or insect damage



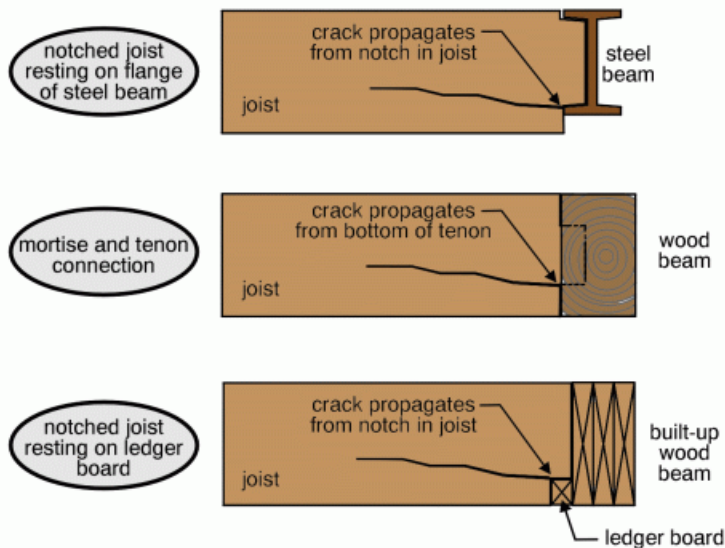
Rot and/or insect damage

Condition: • [Split or damaged](#)

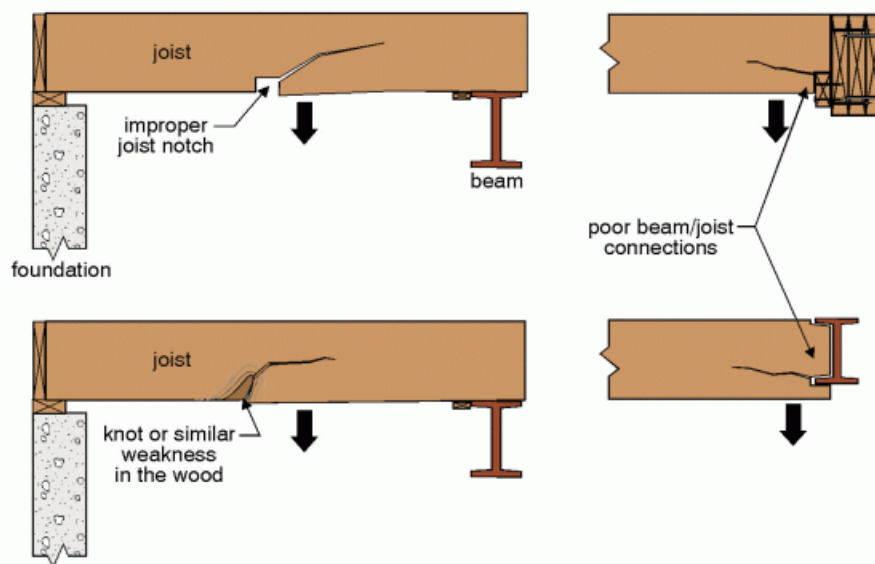
Location: Crawl Space

Task: Repair.

Examples of weak joist/beam connections



Common causes of cracked joists



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Split or damaged



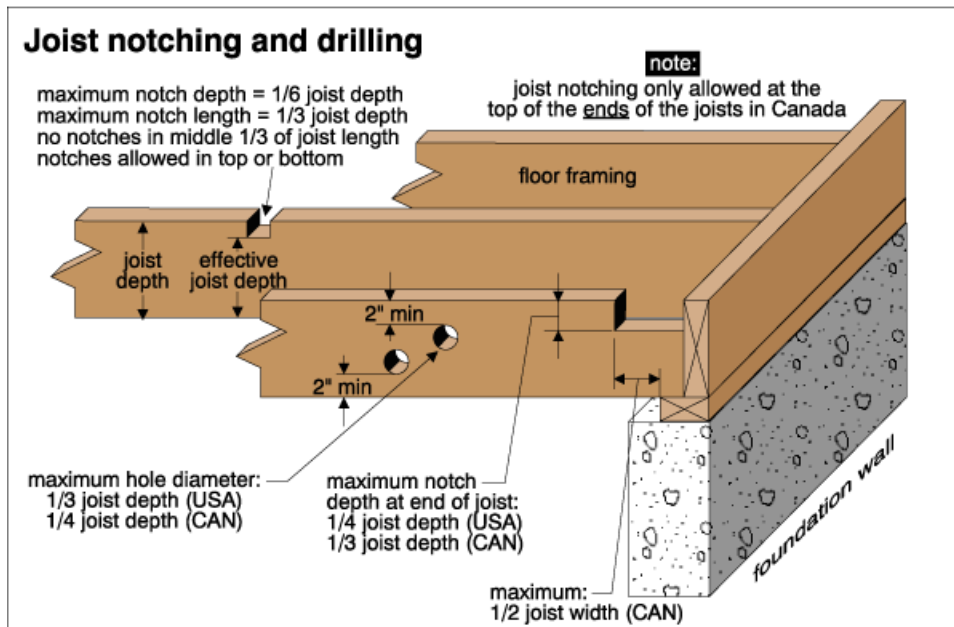
Split or damaged

Condition: • Notched post-pocket

A fair amount of joists have been excessively notched when sills were replaced. The joists were originally only slightly notched and then pocketed inside the sill. When the sill was replaced, the joist was notched further to then rest on the new sill. This additional notch is excessive and greatly reduces the structural capacity of the joist, increasing the likelihood of splitting, damage, and structural movement. Sometimes a joist hanger installed under the notch can provide support. In some cases the notch is too large or too far away from the sill, where a ledger board or bounce beam may be more appropriate. Consult with structural contractor for repair options.

Location: Crawl Spaces

Task: Further evaluation.



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Notched post-pocket



Notched post-pocket

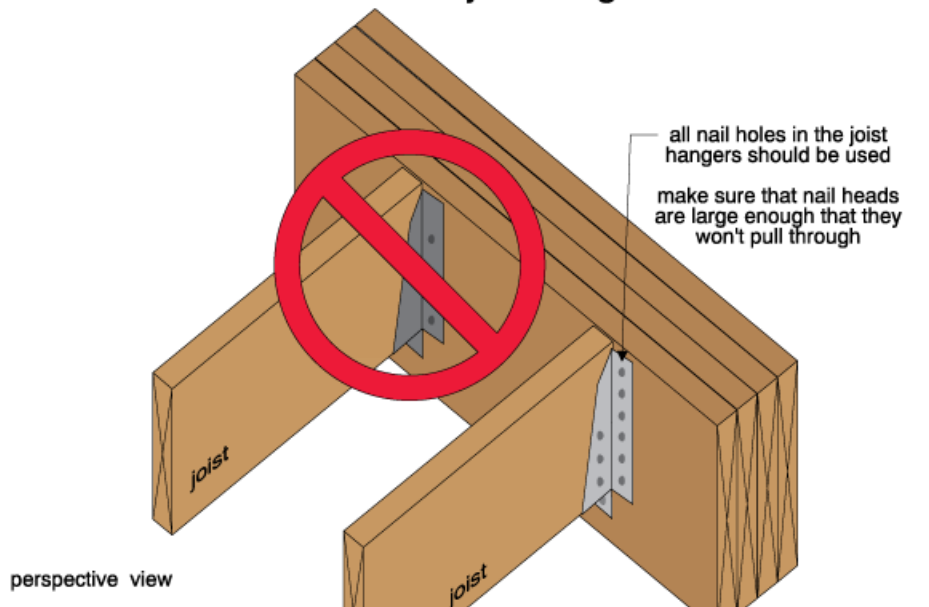
Condition: • Missing joist hangers

Joist hangers recommended at all box out connections, when joists are installed flush to adjacent framing without end bearing, or excessive notches.

Location: Various

Task: Install.

Watch for insufficient nails in joist hangers



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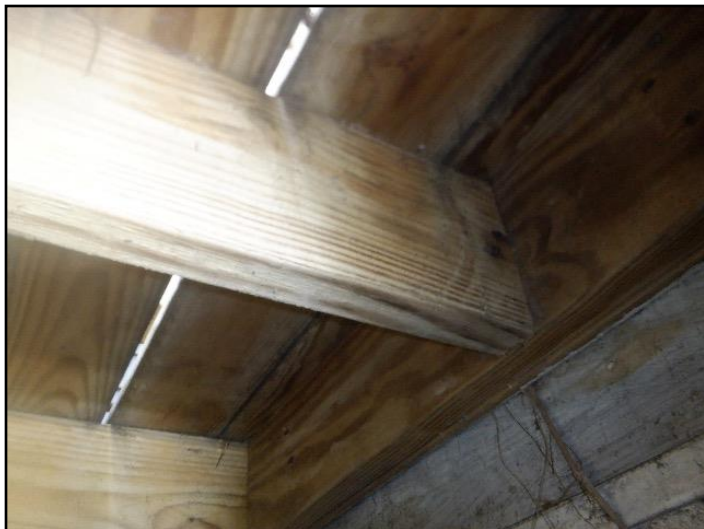
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Missing joist hangers



Missing joist hangers

Condition: • Inadequate end bearing

Joists are resting on ledger that is loosely nailed to barge boards that are loose and not securely connected to framing.

Location: Middle Main building Crawl Space

Task: Correct.



Inadequate end bearing



Inadequate end bearing

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Inadequate end bearing

WALLS \ Wood frame walls

Condition: • Rot or insect damage

Unable to verify extent of damage to wall studs or sheathing. Hidden damage possible.

Task: Repair.



Rot or insect damage

Condition: • Incomplete framing

Location: Various

Task: Repair.

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Incomplete framing

Condition: • Water intrusion

Location: Right side of rear building crawl space

Task: Further evaluation. Hidden damage possible.



Water intrusion



Water intrusion

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Water intrusion



Water intrusion

ROOF FRAMING \ Rafters/trusses

Condition: • Rot/insect damage

Location: main house exterior

Task: Repair



Rot/insect damage



Rot/insect damage

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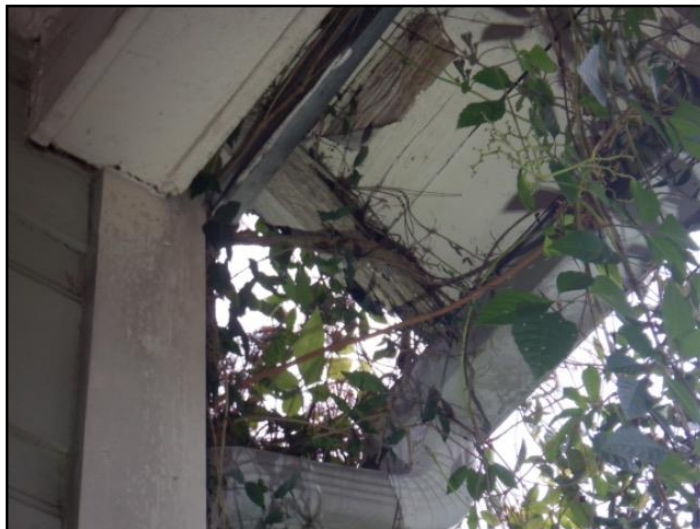
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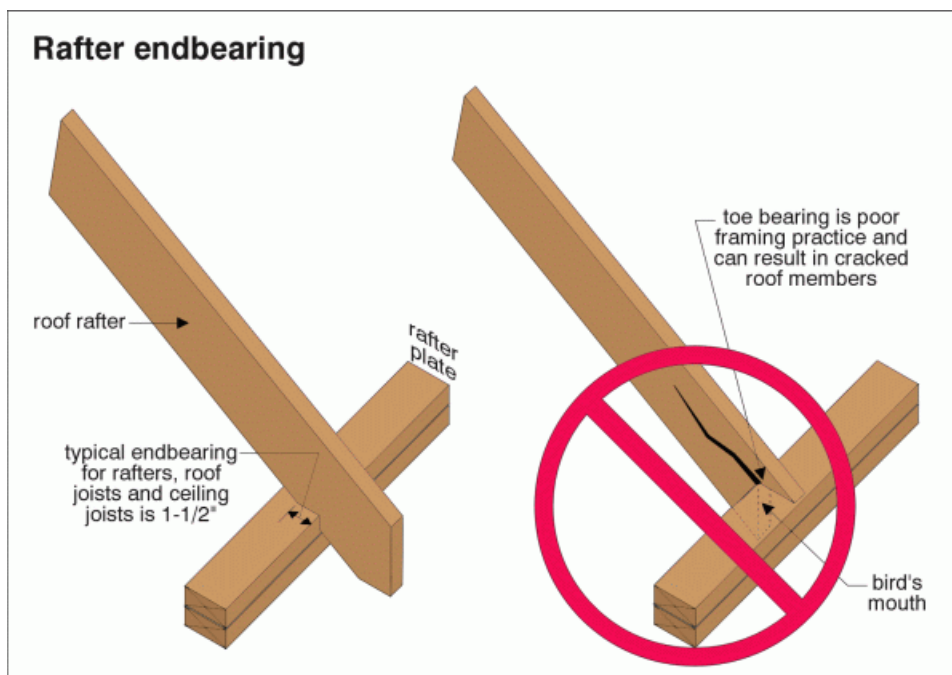
Rot/insect damage

Condition: • [End bearing inadequate](#)

Rafter plate is resting on loose shims.

Location: Various Main Building Attic

Task: Repair.



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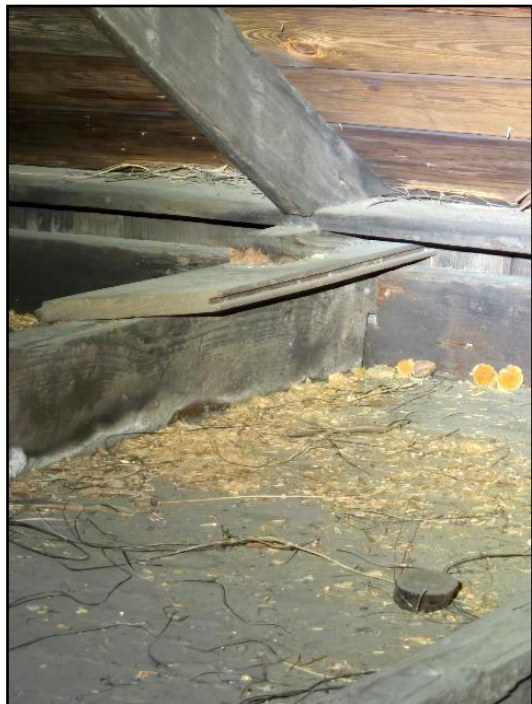
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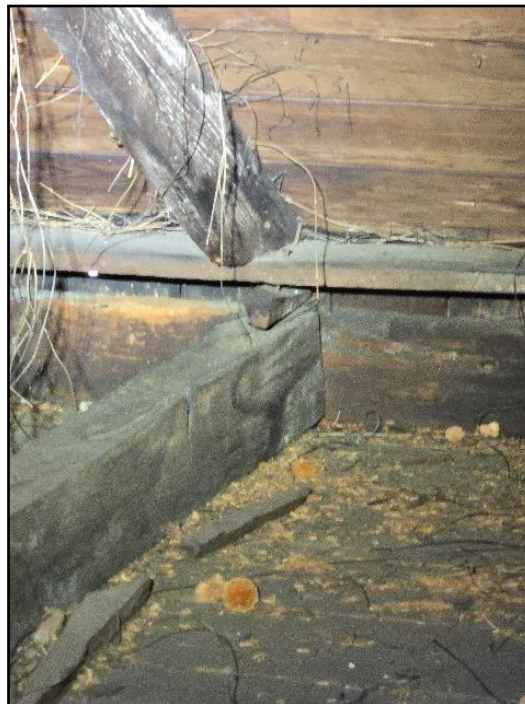
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End bearing inadequate



End bearing inadequate

ROOF FRAMING \ Ceiling joists

Condition: • Insect damage

Location: Rear building

Task: Repair. Maintain insect protection program



Insect damage



Insect damage

Description and Inventory

Configuration: • Crawlspace • [Piers](#)

Foundation material: • [Brick](#) • Masonry block

Floor construction: • Joists • Wood beams • Subfloor - plank • Subfloor not visible, covered with insulation.

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rafters/ceiling joists • [Plank sheathing](#) • Decking not visible, covered with insulation.

Limitations and Inspection Methods

General:

- Termite Inspections, treatment if necessary, and ongoing contracts are always recommended.

The structure should be examined by a termite inspection company. This is beyond the scope of a general home inspection. The presence of active insects is also beyond scope. There is the possibility of hidden insect damage in all buildings.

Attic/roof space: • Entered but access was limited • Inspected and accessed attic by pull down stairway. • Accessed by gable vent/door • Insulation between roof rafters limited the visual inspection of the roof framing, including the rafters, roof decking, and related structural components. • HVAC ductwork and related equipment limited visibility and access during the inspection. • Decking/flooring installed on the ceiling joists limited visual inspection of ceiling joists and related structural components. • Low clearance

Crawlspace:

- Entered but access was limited
- Crawlspace insulation severely limited inspection of the foundation support and floor structure.



Crawlspace insulation severely limited...

- HVAC ductwork and related equipment limited visibility and access during the inspection.
- Low clearance restricted access

Recommendations and Observations

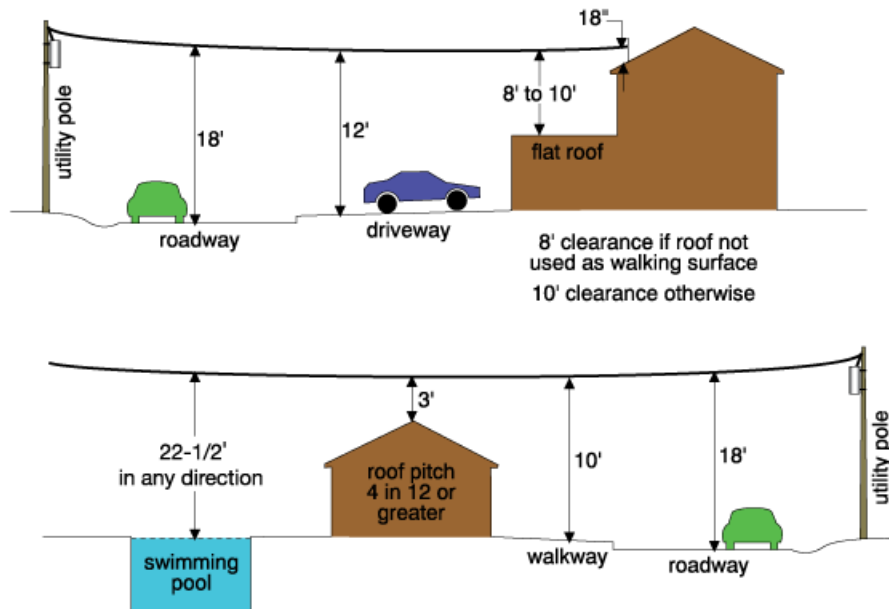
SERVICE ENTRANCE \ Service drop, size, mast, and conductors

Condition: • Height over walking area

Location: Rear building

Task: Verify. Correct as needed.

Service drop clearances (United States)



Condition: • Marginal service size

Wires entering 200 amp breaker appeared to be undersized.

Location: Main house

Task: Consult with electrician as needed.

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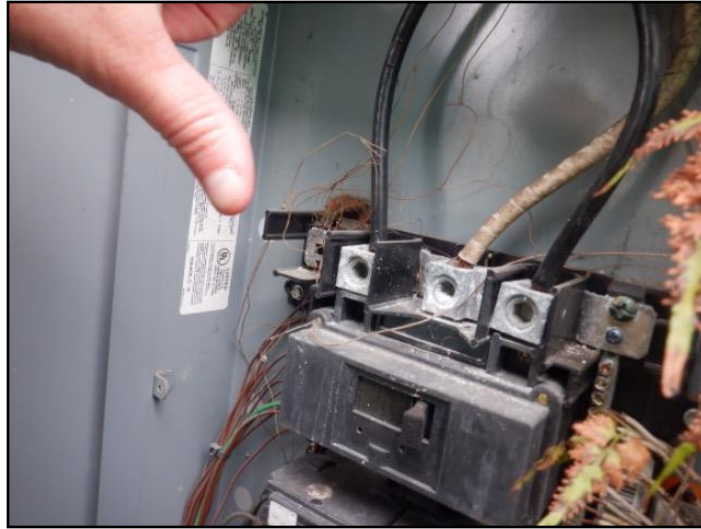
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Marginal service size

Condition: • Mast loose.

Location: Rear Building Exterior

Task: Repair.



SERVICE AND BRANCH \ System grounding

Condition: • Not visible

Location: Throughout

Task: Further evaluation.

SERVICE AND BRANCH \ Panels, electrical disconnects

Condition: • [Openings in panel](#)

Openings in panel: there should be no openings in the panel that allow someone to reach in and touch a live electrical component. This may occur where the panel has room for more circuits, or where a break block has no breaker.

Wherever this situation exists, the opening should be covered with a proper insert. Any unprotected openings at the side

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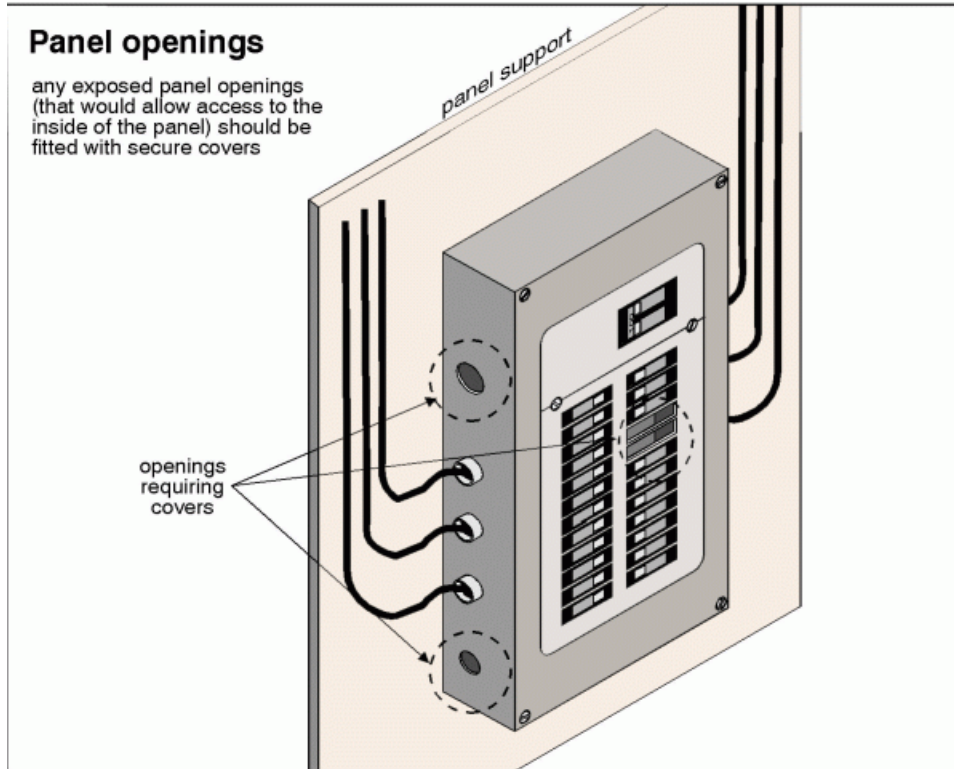
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or bottom of the panel should be blanked off.

Location: rear building

Task: Correct.



Openings in panel



Openings in panel

Condition: • [Circuits not labeled](#)

Location: various

Task: Correct.

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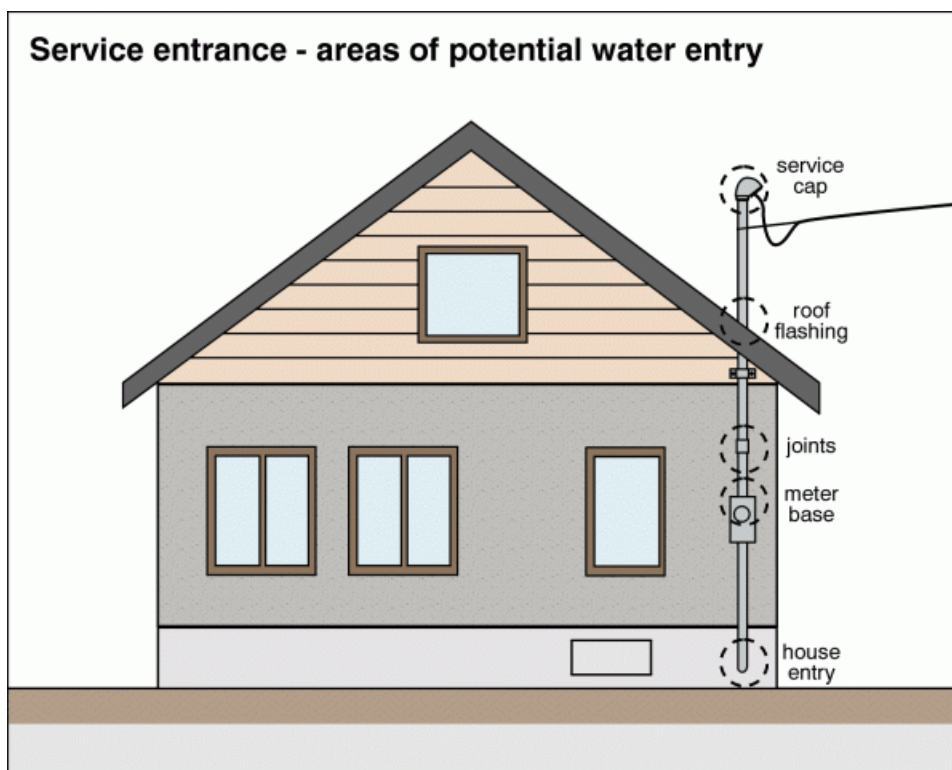


Circuits not labeled

Condition: • [Rust or water in panel](#)

Location: rear building

Task: Correct.



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Rust or water in panel

Condition: • Corrosion

Location: Rear building

Task: Repair.



Corrosion

SERVICE AND BRANCH \ Breakers

Condition: • Undersized breakers may cause frequent tripping. One or more breakers is connected to a wire that is too large. Though this is not a fire hazard, it may cause nuisance breaker tripping if the circuit is overloaded. No safety hazards present.

Location: various

Task: Repair.

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Undersized breakers may cause frequent...

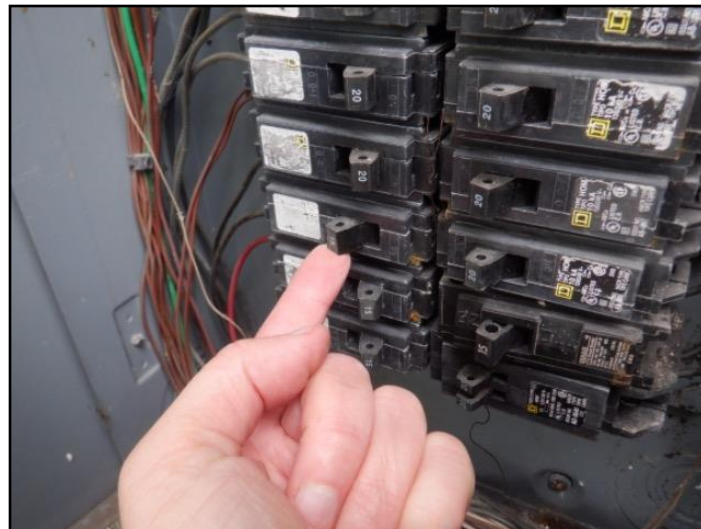


Undersized breakers may cause frequent...

Condition: • Breaker in off position

Location: Main house

Task: Informational.



Breaker in off position

SERVICE AND BRANCH \ Panel wires

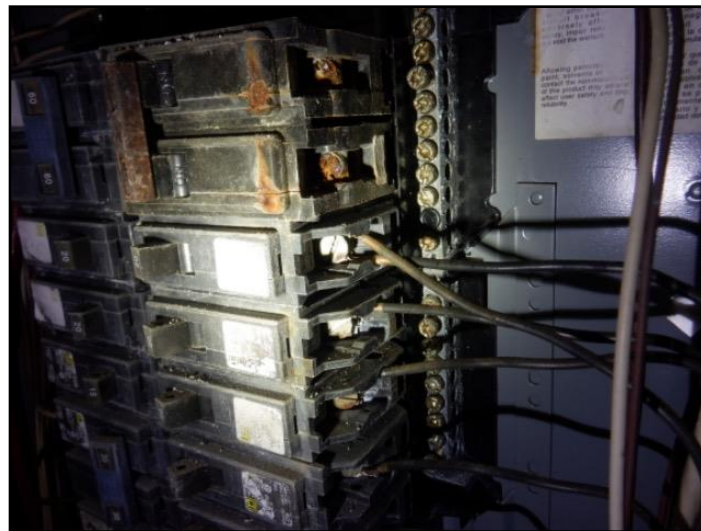
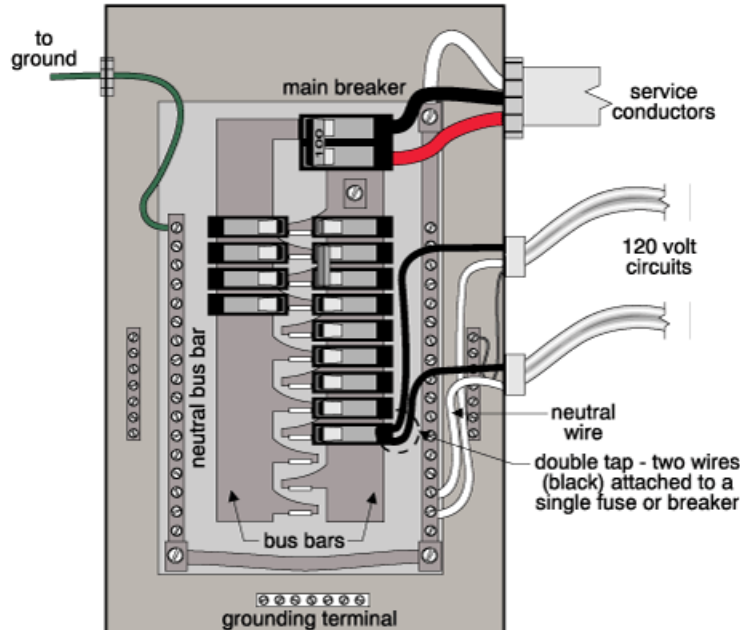
Condition: • [Double taps](#)

Two wires are installed to one breaker where only one wire is allowed. Solutions could include adding a breaker (if space permits), adding a mini breaker (if the panel is designed to use them), an auxiliary panel, or replacing the panel with a larger one. A licensed electrician should be engaged to correct this issue.

Location: rear building

Task: Correct

Double tapping (double lugging)



Double taps

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Active knob and tube

Active knob and tube wiring was found. The recommendations for properties with active knob-and-tube wiring is as follows:

1. Although not advised, if any of the knob-and-tube is to be kept, have the system evaluated by a licensed electrical contractor to confirm that it is safe, installed correctly and without unsafe modifications. Confirm that this will be acceptable to your insurance carrier.

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2. Until updates or repairs are completed, do not run an excessive amount of appliances in the home as this can be a fire hazard.

3. Any knob-and-tube active in kitchens, baths, laundry or outside should be replaced. Ungrounded systems in these areas is a safety concern.

4. Remove all flammable insulation or other materials from around the system to reduce fire hazard.

5. Secure an estimate of the extent of, and the cost of removal and replacement from a licensed electrical contractor. This can vary greatly depending on the extent of the system, the type of structure and the new installation size and requirements. Most insurance companies will no longer cover properties with active knob and tube wiring.

Location: Main building front attic (Some may be concealed)

Task: Replacement of all knob and tube wiring with current system standards.



Condition: • Inactive knob and tube wires found

Inactive knob and tube wires found. Though disconnected, all abandoned wires should be completely removed to ensure the wiring is never put back into service.

It is not possible to verify with total certainty if live knob and tube wiring is present, as it may be concealed inside walls, buried under insulation, located behind ductwork, and/or under stored items. The presence of older light fixtures and ungrounded outlets increases the possibility of active knob and tube wiring in a concealed location.

Location: Various attics

Task: Remove.

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Inactive knob and tube wires found

DISTRIBUTION SYSTEM \ Wiring

Condition: • [Open splices](#)

Splices of live electrical wiring should be enclosed in secured, covered junction boxes.

Location: Attics, crawl spaces

Task: Correct.

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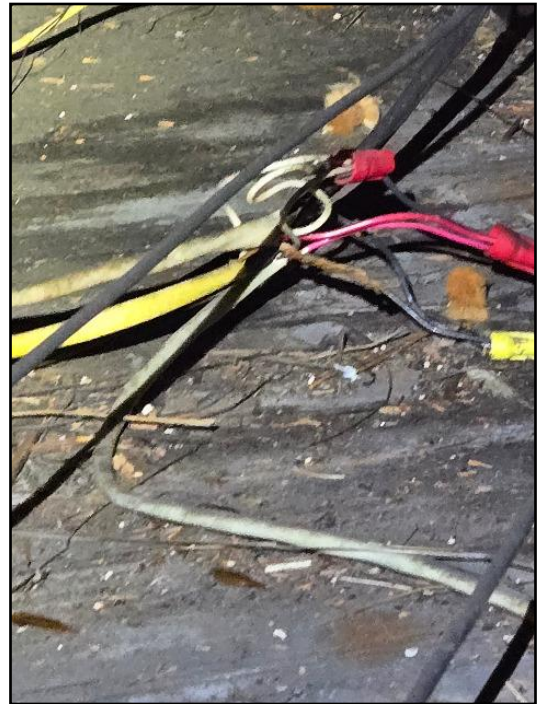
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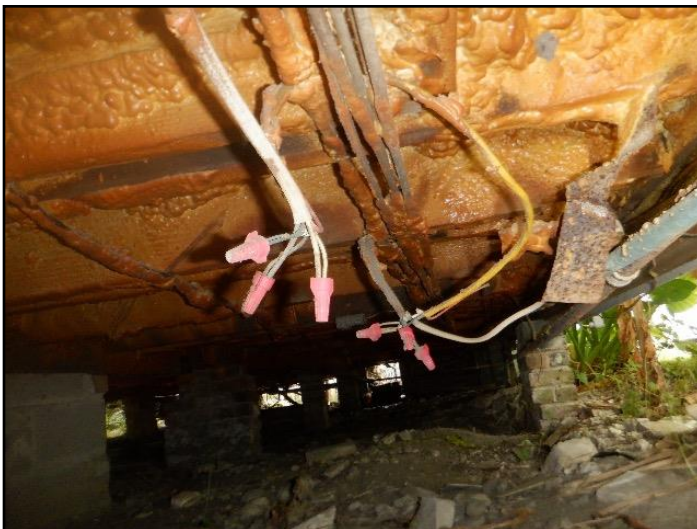
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Open splices



Open splices



Open splices



Open splices

Condition: • Conduit needed

Location: main house kitchen

Task: Install. Correct.

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Conduit needed



Conduit needed

Condition: • Cloth wiring

Older cloth-sheathed wiring was noted in the panel or distribution system. Potential insurance issue.

Task: For information only



Cloth wiring

Condition: • Loose conduit, exposed wire

Location: rear exterior

Task: repair

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Loose conduit, exposed wire

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing

Cover missing on junction box(s), exposed, live wiring. Electrical connections should be in closed junction boxes.

Location: ac shutoff

Task: Correct.



Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI needed (Ground Fault Circuit Interrupter)

For safety reasons, GFCI protection is recommended either at the outlets or at the circuit breaker for all locations where water is present, such as the: kitchen, attic, bathroom, exterior, garage, laundry room, etc. Ungrounded outlets that require GFCI protection should also be made grounded.

Location: main house kitchen

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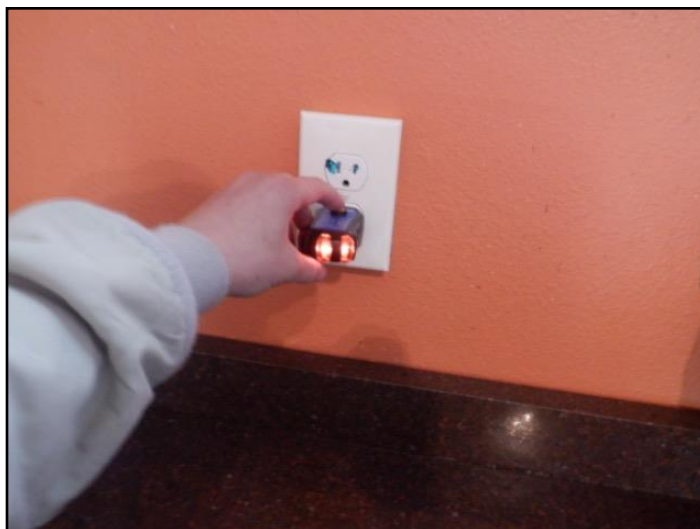
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Task: Upgrade to current standards



GFCI needed (Ground Fault Circuit...

Condition: • Exterior outlet missing weather cover

Location: Rear building

Task: Repair.



Exterior outlet missing weather cover

Condition: • GFCI was tripped and reset was inoperative.

Location: Main house exterior, main house laundry

Task: Repair.

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DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Damaged](#)

Location: rea building

Task: Replace.



Damaged



Damaged

Condition: • [Missing](#)

Location: rear building

Task: Install.

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Missing

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Location: various

Task: Replace bulbs and test.



Inoperative



Inoperative

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Inoperative

Condition: • Trim kit or globe is loose or missing

Location: various

Task: Install.



Trim kit or globe is loose or missing



Trim kit or globe is loose or missing

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Trim kit or globe is loose or missing



Trim kit or globe is loose or missing



Trim kit or globe is loose or missing

DISTRIBUTION SYSTEM \ Smoke detectors and fire suppression/safety systems

Condition: • Past life expectancy

Location: Rear building

Task: Verify. Correct as needed.

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*Past life expectancy***Condition:** • [Reminder to replace units when necessary](#)

Most alarms installed today have a lifespan of about 8-10 years. After this time, the entire unit should be replaced.

It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement. Click on the above link for more information.

Task: Information only.

DISTRIBUTION SYSTEM \ Carbon monoxide detectors

Condition: • None observed

Unable to verify presence of carbon monoxide detectors. A carbon monoxide detector containing a long-life, sealed battery is now required in Louisiana in all one and two family dwellings due to the use of generators and risk of CO poisoning. Experts recommend installing one on each level of the home, ideally five feet off the ground, near sleeping areas, and 5-20 feet from sources of CO such as a furnace, water heater, fireplace, and an attached garage.

Task: Install.

DISTRIBUTION SYSTEM \ Ceiling fans

Condition: • Inoperative

Location: Main house Kitchen

Task: Repair.

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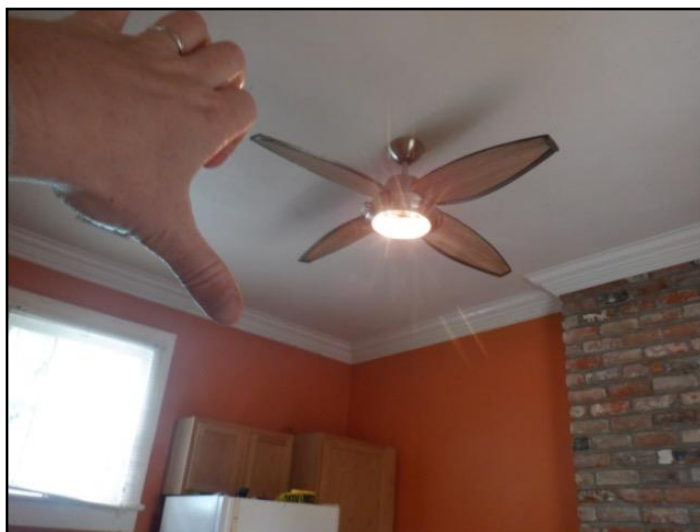
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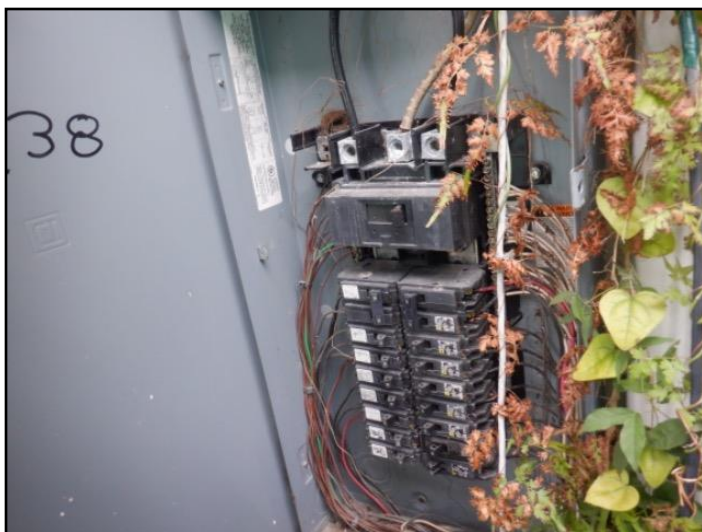


Inoperative

Description and Inventory

General:

- General View of the Electrical System



General View of the Electrical System



General View of the Electrical System

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General View of the Electrical System



General View of the Electrical System



General View of the Electrical System



General View of the Electrical System

Service entrance cable and location: • [Overhead copper](#)

Approximate Service Size (Based on Panel rating or main disconnect size): • 200 Amps (120/240 Volts)

Main disconnect/service box rating:

• [200 Amps](#)

Combination panel (see below-Distribution panel rating)

Main disconnect/service box type and location: • Breakers - Right Side Exterior Wall

System grounding material and type: • [Not visible](#)

Distribution panel type and location: • Breakers - Right Side Exterior Wall

Distribution panel rating:

• [200 Amps](#)

There is no stand-alone service box, but a combination panel (also called a service panel) that incorporates the main disconnect (main breaker) with the distribution panel and all its branch circuits and circuit breakers. This is an acceptable and common wiring method.

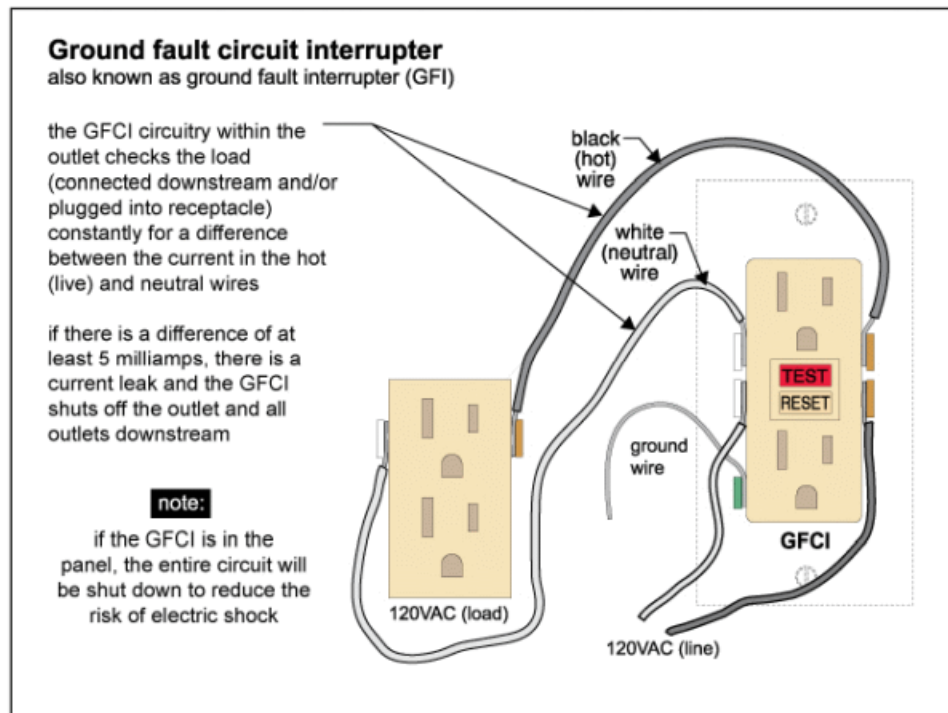
Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Copper - conduit](#)

Type and number of outlets (receptacles): • Grounded

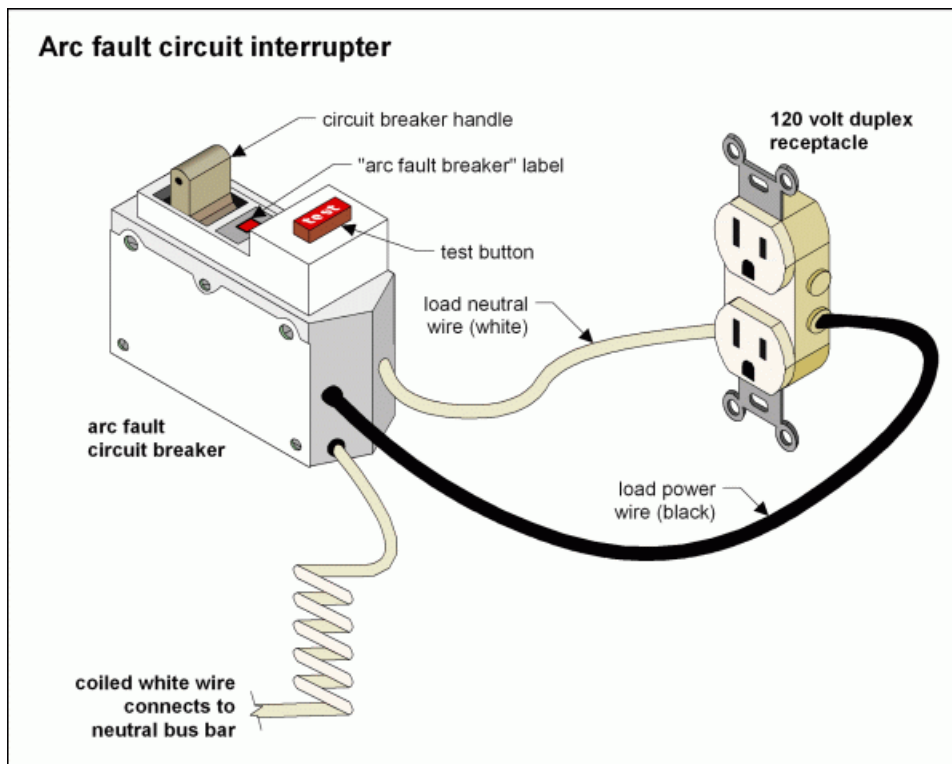
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)
- [GFCI - exterior](#)
- [GFCI - kitchen](#)

• Safety devices to shut the power off to an outlet or circuit. If there is only a small flaw in the circuit, electricity may be flowing to a dangerous spot, but not enough flowing to trip a breaker. Potentially fatal current can flow through a person to ground. This is an electrical shock hazard. A ground fault circuit interrupter prevents this from happening by shutting off the circuit. Current standards require GFCI protection on all exterior, bathroom, kitchen countertop, within six feet of any sink, garages, attics, pools, and whirlpools.



• AFCIs are devices that help protect against fires by detecting arc faults, an electrical problem that occurs when electricity moves from a conductor across an insulator to another conductor. Arc faults are common where electrical cords are damaged, or outlets are not properly installed. AFCIs are now required on circuits in all habitable 15 and 20 amp residential rooms.



Smoke detectors: • [Present](#)

Carbon monoxide detectors: • None noted

Limitations and Inspection Methods

General: • The fire alarm and security system were not tested. This is beyond scope of this inspection. This should be done by a fire/alarm system company only. • The smoke detectors were not tested during the inspection nor was the age determined. This is beyond the scope of a home inspection. • The AFCI breakers in the panel are not tested when the house is occupied.

Inspection limited/prevented by: • Concealed wiring • All readily accessible three slot outlets were tested for proper function, polarity and ground. All readily available switches tested for function. All tested OK, unless noted otherwise. A representative number of two slot, ungrounded outlets were tested for function only, if present. Two slot outlets are not grounded.

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified. • Circuit size requirements and number of outlets, fixtures per circuit not verified (beyond scope)

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RECOMMENDATIONS | General

Condition: • Life expectancy

According to a 2007 study done by the National Home Builders Association, "Heating, ventilation, and air conditioning systems require proper and regular maintenance in order to work efficiently, but even in the best case scenarios most components of such systems only last 15 to 25 years. Furnaces on average last 15-20 years, with gas lasting slightly longer than electric and air conditioning units 10-15 years." While this represents only a national average, it does provide some reasonable expectations and can be used for planning purposes.

Condition: • [Service program](#)

Heating system should be serviced and evaluated to establish a baseline and then annually by a licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life. This should be done in conjunction with the cooling system, each prior to the appropriate season, annually.

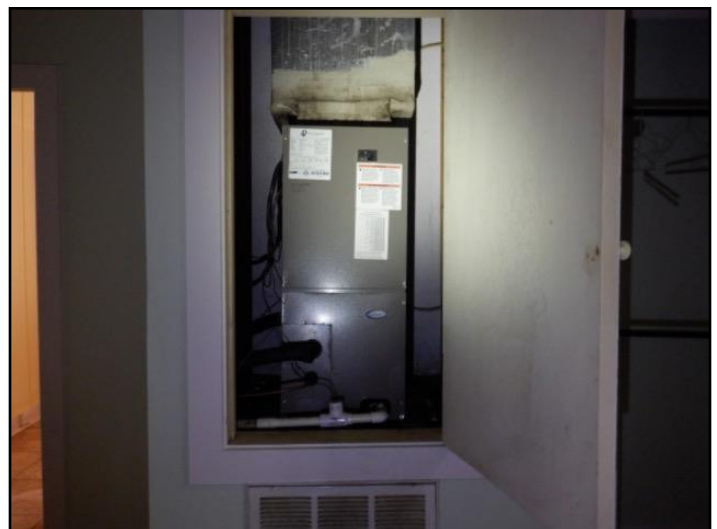
Description and Inventory

General:

• General View of Heating System



General View of Heating System



General View of Heating System

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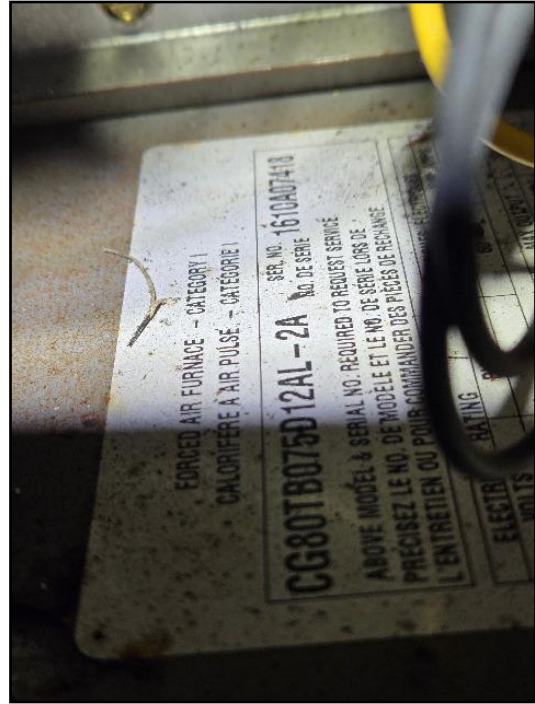
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General View of Heating System



General View of Heating System



General View of Heating System

- The furnace is located in the attic.
- The furnace is located in the furnace closet.

Heating system type: • [Furnace](#)

Fuel/energy source: • [Electricity](#)

Furnace manufacturer:

• [ADP - Advanced Distributor Products](#)

Rear building: manufactured in 2018, electric, size undetermined

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- Aire Flo

Main building attic: Manufactured in 2010, 75k btu/hr., gas.

Heat distribution: • [Ducts and registers](#)

Main fuel shut off at: • Breaker at unit(s).

Supply temperature: • 95° • 95°

Limitations and Inspection Methods

General: • Maintenance records for unit(s) were not available. • System balance and the adequacy of ductwork is beyond the scope of this inspection.

Heat exchanger: • Not accessible, not inspected. Beyond scope.

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RECOMMENDATIONS \ General and life expectancy

Condition: • Past life expectancy

The AC is past its typical life expectancy of 10-15 years. Failure is possible in the near term. Equipment can function many years after its expected useful life, but increased maintenance and preparation for replacement is recommended. A system this old is problematic.

Task: Monitor, service annually, budget to replace.

Condition: • [Service air conditioning system to establish a baseline and schedule annual maintenance by licensed HVAC contractor](#). This will ensure it is functioning efficiently and safely, and will help extend the unit's useful life. This should be done in conjunction with the heating system, each prior to the appropriate season, annually. Click the link for more information.

Test AC and heat to ensure HVAC system is functioning during pre-closing walk-through.

Task: Service and evaluate system now due to age and lack of maintenance records.

AIR CONDITIONING \ Condensing unit

Condition: • Not level

The compressor should be level (within roughly ten degrees). The compressor or the refrigerant lines may be damaged if the unit is out of level.

Location: throughout

Task: Further evaluation. Correct.



Not level

Condition: • Suspect platform

Both platforms were in disrepair.

Location: Throughout

Task: Correct.

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Suspect platform



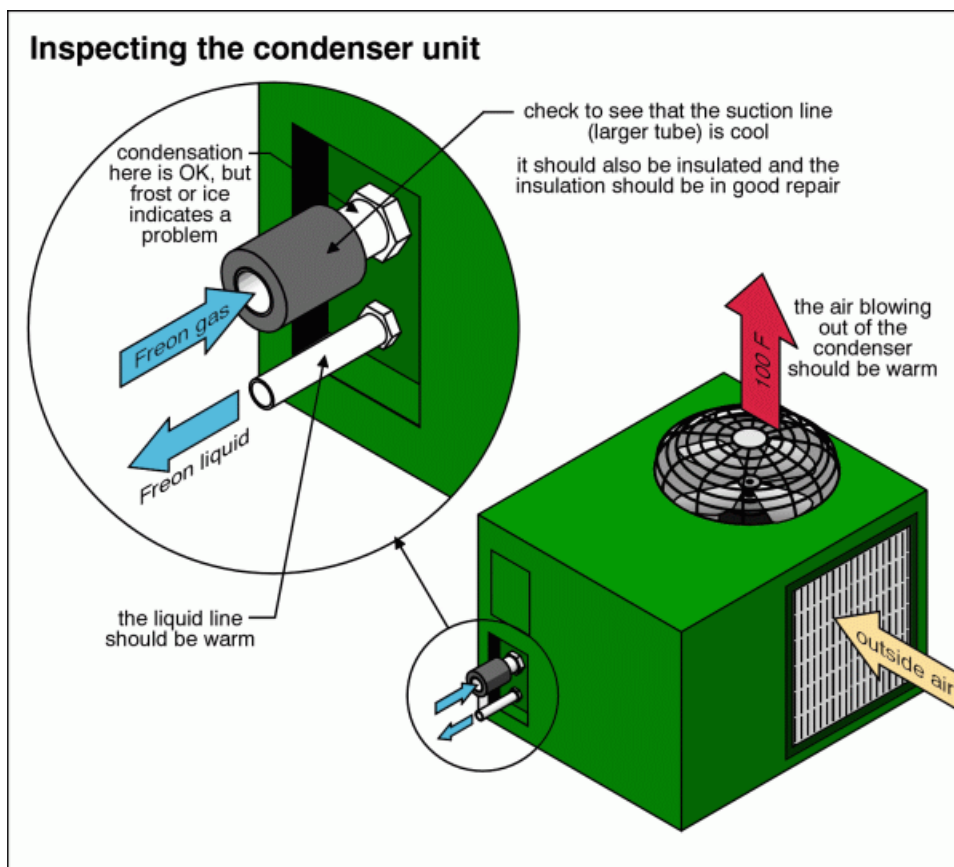
Suspect platform

AIR CONDITIONING \ Condenser coil

Condition: • [Dirty](#)

Location: exterior

Task: Service. Clean.



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Dirty

AIR CONDITIONING \ Condensate system

Condition: • There is a float switch installed on the drain pan, which will shut the system off if the secondary drain line is clogged and/or the drain pan fills with water. However, there is no safety switch installed on the primary drain line. This is will shut the system off if the primary drain line becomes clogged.

Though it is not code-required, it is recommended to have all fail-safe measures in place to protect against condensation leaks in this climate zone.

Task: Install



No safety switch



There is a float switch installed on the...

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AIR CONDITIONING \ Condensate drain line

Condition: • Line not insulated

The primary condensate drain line should be insulated continuously from the evaporator coil to its termination point at the plumbing drain system.

Location: Both buildings

Task: Correct



Line not insulated



Line not insulated

Condition: • [No trap](#)

There was no trap observed on the primary drain line at the time of the inspection. This can cause sewer gases from the line to be blown back into the unit.

Location: Main attic

Task: Verify and install as needed.

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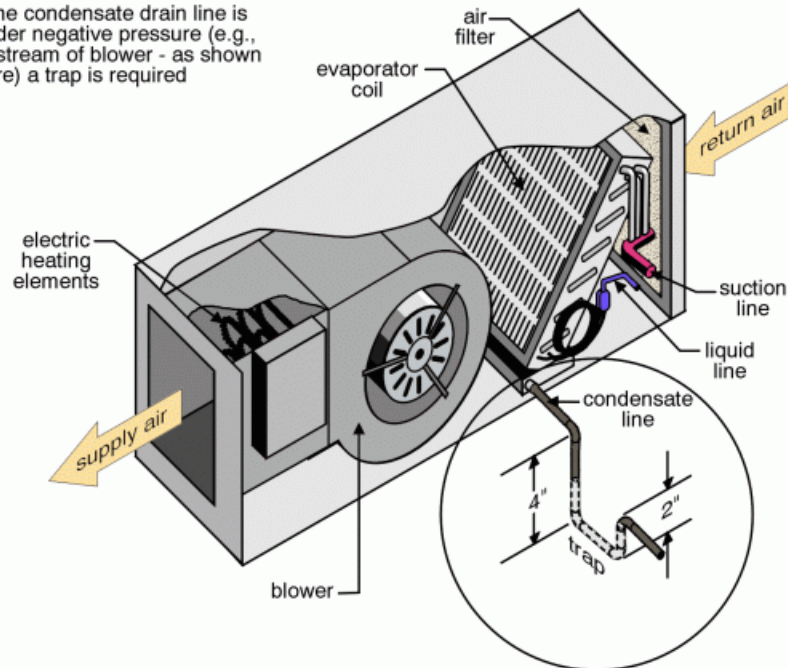
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Trap required in condensate line

if the condensate drain line is under negative pressure (e.g., upstream of blower - as shown here) a trap is required



No trap

AIR CONDITIONING \ Refrigerant lines

Condition: • Old and/or damaged insulation

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Location: Exterior

Task: Repair.



Old and/or damaged insulation

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • [Poor support](#)

The ductwork was not well supported in all areas. Ducts should be suspended from and not in contact with the framing, the ground, or other ducts (best practice). Poor support could reduce airflow and efficiency, and can cause condensation to form in and around the ductwork, which can cause water intrusion and possible mold. Recommend properly supporting ducts approximately every five feet with proper supports.

Location: Attics

Task: Improve.

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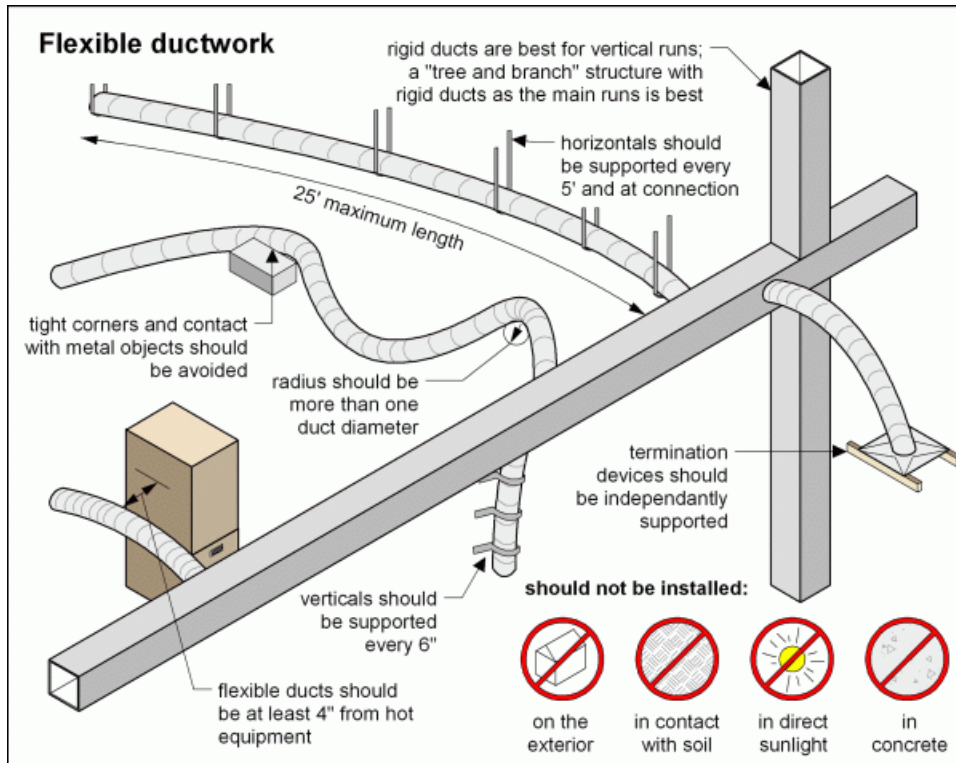
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Poor support



Poor support

Condition: • Return air chase unfinished.

It is recommended to cover the walls and floor of the return chase with fiberglass duct board and seal all seams.

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Openings in the return can cause unfiltered air to enter the equipment, which can reduce the performance and efficiency of the HVAC system.

Location: Rear building

Task: Improve.



Return air chase unfinished.

Condition: • Air return chase dirty

Location: throughout

Task: Clean.



Air return chase dirty

Condition: • Possible mold or microbial growth

This is likely due to condensation build-up and air leaks at the register connection.

Location: Various

Task: Clean, improve arrangement as needed.

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Possible mold or microbial growth

Condition: • Moisture/mold in closet or air return

Elevated moisture/possible mold in the furnace closet or air return. Furnace closets and air returns are highly conducive to condensation and possible mold growth. The closets are typically enclosed spaces that are not well ventilated, where warm unconditioned air inside the closet interacts with cold air conditioning components, such as the evaporator coil, ductwork, condensate drains, and refrigerant lines. Air leaks, missing insulation around condensate/refrigerant lines, or a leak at the evaporator coil or condensate drain line can also cause elevated moisture, water intrusion, and possible mold.

Location: Rear building

Task: Improve. Clean or remediate as needed. Possibility of hidden mold growth - See Appendix.



Moisture/mold in closet or air return

Condition: • Rust

Location: various

Task: Correct, improve, include in system service

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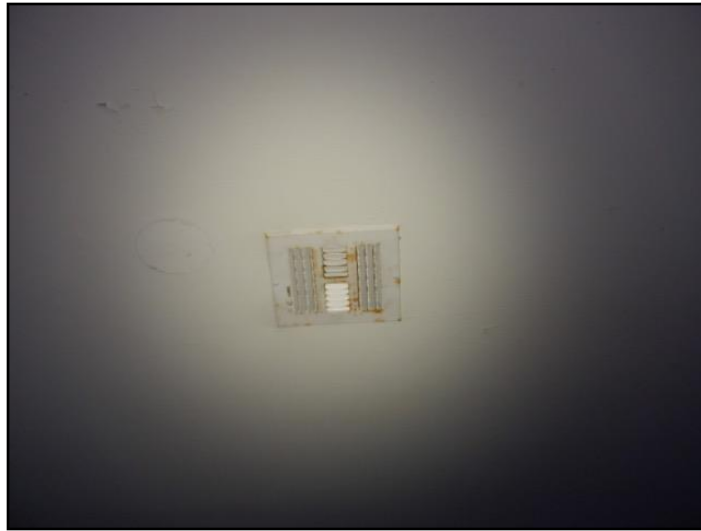
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Rust

Condition: • Filter missing, wrong size or collapsed

Location: Main Building

Task: Install.



Filter missing, wrong size or collapsed

Condition: • Water damage in return air chase.

Location: rear building

Task: Repair. Possibility of hidden mold growth - see appendix.

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AIR CONDITIONING \ Duct insulation

Condition: • Damaged

Damaged insulation is torn and missing in many places, exposing the metal duct. Insulation should completely cover duct from air handler to register.

Location: Both attics

Task: Repair or replace



Damaged



Damaged

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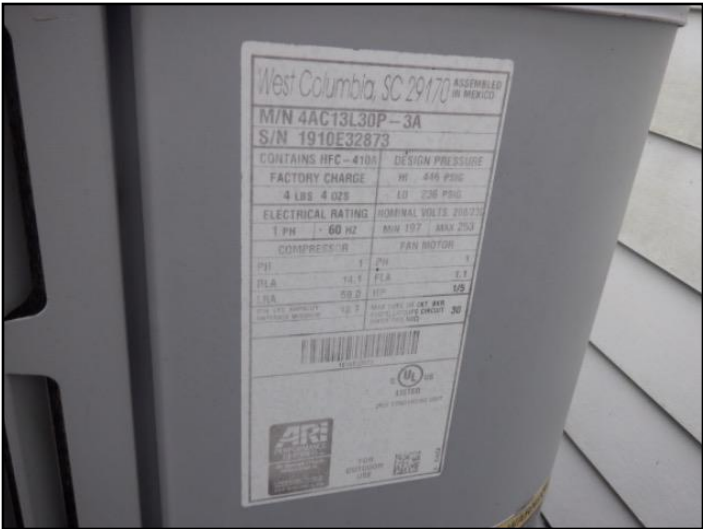


Damaged

Description and Inventory

General:

- General View of the Cooling System



General View of the Cooling System



General View of the Cooling System

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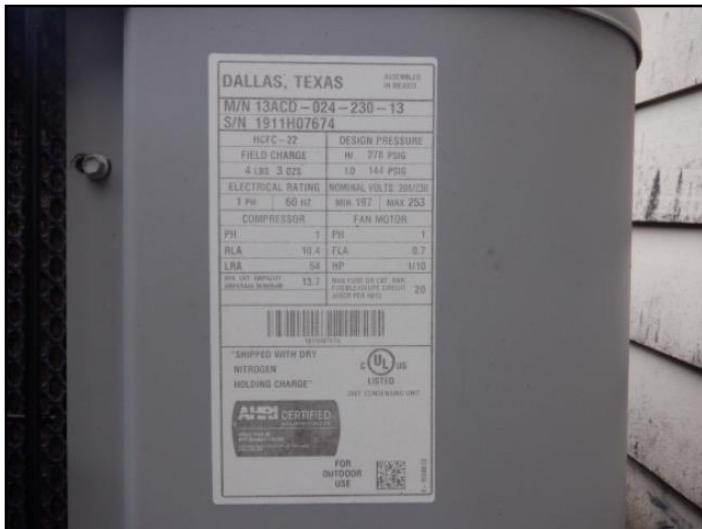
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General View of the Cooling System



General View of the Cooling System



General View of the Cooling System



General View of the Cooling System

Air conditioning type:

- Air cooled

A split-system is a central cooling system that contains an exterior condenser/compressor unit, and an interior evaporator coil. Two refrigerant lines run between the compressor and the evaporator. The larger vapor line should be insulated to maintain temperature and prevent condensation from forming in the interior. There is a condensate drain line connected to the evaporator coil to discharge water created from dehumidification and condensation. This line should be fully insulated and the termination point visible. This central system shares the same duct work, blower, and filter as the heating system.

COOLING & HEAT PUMP

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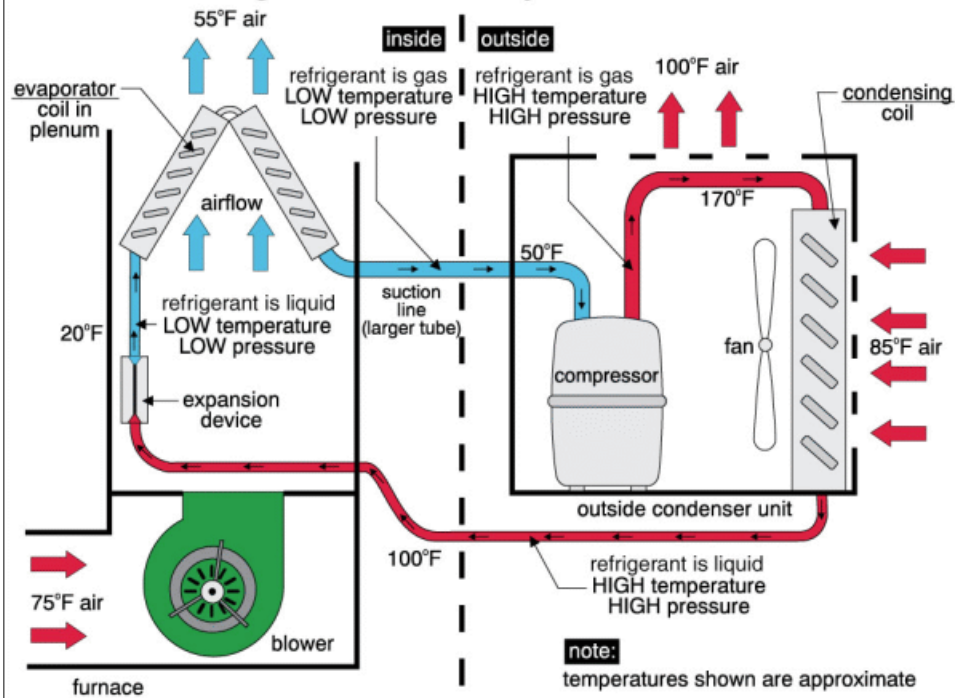
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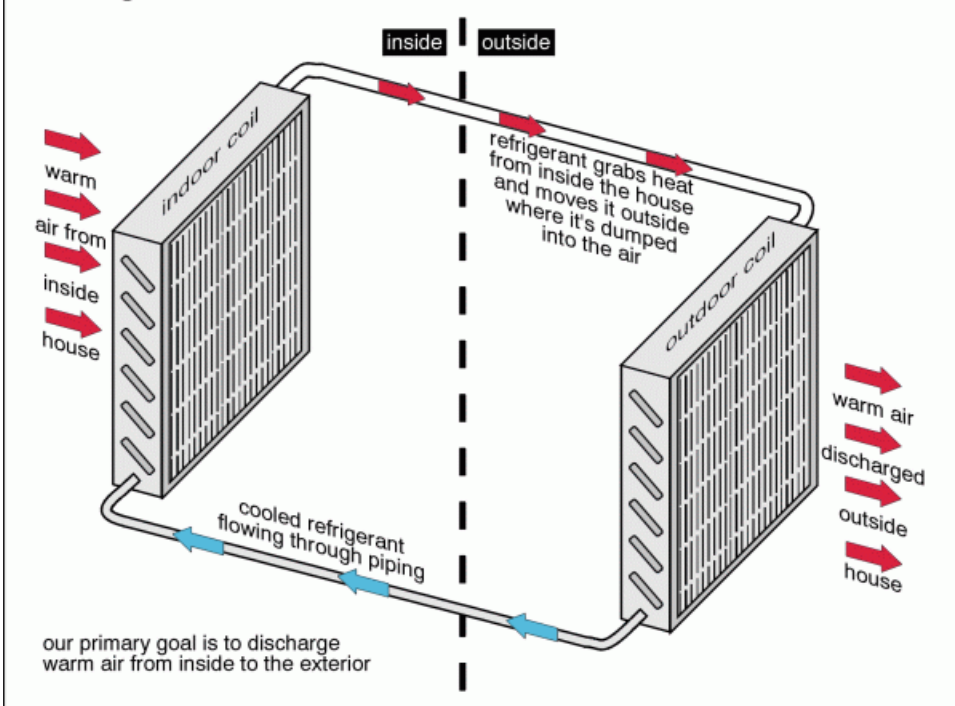
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Air conditioning - schematic of system



Moving heat from the inside to the outside



• Central

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- Electric

Condensing unit manufacturer:

- Unknown manufacturer
- Rear building: manufactured in 2011, 24,000btu/hr

Condensing unit manufacturer: • Columbia - main house: manufactured in 2010, 30,000btu/hr

Evaporator coil manufacturer:

- Lennox
- Main building: manufactured in 2016.
- Not determined

Evaporator coil year of manufacture: • Not determined

Temperature difference:

- Did not test.
- Too cold

Refrigerant type: • R-410A

Condensate system: • Discharges into main waste system

Limitations and Inspection Methods

General: • Maintenance records for unit(s) were not available.

Inspection limited/prevented by:

- Low outdoor temperature
- Cooling system should not be run when temperature is below 60 degrees as there is a possibility of damage to the compressor. Weather prevented testing for cooling effectiveness (temperature splits, etc.) When testing below 75 degrees, the splits will usually be lower than those recommended. In this case, the actual effectiveness cannot be determined with certainty.

Heat gain/loss calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

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Recommendations and Observations

ATTIC/ROOF \ Insulation

Condition: • Missing throughout

There is little to no attic insulation. R-30 is considered the current standard in this climate zone. There are many insulation options that include fiberglass laid between the ceiling joists, or loose cellulose blown in.

Location: Main Building Attic

Task: Install



Missing throughout

Condition: • Spray foamed attics are sealed spaces that have the tendency to accumulate moisture and cause condensation and moisture build-up to air conditioning components. It is recommended to mitigate high humidity levels with a dehumidification tool or system of some kind to reduce potential condensation issues.

Task: Informational.

ATTIC/ROOF \ Roof vents

Condition: • Missing screen

Location: Main Attic

Task: Install.

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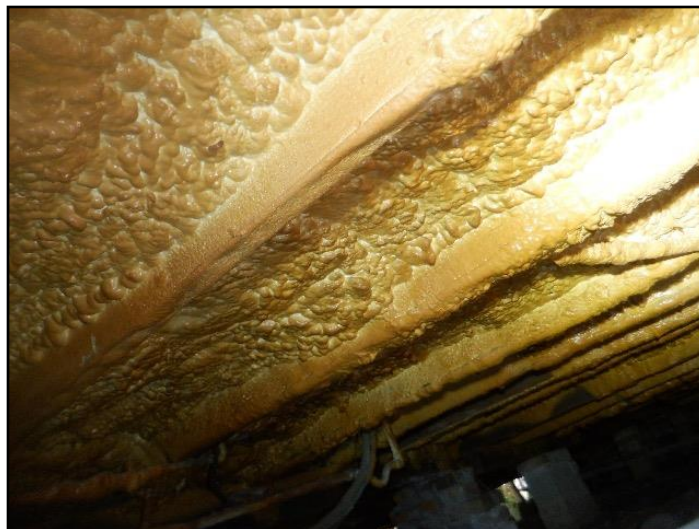


Missing screen

Description and Inventory

General:

- General View of Insulation and Ventilation



General View of Insulation and Ventilation

Attic/roof insulation material:

- Open cell spray foam

INSULATION AND VENTILATION

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- None

Main building

Attic/roof insulation amount/value: • Appears to be approximately R-30 • [None found](#)

Attic/roof air/vapor barrier or retarder: • Spray foam • [None found](#)

Attic/roof ventilation: • Gable vent • No ventilation. The attic is sealed with SPF insulation, which creates a closed envelope except for air exchange and combustion air vents.

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation material: • Closed cell spray foam

Floor above basement/crawlspace air/vapor barrier: • Closed cell spray foam

Crawlspace ventilation: • Crawlspace open between perimeter piers for cross ventilation.

Limitations and Inspection Methods

Inspection limited/prevented by lack of access to: • Wall space

Crawlspace inspection performed: • Insulation

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Recommendations and Observations

SUPPLY PLUMBING \ Water supply piping in building

Condition: • [Leak](#)

Location: Crawl Space

Task: Repair.



Leak



Leak

Condition: • [Poor support](#)

Task: Correct.



Poor support

GAS SUPPLY \ Gas piping

Condition: • [Rust](#)

Location: Various

Task: Monitor.

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Rust

Condition: • [Inadequate support](#)

Location: Crawl Space

Task: Remedy.



Inadequate support

GAS SUPPLY \ Gas connectors to appliances

Condition: • Passes through an appliance housing

Flexible gas line should not enter into furnace cabinet. Flex line should connect to solid steel before it enters cabinet.

Location: Attic

Task: Correct.

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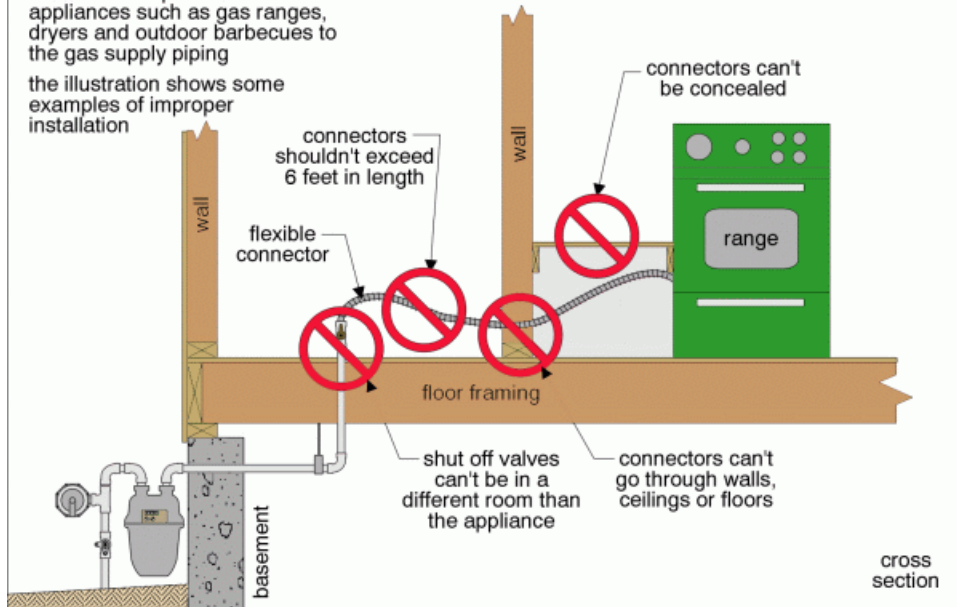
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Flexible gas appliance connectors

flexible connectors are used to connect semi-portable appliances such as gas ranges, dryers and outdoor barbecues to the gas supply piping

the illustration shows some examples of improper installation



Passes through an appliance housing

WATER HEATER \ General and life expectancy

Condition: • Near end of life expectancy

The water heater is nearing the end of its life expectancy of 10-15 years. Performance is likely to decrease and failure is more likely in the near term. Equipment can function many years after its life expectancy, but increased maintenance (such as emptying the tank yearly) and preparation for replacement is recommended.

Location: main house

Task: Monitor, budget to replace.

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Condition: • Past life expectancy

The water heater is past its typical life expectancy. The water heater was functional at the time of the inspection, though failure is possible in the near term. Equipment can function many years after its expected useful life, but increased maintenance and preparation for replacement is recommended.

Location: rear building

Task: Monitor, budget to replace.

WATER HEATER \ Tank

Condition: • [Leak](#)

Location: Main Building

Task: Repair or replace.



Leak

Condition: • [Rust](#)

There is rust on the outer lining of the water heater. The outer lining is a protected shell, and it is a minor concern if it is rusted. However, if rust penetrates to the inner lining, the tank may be at risk of leaking. Rust appears superficial, however, consulting with a licensed plumber is suggested.

Location: throughout

Task: Further evaluation. Monitor and budget to replace.

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Rust



Rust

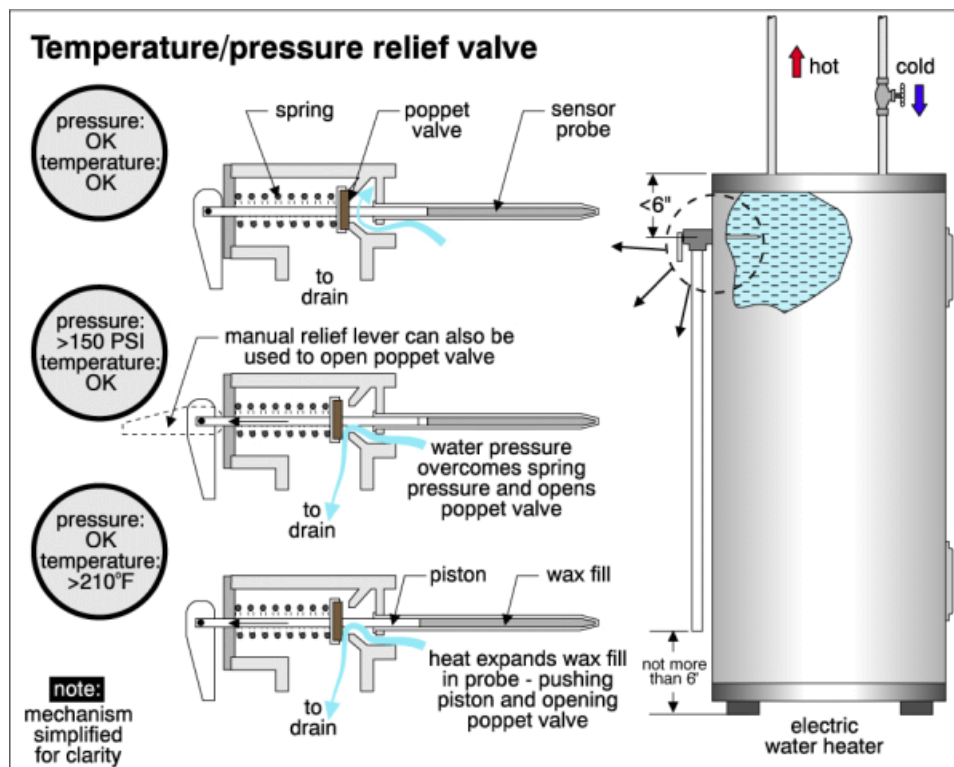
WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • [Discharge tube missing](#)

TPR valve releases hot water if there is too much pressure in the tank or the water is too hot. The discharge tube provides a safe place for water to discharge from the tank without causing a possible scalding injury or damage to the structure. The discharge tube should not discharge more than 6 inches away from the ground directed downward.

Location: rear building

Task: Install.



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Discharge tube missing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Vents were rusted, damaged, had poor connections and did not terminate high enough.

Location: Throughout

Task: Repair.



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WASTE PLUMBING \ Drain piping

Condition: • Leak

Location: main house bathroom, crawl space

Task: Repair.



Leak



Leak

Condition: • [Poor support](#)

Task: Install, correct.

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Poor support



Poor support

Condition: • Reverse/improper slope

Location: Crawl Space

Task: Correct.



Reverse/improper slope

Condition: • ABS is susceptible to UV damage and should be painted where exposed to sunlight.

Location: various

Task: Correct.

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ABS is susceptible to UV damage and should...



ABS is susceptible to UV damage and should...

Condition: • PVC/ABS connections

PVC/ABS connections are prone to leakage. These dissimilar plastics have different expansion rates which will cause connections to eventually loosen and leak. The only approved method of connecting the two materials is to use a mechanical transition coupling such as one that consists of a neoprene rubber sleeve that fits over each pipe, tightened with a stainless steel metal jacket and integral clamps. While ABS/PVC adhesive exists it is no longer considered an appropriate joining method. It is best practice to have as few of these connections as possible.

Location: rear building

Task: Correct.



PVC/ABS connections

Condition: • Disconnected

Location: rear building, main building crawl space

Task: Repair.

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Disconnected



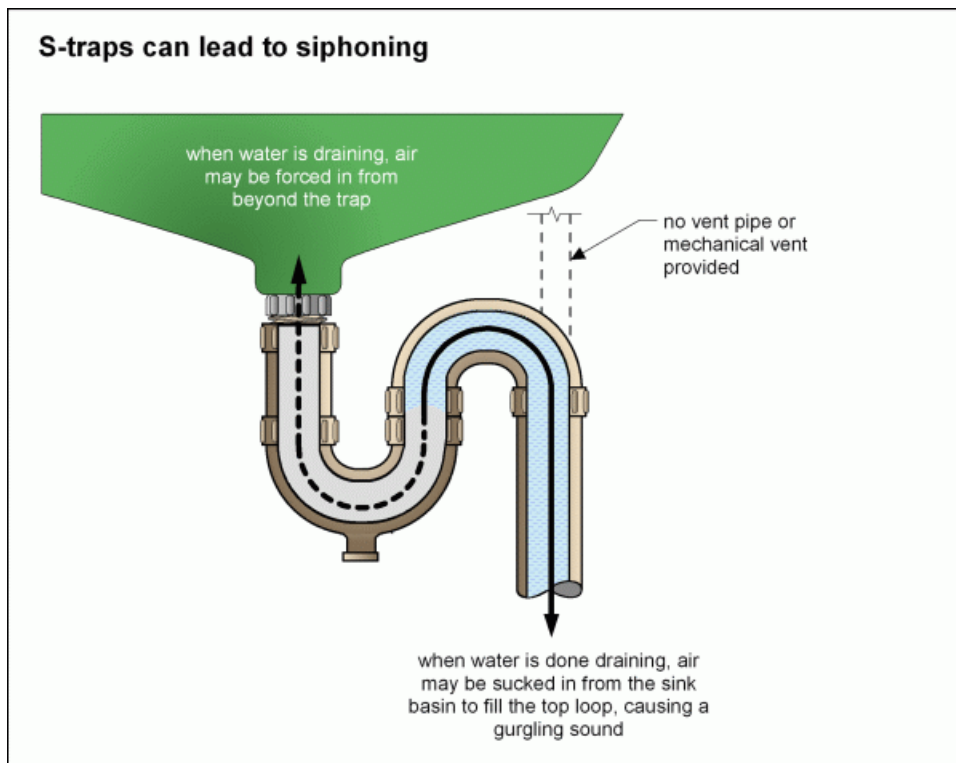
Disconnected

WASTE PLUMBING \ Traps

Condition: • S-trap

S-trap(s) observed. These can lead to siphoning. As the last bit of water flows down the drain, a vacuum forms at the top part of the trap, air from the basin pushes the water out of the bottom of the trap, allowing odors into the building.

Task: Replace with P-trap.



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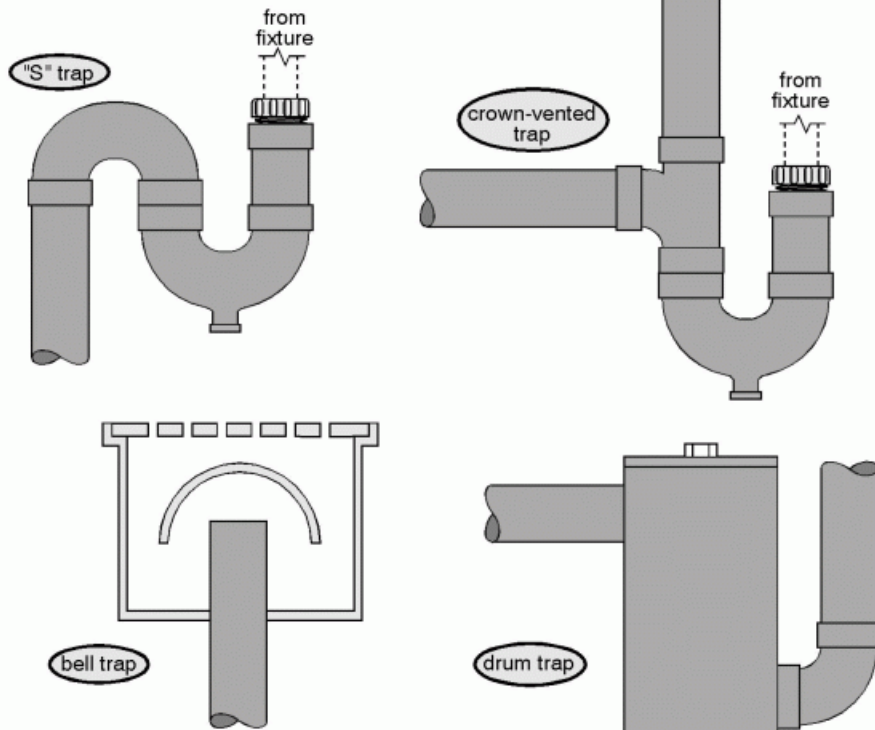
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Illegal traps



S-trap

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WASTE PLUMBING \ Venting system

Condition: • Poor support

Location: rear building

Task: Repair.



Poor support

Condition: • The vent terminates too low

It is recommended that plumbing vents terminate above the roofline.

Location: rear exterior

Task: Correct.



The vent terminates too low

FIXTURES \ Faucets, hose bibbs

Condition: • [Drip, leak](#)

Location: main house bathroom sink

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Task: Repair.



Drip, leak

Condition: • Weak pressure or flow

Location: main house bathroom sink

Task: Remedy.



Weak pressure or flow

Condition: • No hot water

Location: Accessory Building

Task: Verify. Correct as needed.

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No hot water

FIXTURES \ Bathtubs, sinks

Condition: • Drain stop missing/ineffective

Location: main house bathroom

Task: Remedy.



Drain stop missing/ineffective

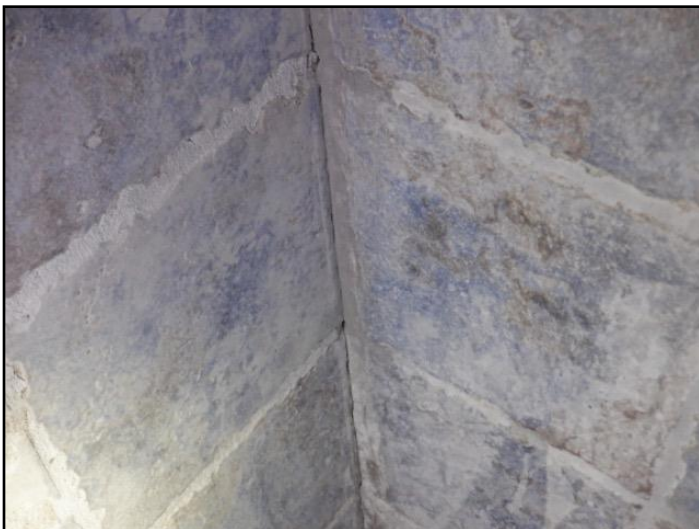
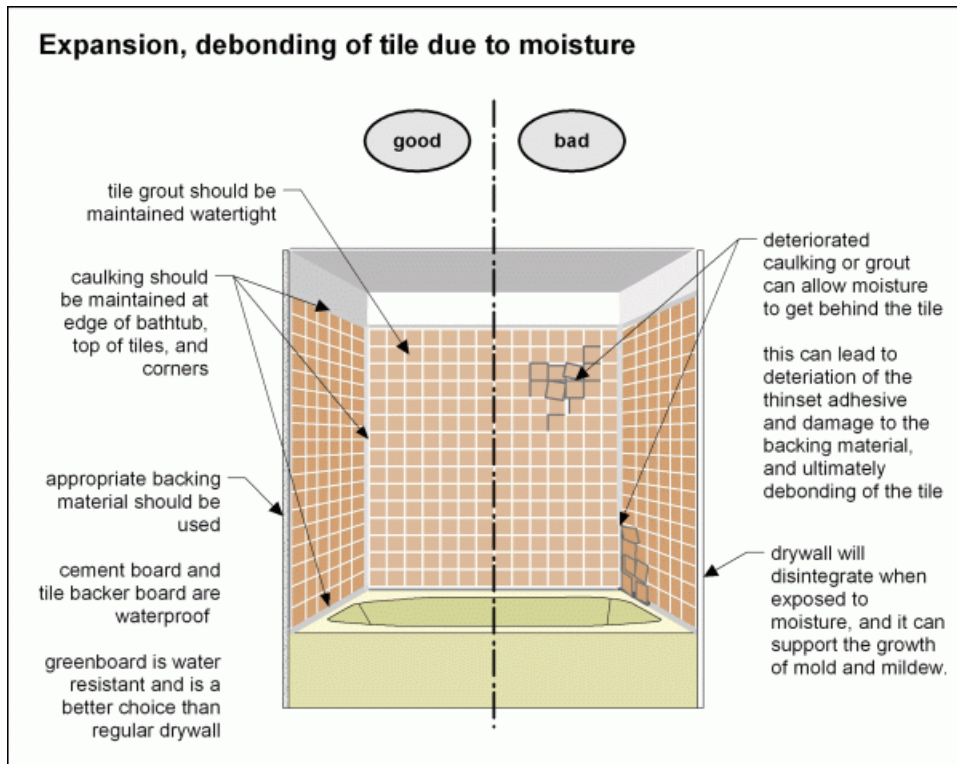
FIXTURES \ Shower enclosure

Condition: • Grout/caulk loose, missing or deteriorated

Location: bathrooms

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Task: Repair. Seal.



Grout/caulk loose, missing or deteriorated



Grout/caulk loose, missing or deteriorated

Condition: • Tile loose, cracked or missing

Location: Accessory Building

Task: Repair or replace.

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Tile loose, cracked or missing

Condition: • Indications of leakage outside shower surround.

Location: Main Building Bathroom

Task: Repair. Possibility of hidden mold growth - see appendix.



FIXTURES \ Toilet

Condition: • Loose

The toilet was loose and should be secured to the floor. A new wax ring may be needed.

Location: main house

Task: Repair.

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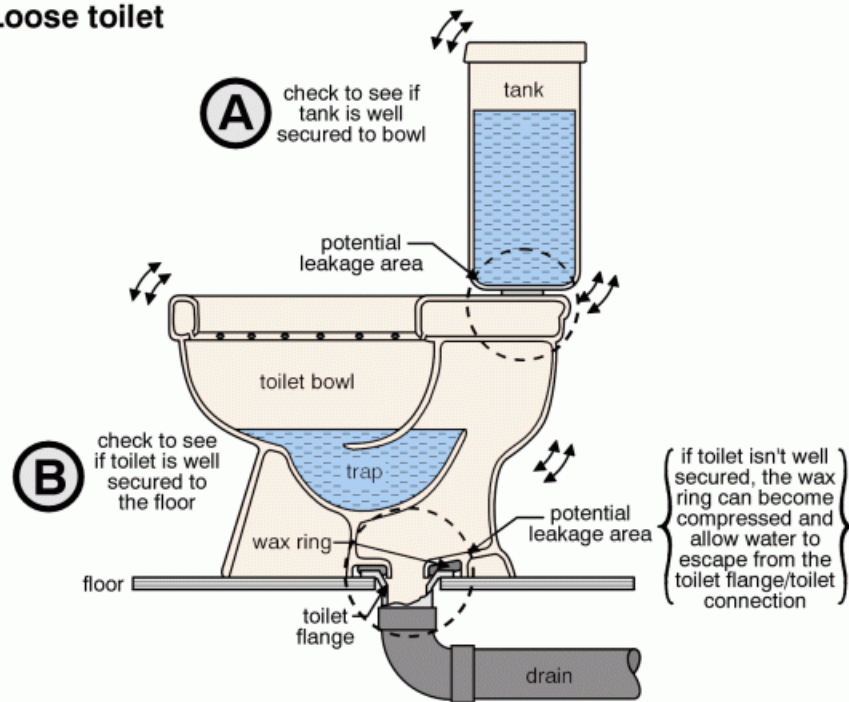
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Loose toilet



Condition: • Inoperable/not in service

Handle is not connected, causing toilet not to flush.

Location: Rear building

Task: Further evaluation.

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Inoperable/not in service

Condition: • Flush handle loose

Location: Main Building Bathroom

Task: Repair.



Flush handle loose

Condition: • Damaged seat.

Location: Main Building Bathroom

Task: Repair.

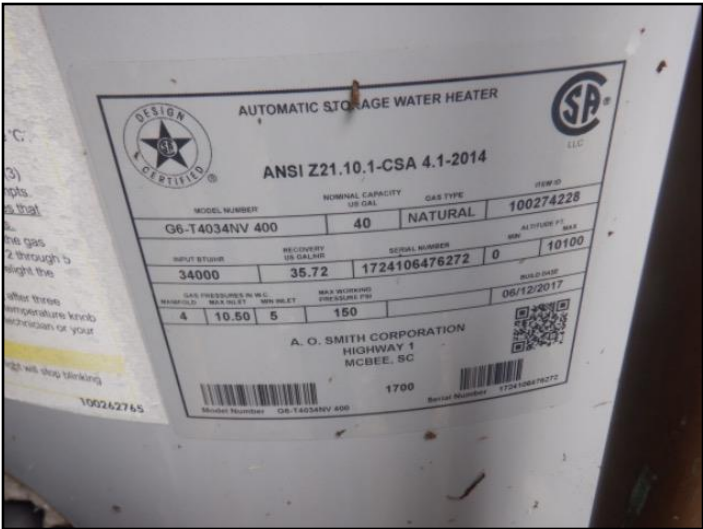
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Description and Inventory

General:

- General View of Plumbing System



General View of Plumbing System



General View of Plumbing System

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General View of Plumbing System



General View of Plumbing System



General View of Plumbing System



General View of Plumbing System

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General View of Plumbing System



General View of Plumbing System

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Right side below hose bibb • Rear of building

Water flow and pressure: • [Functional](#)

Water heater type: • Tank • [Conventional](#)

Water heater location: • Exterior Wall • Exterior closet

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer:

• A.O. Smith

Main house: manufactured in 2017, gas, 40 gallons

• General Electric (GE)

Rear building: manufacture date undetermined, size undetermined

Water heater typical life expectancy with routine maintenance: • The typical life expectancy of a conventional water heater is 10-15 years. Even if they continue to work beyond this period, some efficiency and performance is lost.

Waste, Drain, and vent piping in building: • PVC • ABS

Gas piping material: • Steel

Main Gas shut off valve at the: • At Meter • Front • Exterior

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Limitations and Inspection Methods

Inspection limited/prevented by:

- Water heater data plate illegible rear building

Fixtures not tested/not in service: • All fixtures, supply line faucets and drains tested, including tubs, showers, toilets, sinks, basins, and whirlpool tubs, if present, were tested for normal function. No issues found except where otherwise noted.

Items excluded from a building inspection:

- Water quality
- Isolating/relief valves & main shut-off valve
- Concealed plumbing

Underground drain and waste lines should be examined by a video plumbing inspection. This is beyond the scope of a general home inspection. Plumbing concealed in walls or other areas with limited or no access. Leaks that are not visible or do not present during normal operation (not extended use)

- Tub/sink overflows

Actual use of tubs and showers may reveal problems that are not discovered during a visual home inspection.

- Water heater relief valves are not tested
- Garden sprinkler or irrigation system
- Gas line leakage, suitability of gas line installation, or gas line standards are beyond scope.
- Water is run at all accessible plumbing fixtures throughout the duration of the home inspection, unless a leak is discovered in the interior that may cause water damage. Home inspections cannot replicate lived-in conditions, such as taking a bath. Sometimes, a filled bathtub with the additional weight of a person may shift plumbing drain lines, and/or reveal leaks that are impossible to discover during a home inspection. This is particularly pertinent with new construction homes, or new installations of plumbing fixtures.

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Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Possible lead paint

Old paint (prior to 1978) typically contained lead and care should be taken when removing the paint. In most cases if the paint is in good condition (not chipping peeling or cracking), is not on a door or window that will create friction on the paint, and is not in a place where children can chew on it, It can be painted over or sealed with a thick varnish. If the paint is to be removed, liquid paint removers are recommended.

Verifying the presence of lead paint and, if present, removal by a contractor with lead paint experience is the best course of action. More information is available on the EPA website

Location: Various Throughout

Task: For information only

CEILINGS AND WALLS \ General notes

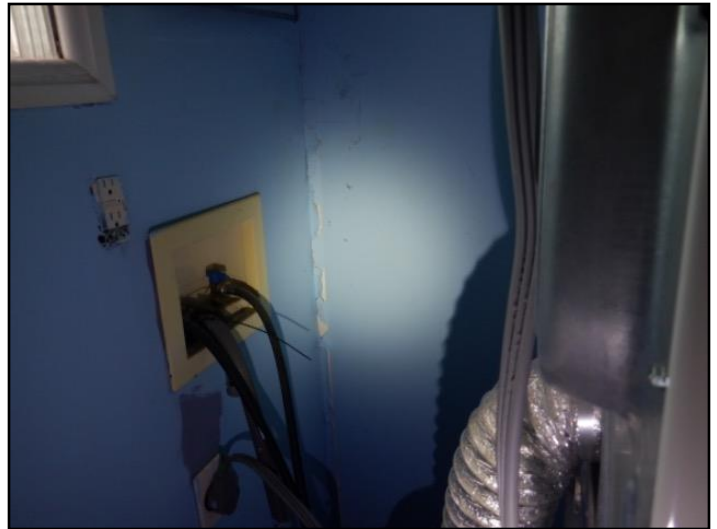
Condition: • [Cracks](#)

Location: Various

Task: Repair.



Cracks



Cracks

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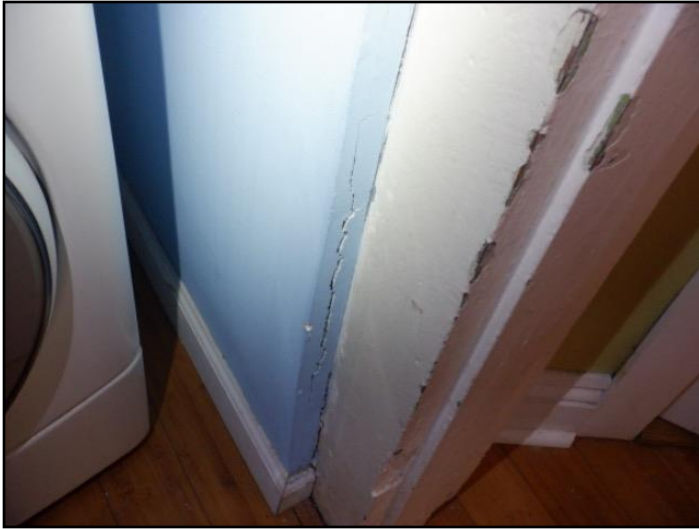
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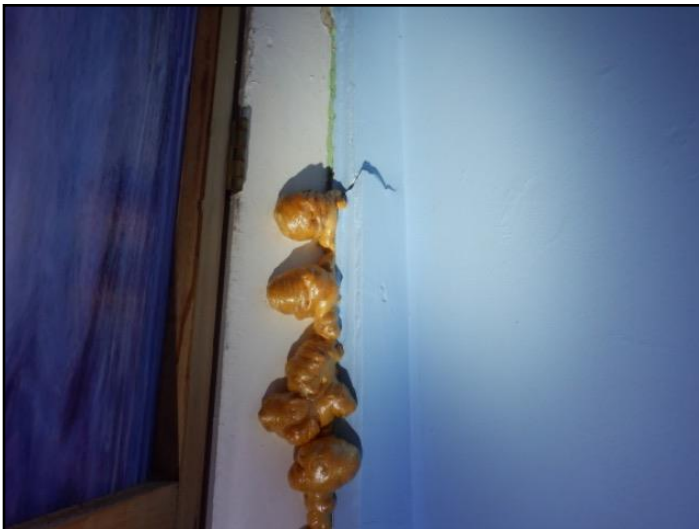
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Cracks



Cracks



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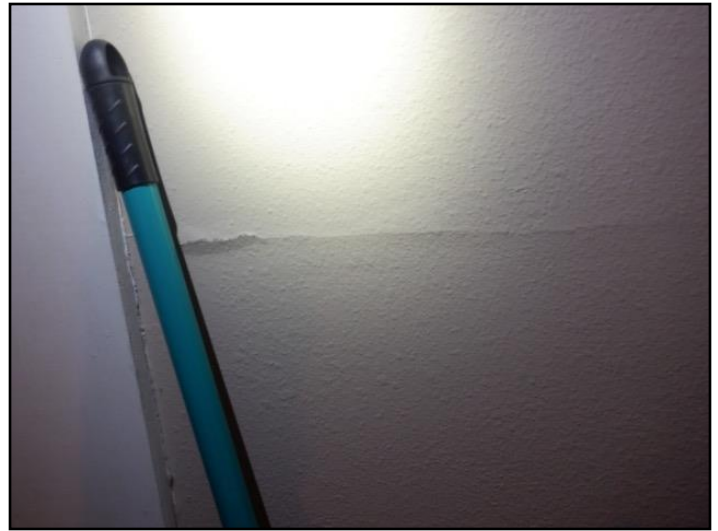
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Cracks



Cracks

Condition: • Patched

Location: Various Throughout

Task: Monitor

Condition: • [Water damage](#)

Location: Various - primarily along exterior walls beneath windows or at ceiling

Task: Repair. Possibility of hidden mold growth - see appendix.

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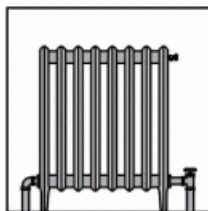
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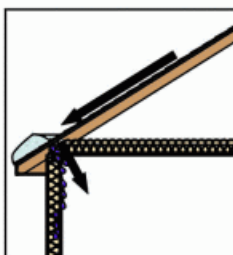
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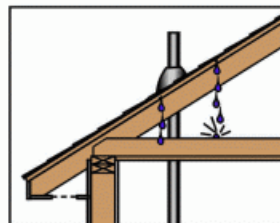
Sources of interior water damage



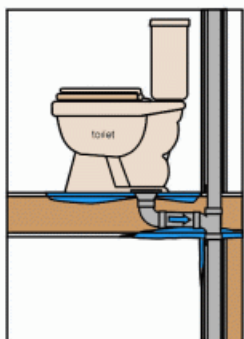
heating leaks



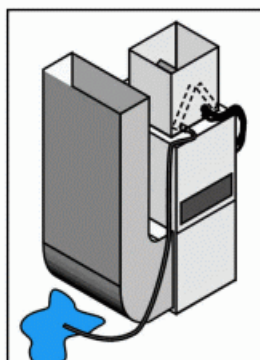
ice damming
and condensation



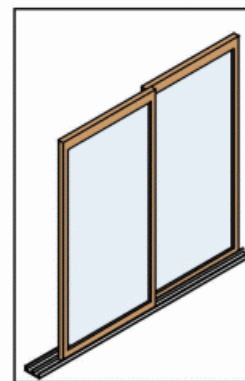
roof or
flashing leaks



plumbing leaks



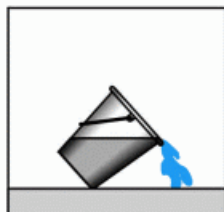
air conditioning leaks



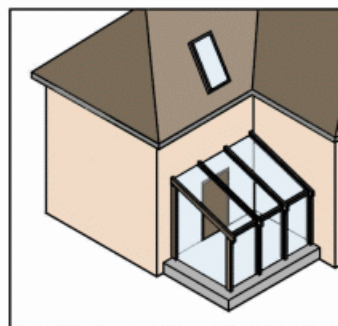
door leaks



melting snow



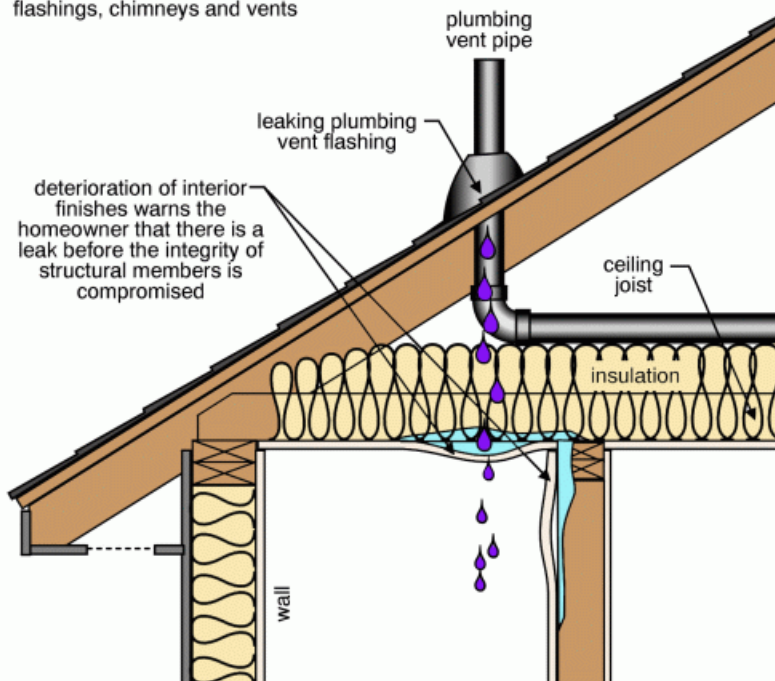
accidental spills



wall, window, solarium and skylight leaks

Common locations for water damage

water damage to walls is common below windows, bathrooms, roof flashings, chimneys and vents



Water damage



Water damage

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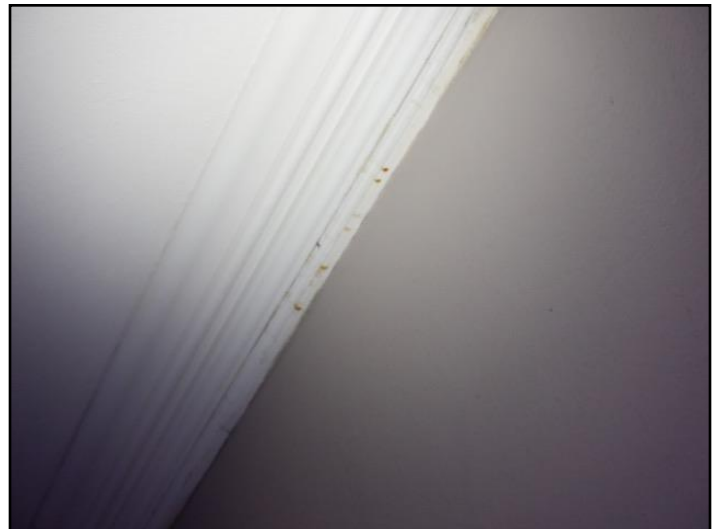
Water damage



Water damage



Water damage



Water damage

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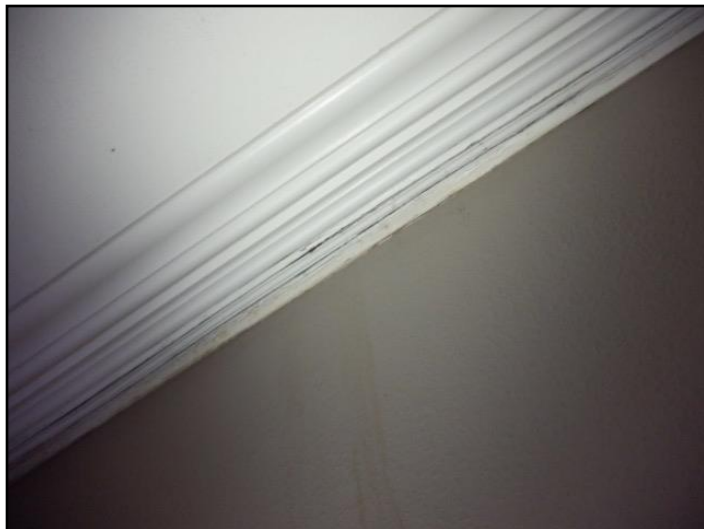
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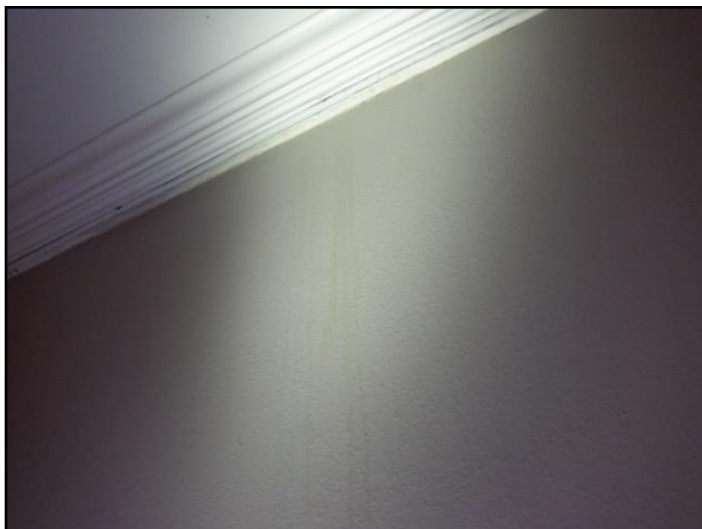
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Water damage



Water damage



Water damage



Water damage

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Water damage



Water damage



Water damage

Condition: • Possible mold

Location: Main house living room

Task: remedy. possible hidden organic growth.

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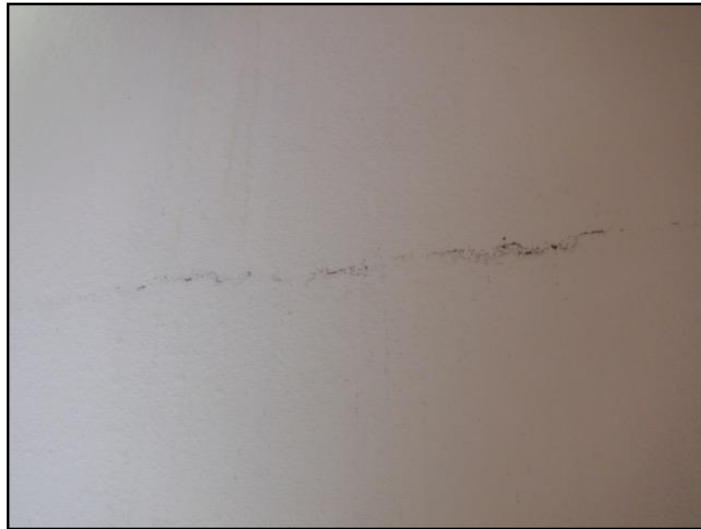
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Possible mold

Condition: • Some walls were soft/weak to the touch. Possible hidden framing damage.

Location: Various both houses

Task: Further evaluation. Repair.

FLOORS \ General notes

Condition: • Worn

Location: Various Throughout

Task: Repair.



Worn

Condition: • Rot or insect damage

Location: Rear building

Task: Repair.

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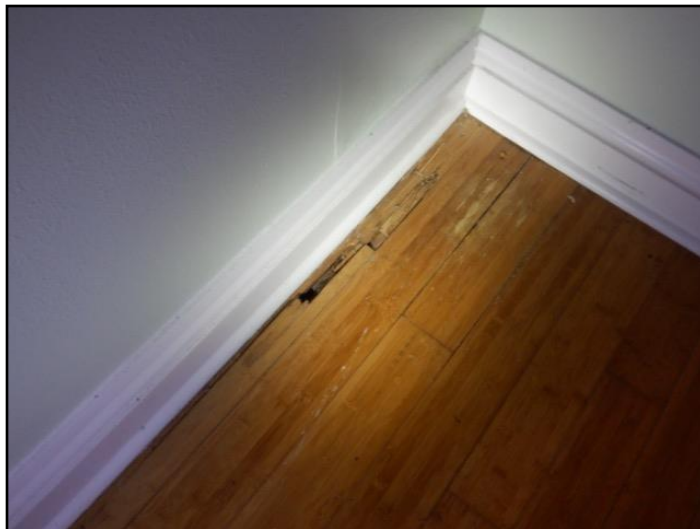
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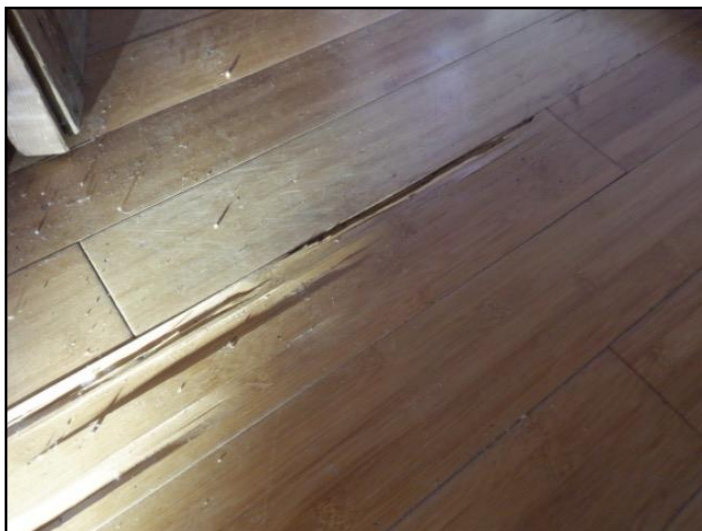


Rot or insect damage

Condition: • Insect damage

Location: Main Building Bedroom

Task: Repair. Maintain insect protection program.



Insect damage



Insect damage

Condition: • Soft or weak area

Location: Various Throughout - main house rear rooms, rear building various

Task: Repair.

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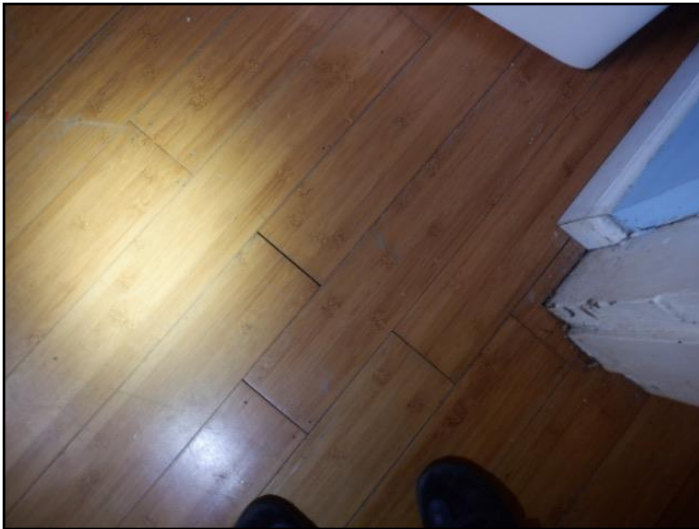


Soft or weak area

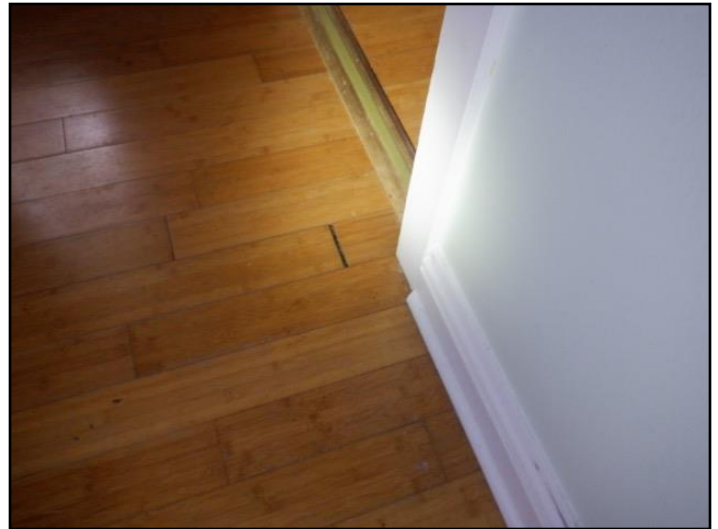
Condition: • Open seams

Location: Various

Task: Repair.



Open seams



Open seams

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • Tiles/grout loose cracked, broken, or missing

Location: various

Task: Repair or replace.

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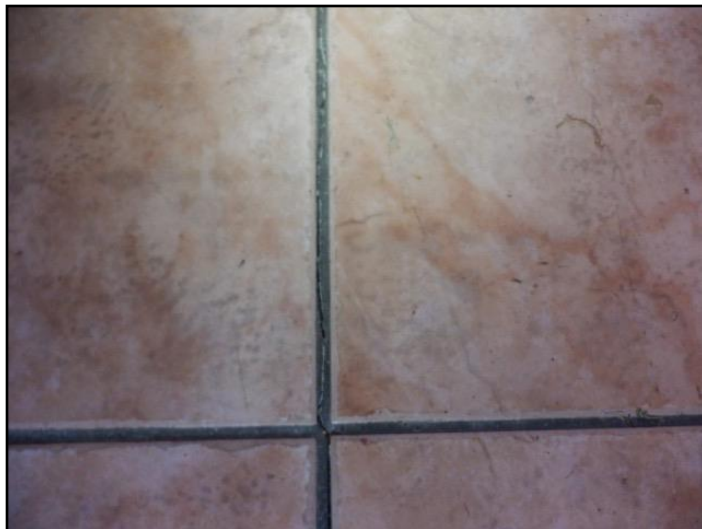
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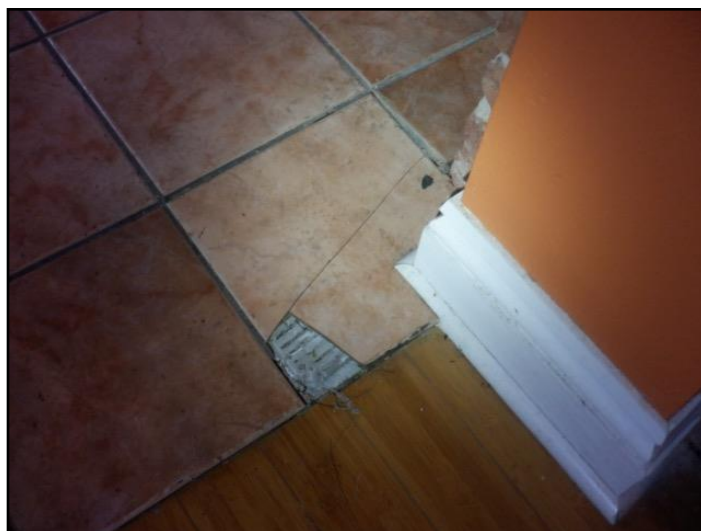
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Tiles/grout loose cracked, broken, or missing



Tiles/grout loose cracked, broken, or missing



Tiles/grout loose cracked, broken, or missing

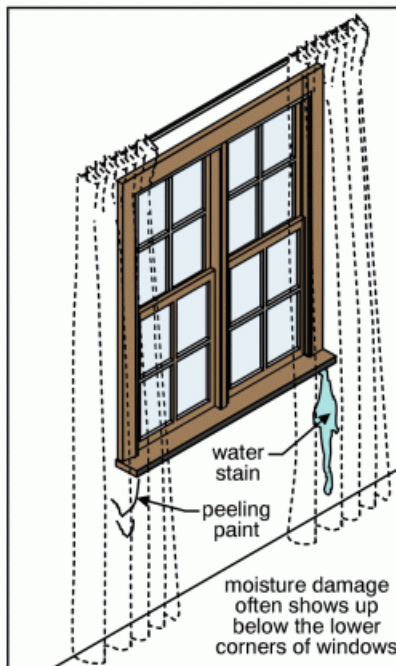
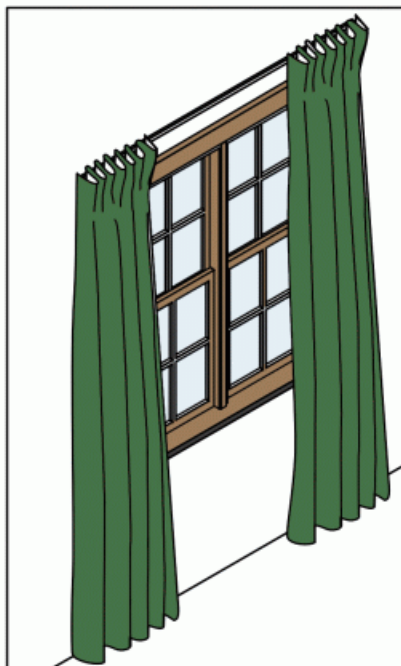
WINDOWS AND DOORS \ General notes

Condition: • [Water leaks](#)

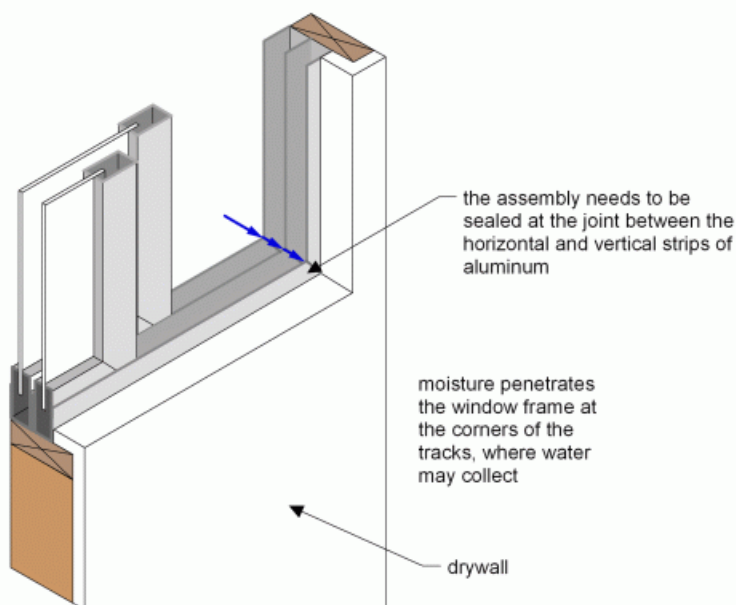
Windows are prone to leakage, especially if not properly maintained. It is not possible to verify that the windows leak in heavy rain during a home inspection.

Task: General and routine maintenance recommended on a routine basis.

Look behind window treatments



Leaking corner of older vinyl or aluminum frame window



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Condition: • General window issues

Typical older window issues may include: air and water leaks, rot, missing or disconnected sash cords, peeling paint, inoperative, does not stay open, missing or ineffective hardware, painted shut, etc. At least one operable window per room is recommended for emergency egress.

Location: Various Throughout

Task: Correct.



General window issues



General window issues



General window issues



General window issues

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General window issues



General window issues



General window issues



General window issues

Condition: • General door issues

Typical door issues noted. These issues include loose/missing/ineffective hardware, dragging on floor, failure to latch, swinging open or closed, tight fit, mechanical damage, and missing/ineffective weatherstripping.

Location: Various

Task: Remedy

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General door issues



General door issues



General door issues



General door issues

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General door issues



General door issues



General door issues

CARPENTRY \ Cabinets

Condition: • General cabinets and countertop issues

Location: Various

Task: Repair. Possibility of hidden mold growth - see appendix.

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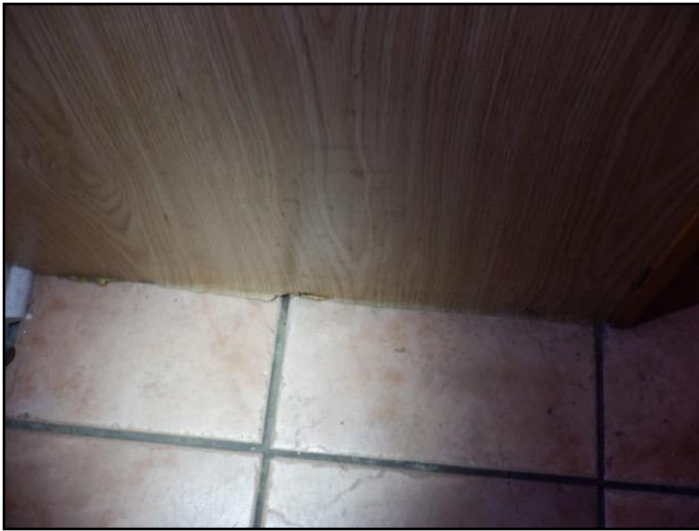
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General cabinets and countertop issues



General cabinets and countertop issues

EXHAUST FANS \ General notes

Condition: • Not vented to exterior

Location: Attic

Task: Correct.



Not vented to exterior

Condition: • [Missing](#)

No bathroom exhaust fans found in bathroom. Exhaust fans will pull trapped moisture out of the bathrooms, preventing moisture problems such as peeling paint and mildew/microbial growth. Though an operable window is considered

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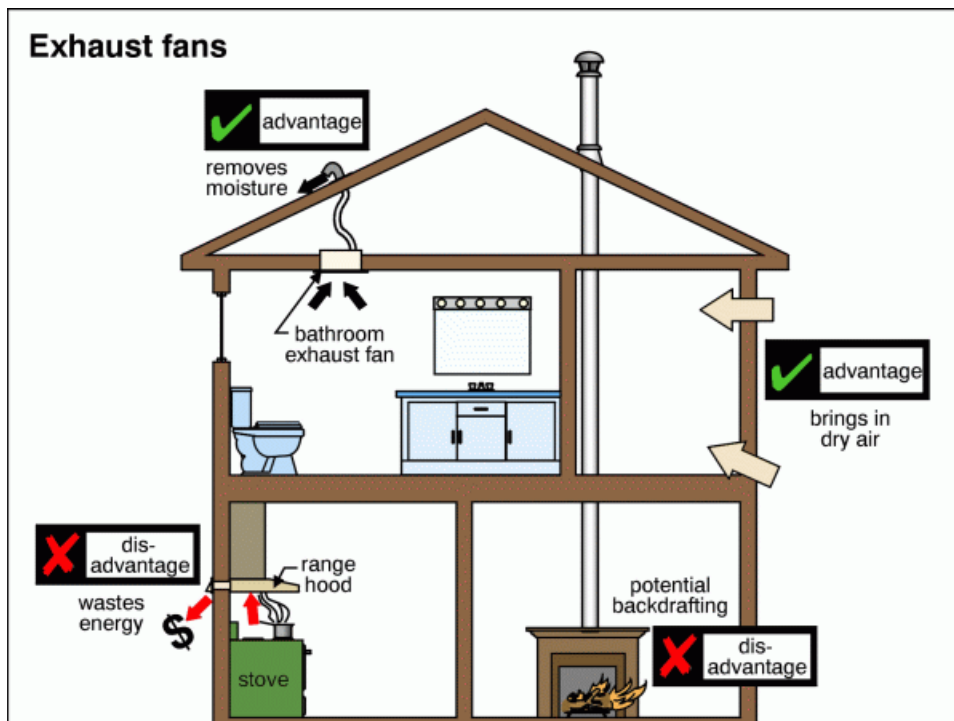
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ventilation, this arrangement may be impractical for this climate zone.

Location: Bathrooms

Task: Install.



Missing

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EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Missing

Location: rear house

Task: Install.

Condition: • Not vented to exterior

It is recommended that a gas range has a vent that exhausts to the exterior.

Location: Kitchens

Task: Improve.

APPLIANCES \ Refrigerator

Condition: • Ice maker inoperative

Location: Main Building

Task: Verify. Correct as needed.

Condition: • Lightbulb out. Fridge had strong odor and was dirty.

Location: Main Building

Task: Remedy.

APPLIANCES \ Oven

Condition: • Handles missing/loose

Location: Main Building

Task: Repair.



Handles missing/loose

APPLIANCES \ Dishwasher

Condition: • Leak

Location: Main Building Kitchen

Task: Repair.

Condition: • Cancel button inoperative.

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Location: Main Building Kitchen

Task: Repair.

APPLIANCES \ Waste disposal

Condition: • Inoperative

Location: Both Kitchens

Task: Repair.



Inoperative

Description and Inventory

Major floor finishes: • [Hardwood](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#) • Wood

Windows: • [Single/double hung](#) • Wood

Glazing: • [Single](#)

Exterior doors - Description: • [Wood](#) • Metal-clad • Framed glass. • Hinged

Doors:

• Inspected

All exterior doors and a representative number of interior doors, windows, cabinets, and drawers were inspected. All were found to be functioning properly except as otherwise noted below.

Oven type: • Conventional

Oven fuel: • Gas

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Range fuel: • Gas

Appliances: • Listed appliances checked for normal operation and appear to be functioning properly, with exceptions noted. • Refrigerator • Range/Oven • Range hood • Dishwasher • Waste disposal • Ceiling fan(s) • Icemaker

Laundry facilities: • Washer • Dryer • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping • Stackable washer and dryer

Kitchen ventilation: • Range hood • Recirculating type • None

Bathroom ventilation: • None

Limitations and Inspection Methods

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Not included as part of a building inspection:

- Security systems and intercoms
- Cosmetic issues

Minor cosmetic defects are generally not addressed unless a specific issue is questioned by client or client's agent

Not included as part of a building inspection: • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings.

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Appliances: • The temperature accuracy of ovens and refrigerators is not measured. • Appliances are tested for basic functionality only. • Refrigerator water and ice making functions are not tested. • Main house - gas off to oven/range. Unable to test. • Main house - Unable to test washing machine. Outlet inoperative.

RELATIVE ELEVATION (LEVEL)

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Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Differential of 5" or more

The differential found is generally considered above average or excessive for a property of this age, construction type, and location. it is mostly due to settlement, usually associated with age, but some structural issues may be a contributing factor (See structural recommendations of this report). Repair any structural issues. Further investigation by a structural engineer or structural contractor is suggested.

Description and Inventory

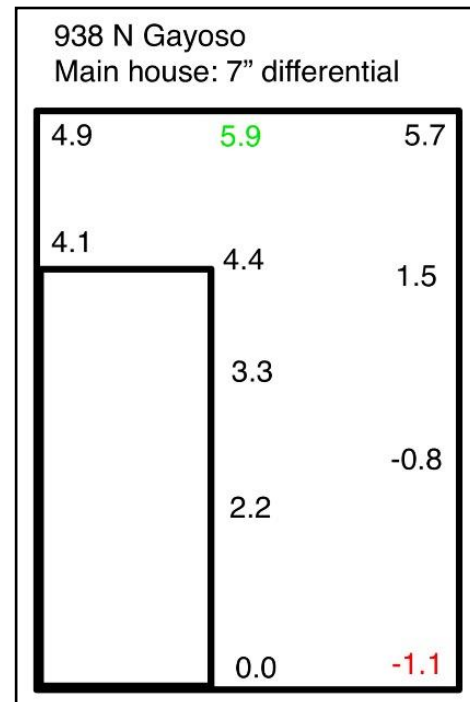
>2.0" Maximum Relative Elevation Differential:

- More than 5" differential

The maximum differential found was 7" for the main house and 6.3" for the rear house as shown on the drawing below. According to one of the leading local engineering firms, the average differential for all residential foundations in the New Orleans area is about 3.2". The average for reinforced concrete slabs about 2.9" and for pier and beam foundations about 3.6". Allowances are made for floor coverings and materials. Additions and enclosed areas built with a designed slope are not included. All measurements taken are not shown. The drawing is not to scale and locations are approximate.



More than 5" differential



More than 5" differential

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Limitations and Inspection Methods

General: • The inspector provides these measurements for the purpose of informing the client of the general slopes and elevation differentials of the basic foundation. We are not engineers or an engineering firm nor do we make any claims beyond these basic measurements taken and presented at face value. We recommend seeking a structural evaluation from a licensed structural engineer or structural contractor if there is any concern about the foundation or if repairs are needed.

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Description and Inventory

General: • The designated lead inspector is the first inspector listed below. • If a system was not inspected, the system is either not present in the report, or the reason for not inspecting the system or item is described in each relevant section.

Weather: • Overcast

Approximate temperature: • 58°

Attendees: • Inspector - Emily Beyer, LHI No. 10970 • Inspector - Amelia Yates, LHI No. 11036 • Buyer • Buyer's Agent

Access to Property Provided by: • Seller's agent

Occupancy: • Vacant

Utilities: • All utilities were on during the inspection.

END OF REPORT

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THE LOUISIANA HOME INSPECTOR LICENSING LAW CHAPTER 17-A

§1478. Written reports

A. 2. A licensed home inspector shall include in her written report of the home inspection the presence of suspected mold growth if during the course of inspecting the systems and components of the structure, in accordance with the provisions of this Chapter and board rules and regulations, the licensed home inspector discovers visually observable evidence of suspected mold growth on the inside of the structure.

Visually Observable Evidence of

Suspected Mold Growth: Visually observable discoloration of the interior components within the climate controlled living space apparently arising from moisture that may be indicative of mold or microbial growth, discovered without employing specialized moisture, environmental or other testing methods.

Our policy of compliance: Mold is everywhere, on all surfaces in every home, in the air inside and outside. The key is to indicate areas of potential or suspected mold **growth**. In reporting, it must be presumed that anywhere moisture is present, mold growth may be present. Mold growth is usually present in bathrooms, kitchens, under and behind cabinets, in HVAC closets and ducts, and similar damp areas. It would be redundant to list each of these areas unless the visible growth is significant and above what is normally seen in these locations.

Where we describe the visible presence of moisture, possible moisture, moisture/ water damage or staining, there may be

suspicion of mold growth in hidden areas, even if no mold is **visible**. Where this occurs in our reports, the phrase (or similar), "possibility of hidden mold", may be used. Visible apparent mold will be identified, as in the past.

For reporting purposes, the terms mold, mildew, fungi and microbial growth are used interchangeably. Please note that we do not test for mold or use invasive measures as part of a home inspection. A home inspection is a visual inspection only. A home inspection is NOT a mold inspection. A separate mold or IAQ (Indoor Air Quality) inspection on an average home, by a qualified specialist, may cost from \$500 to \$2000, depending upon the extent and complexity of the testing.

Please refer to the EPA website for more information on mold.

Call us at **504-799-9401** if you have any questions or concerns.

The following pages are the Louisiana State Board of Home Inspectors Standards of Practice and Code of Ethics. We are required to provide a copy of this document with each inspection or report.

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Title 46, Part XL

Chapter 3. Standards of Practice**§301. Minimum Standards**

A. This Chapter sets forth the minimum Standards of Practice required of licensed home inspectors.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000).

§303. Definitions

A. The definitions in §109 of this Part are incorporated into this Chapter by reference. The following definitions apply to this Chapter.

Alarm System—warning devices, whether installed or free standing, including but not limited to, carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Automatic Safety Control—devices designed and installed to protect systems and components from unsafe conditions.

Client—the person with whom a licensed home inspector contracts to perform a home inspection, whether individually or through that person's agent.

Component—a readily accessible and observable aspect of a system, such as a floor or wall, but not individual pieces such as boards or nails or where many similar pieces make up a component.

Cooling System—a central system that uses ducts to distribute cooled air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, which system is not plugged into an electrical convenience outlet.

Cross Connection—any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations—situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment.

Deficient—a condition of a system or component that, in the inspector's professional opinion, may be in need of repair.

Describe—to report, in writing, a system or component by its type, or other observed characteristics, to distinguish it from other systems or components.

Dismantle—to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means that would not be taken apart by a homeowner in the course of normal household maintenance.

Enter—to go into an area to observe all visible components.

Functional Drainage—a drain which empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow—a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Functioning—performing as expected and in accordance with its intended design and purpose.

Further Evaluation—examination and analysis by a qualified professional or service technician whose services and qualifications exceed those possessed by a home inspector.

Heating System—a central system that uses ducts to distribute heated air to more than one room which system is not plugged into an electrical convenience outlet.

Home Inspection—the process by which a Home Inspector visually examines the readily accessible systems and components of a home and describes those systems and components in accordance with the Standards of Practice.

Home Inspection Report—a written evaluation of two or more of the following systems of a resale residential building:

- a. electrical system;
- b. exterior system;
- c. interior system;
- d. heating and cooling systems;
- e. plumbing system;
- f. roofing system;
- g. structural system;
- h. insulation and ventilation system;
- i. appliance system; or
- j. any other related residential housing system as defined in the standards of practice prescribed by the board.

Home Inspector—any person licensed under these rules who holds himself out to the general public and

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engages in the business of performing home inspections on resale residential buildings for compensation and who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.

Inaccessible—unable to open with the use of Standard Inspection Tools or hidden from visual inspection by furniture, stored items, wall or floor coverings or other obstructions.

Inspect—to examine readily accessible systems and components of a building in accordance with the Standards of Practice, using normal operating controls and opening readily openable access panels.

Installed—attached such that removal requires tools.

LHI—an acronym for Licensed Home Inspector.

Lead Inspector—licensee responsible for being in compliance with board requirements when multiple licensed home inspectors perform on an inspection.

Method of Access—a means by which the inspector gains entry, ingress and/or a visual advantage.

Normal Operating Controls—devices such as thermostats, switches, or valves intended to be operated by the homeowner.

Normal Operating Cycle—the standard period during which a system or component operates by the use of Normal Operating Controls

Observe—the act of making a visual examination.

On-Site Water Supply Quality—water quality based on the bacterial, chemical, mineral and solids contents of the water.

On-Site Water Supply Quantity—water quantity based on the rate of flow of water.

Operate—to cause systems or equipment to function.

Recreational Facilities—spas, saunas steam baths, swimming pools, tennis courts, and exercise, entertainment, athletic, playground or other equipment and associated accessories.

Readily Accessible—available for visual inspection without requiring the moving of personal property, the dismantling, disconnecting, unplugging or destroying of equipment, or any action which may involve a risk to persons or property.

Readily Openable Access Panel—a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, is not sealed in place and is not blocked by stored items, furniture, or building components.

Representative Number—for multiple identical interior components such as windows and electrical outlets - one such component per room.

Roof Drainage Components—gutters, downspouts, leaders, splash blocks, scuppers, and similar components used to carry water off a roof and away from a building.

Serviceable—a state in which the system or component is functioning as intended.

Shut Down—a state in which a system or component cannot be operated by normal user controls.

Significantly Deficient—a condition that, in the inspector's professional opinion, adversely and materially affects the performance of a system or component.

Solid Fuel Heating Device—any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves central furnaces, and combinations of these devices.

Specialized Tools—diagnostic devices and other equipment, including but not limited to, thermal imaging devices, gas leak detection equipment, environmental testing equipment, elevation determination devices and ladders capable of reaching surfaces over one story above the ground.

Standard Inspection Tools—a flashlight, outlet tester, ladder and appropriate screwdriver.

Structural Component—a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System—a combination of interactive or interdependent components assembled to carry out one or more functions.

Technically Exhaustive—an inspection involving the extensive use of measurements, instruments, testing, calculations, or other means used to develop scientific or engineering findings, conclusions, and recommendations.

Under Floor Crawl Space—the area within the confines of the foundation between the ground and the underside of the lowest floor structural component.

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Unsafe—a condition of a readily accessible, installed system or component which, in the opinion of the inspector, is judged to be a significant risk of personal injury or property damage during normal use or under the circumstances.

Visually Observable Evidence of Suspected Mold Growth—visually observable discoloration of the interior components within the climate controlled living space apparently occurring from moisture that may be indicative of mold or microbial growth which is visually observable, without employing moisture, environmental or other testing methods.

Wiring Methods—manner or general type of electrical conductors or wires installed in the structure such as non-metallic sheath cable, armored cable, knob and tube, etc.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1689 (August 2004), LR 36:2861 (December 2010), LR 38:2532 (October 2012), LR 41:922 (May 2015), LR 41:1487 (August 2015), LR 43:1912 (October 2017).

§305. Purpose and Scope

A. The purpose of these Standards of Practice is to establish a minimum and uniform standard for Louisiana state licensed home inspectors. Home inspections performed pursuant to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as observed at the time of inspection.

B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall:

a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors;

b. describe what inspection services will be provided and their cost;

c. state that the inspection is limited to only those systems or components, as set forth in these Standards of Practice, as agreed upon by the client and the inspector or as expressly excluded in writing;

d. contain copies of the Standards of Practice and Code of Ethics; and

e. state the name and license number, and contain the signature of the licensed home inspector, lead inspector, and/or qualifying licensee performing the inspection.

2. inspect readily accessible installed systems and components listed in this Chapter and/or as contractually agreed upon;

3. submit a written report to the client within five days of the inspection which shall:

a. describe those systems specified to be described in §§311-329, and/or as contractually agreed upon;

b. state which systems designated for inspection in this Section have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;

c. state any systems or components so inspected that, in the professional opinion of the inspector, are significantly deficient, unsafe or non-functioning; and

d. state the name, license number, and contain the signature of all licensed home inspectors conducting the inspection and identify the lead inspector or the qualifying licensee performing the inspection.

C. This Chapter does not limit home inspectors from:

1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B of this rule;

2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;

3. inspecting systems and components in addition to those required by these Standards of Practice; or

4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 38:2532 (October 2012), LR 43:1912 (October 2017), RS 48:2289 (September 2022)

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§307. General Limitations

A. Home inspections done in accordance with this Chapter are visual and are not technically exhaustive.

B. This Chapter applies only to residential resale buildings.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 41:922 (May 2015), LR 43:314 (February 2017).

§309. General Exclusions

A. Home inspectors are not required to inspect or report on:

1. life expectancy of any component or system;
2. the causes of any condition or deficiency;
3. the methods, materials, and costs of corrections;
4. the suitability of the property for any specialized use;
5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;
6. any component or system that was not inspected and so stated in the home inspection report or pre-inspection agreement.
7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to asbestos, radon lead, mold, contaminated drywall or building components, carcinogens, noise, or contaminants, whether in the building or in soil, water, or air; however, if during the course of inspecting the systems and components of the building in accordance with the law and these rules, the home inspector discovers visually observable evidence of suspected mold or microbial growth, he shall report it;
8. decorative or cosmetic items, underground items, or items not permanently installed;
9. hidden, concealed or latent defects;
10. items not visible for inspection including the condition of systems or components which are not readily accessible; or

11. future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components.

B. Home inspectors are not required to:

1. offer warranties or guarantees of any kind;
 2. calculate or determine the strength, adequacy, or efficiency of any system or component;
 3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible;
 4. operate any system or component that is shut down or otherwise inoperable;
 5. operate any system or component that does not respond to normal operating controls;
 6. disturb or move insulation, personal items, panels, furniture, equipment, soil, snow, ice, plant life, debris or other items that may obstruct access or visibility;
 7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;
 8. project operating costs of components;
 9. evaluate acoustical characteristics of any system or component;
 10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;
 11. operate shut-off valves;
 12. inspect detached structures, other than garages and carports;
 13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;
 14. dismantle any system or component, except as specifically required by these standards of practice; or
 15. perform air or water intrusion tests or other tests upon roofs, windows, doors or other components of the structure to determine its resistance to air or water penetration.
- C. Home inspectors shall not:
1. offer or perform any act or service contrary to law;
 2. report on the market value of the property or its marketability;

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3. report on the advisability or inadvisability of purchase of the property;

4. report on any component or system that was not inspected;

5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects; however the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;

6. advertise or solicit to repair, replace, or upgrade, or repair, replace or upgrade for compensation, any system or component of the home which the inspector noted in the inspection report as deficient, in need of repair or replacement, or unsafe for a period of one year following the date of the home inspection.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475 and R.S. 37:1478.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:922 (May 2015), repromulgated LR 41:2339 (November 2015), LR 43:314 (February 2017), LR 43:1913 (October 2017), LR 51:1159 (August 2025)

§311. Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;
2. framing;
3. columns; and
4. piers.

B. The home inspector shall describe the type of:

1. foundation;
2. floor structure;
3. wall structure;
4. columns;
5. piers;
6. ceiling structure; and
7. roof structure.

C. The home inspector shall:

1. probe structural components only where deterioration is visible, except where probing would damage any surface;

2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;

3. report the methods used to inspect or access under floor crawl spaces and attics; and

4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 41:923 (May 2015).

§313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;
2. all doors, including garage doors and storm doors;
3. all readily accessible windows;
4. decks, balconies, stoops, steps, porches, and applicable railings;
5. eaves, soffits, and fascias where visible from the ground level; and
6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

B. The home inspector shall:

1. describe wall cladding materials;
2. operate all entryway doors;
3. operate garage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and
4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested.

C. The home inspector is not required to inspect:

1. shutters, awnings, and similar seasonal accessories;

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2. fences;
3. presence of safety glazing in doors and windows;
4. garage door operator remote control transmitters, unless the device is the only control device.
5. geological conditions;
6. soil conditions;
7. recreational facilities;
8. detached buildings or structures other than garages and carports;
9. the presence or condition of buried fuel storage tanks;
10. sea walls, break walls or docks;
11. erosion control and earth stabilization measures; or
12. garage door operator pressure sensitive reverse failure devices.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:923 (May 2015), LR 51:1159 (August 2025)

§315. Roofing System

- A. The home inspector shall inspect:
 1. roof coverings;
 2. roof drainage components;
 3. flashings;
 4. skylights, chimneys, and roof penetrations; and
 5. signs of leaks or abnormal condensation on building components.
- B. The home inspector shall:
 1. describe the type of roof covering materials; and
 2. report the methods used to inspect the roofing system and any limitations.
- C. The home inspector is not required to:
 1. walk on the roofing;

2. inspect interiors of flues or chimneys which are not readily accessible;

3. inspect attached accessories including but not limited to solar systems, antennae, and lightening arrestors; or

4. disturb or lift roofing materials, jacks or flashing.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:923 (May 2015).

§317. Plumbing System

- A. The home inspector shall inspect:

1. water supply and distribution systems, including:

- a. piping materials, supports, insulation;
- b. fixtures and faucets;
- c. functional flow;
- d. visible leaks; and
- e. cross connections;

2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;

3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;

4. fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting, and supports; leaks; and

5. sump pumps, drainage sumps, and related piping.

- B. The home inspector shall describe:

1. water supply and distribution piping materials;
2. drain, waste and vent piping materials;
3. water heating equipment;
4. location of main water supply shutoff device; and
5. the location of main gas supply shutoff device.

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C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance or winterized equipment.

D. The home inspector is not required to:

1. determine the effectiveness of anti-siphon devices;
2. determine whether water supply and waste disposal systems are public or private;
3. operate automatic safety controls;
4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. determine whether the system is properly sized or utilizes proper materials;
6. inspect:
 - a. water conditioning systems;
 - b. fire and lawn sprinkler systems;
 - c. on-site water supply quantity and quality;
 - d. on-site waste disposal systems;
 - e. foundation irrigation systems;
 - f. spas;
 - g. swimming pools;
 - h. solar water heating equipment; or
 - i. wells, well pumps, or water storage related equipment.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 41:923 (May 2015).

§319. Electrical System

A. The home inspector shall inspect:

1. service drop and entrance conductors cables and raceways;
2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;
3. branch circuit conductors, their overcurrent devices, and their compatibility;

4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;

5. the polarity and grounding of all receptacles tested; and

6. test ground fault circuit interrupters and arc fault circuit interrupters, unless, in the opinion of the inspector, such testing is likely to cause damage to any installed items or components of the home or interrupt service to an electrical device or equipment located in or around the home.

B. The home inspector shall describe:

1. service amperage and voltage;
2. wiring methods employed; and
3. the location of main and distribution panels.

C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits.

D. The home inspector shall report on the presence or absence of smoke detectors and carbon monoxide alarms.

E. The home inspector is not required to:

1. insert any tool, probe, or testing device inside the panels;
2. test or operate any overcurrent device except ground fault circuit interrupters and arc fault circuit interrupters in accordance with §319.A.6;
3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels; or
4. inspect or test:
 - a. low voltage systems;
 - b. central security systems, including but not limited to heat detectors, motion detectors, control pads, carbon monoxide detectors, smoke detectors or any associated devices;
 - c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or
 - d. remote controlled device unless the device is the only control device; or
5. measure amperage, voltage or impedance.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

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HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2863 (December 2010), LR 38:2533 (October 2012), LR 41:923 (May 2015), LR 43:1913 (October 2017), LR 50:1467 (October 2024)

§321. Air Conditioning and Heating System

A. The home inspector shall inspect permanently installed heating and cooling systems including:

1. heating, cooling and air handling equipment installed through the wall;
2. normal operating controls;
3. chimneys, flues, and vents, where readily accessible;
4. solid fuel heating devices, including fireplaces;
5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
6. the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

1. energy sources; and
2. the heating and cooling methods by their distinguishing characteristics.

C. The home inspector shall operate the systems using normal operating controls.

D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

E. The home inspector is not required to:

1. operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. operate automatic safety controls;
3. inspect or operate air duct dampers; or
4. inspect:
 - a. heat exchangers;
 - b. humidifiers;
 - c. dehumidifiers;
 - d. electronic air filters;

e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms;

f. solar space heating systems;

g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity-controlled or fan-assisted; or

h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 36:2863 (December 2010), repromulgated LR 38:2533 (October 2012), amended LR 41:923 (May 2015), LR 43:314 (February 2017).

§325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;
2. steps, stairways, balconies, and railings;
3. countertops and a representative number of cabinets and drawers;
4. all doors; and
5. all readily accessible windows.

B. The home inspector shall:

1. operate a representative number of windows and interior doors;
2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components;
3. report the presence of suspected mold or microbial growth if, during the course of inspecting the systems and components of the structure in accordance with the home inspector licensing law and these rules, the licensed home inspector discovers visually observable evidence of suspected mold or microbial growth.

C. The home inspector is not required to inspect:

1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;

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2. carpeting;
3. draperies, blinds, or other window treatments;
- or
4. interior recreational facilities.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 37:2406 (August 2011), LR 38:2533 (October 2012), LR 41:923 (May 2015).

§327. Insulation and Ventilation System

- A. The home inspector shall inspect:
 1. insulation and vapor retarders in unfinished spaces;
 2. ventilation of attics and foundation areas;
 3. kitchen, bathroom, and laundry venting system; and
 4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.
- B. The home inspector shall describe:
 1. insulation and vapor retarders in unfinished spaces; and
 2. absence of insulation in unfinished space at conditioned surfaces.
- C. The home inspector is not required to report on:
 1. concealed insulation and vapor retarders; or
 2. venting equipment that is integral with household appliances.
- D. The home inspector is not required to:
 1. disturb insulation or vapor retarders; or
 2. determine indoor air quality.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004).

§329. Built-In Kitchen Appliances

A. The home inspector shall inspect and operate the basic functions of the following appliances:

1. permanently installed dishwasher; through its normal cycle;
2. range, cook top, and permanently installed oven;
3. trash compactor;
4. garbage disposal;
5. ventilation equipment or range hood;
6. permanently installed microwave oven; and
7. any other built-in appliance.

B. The home inspector is not required to inspect:

1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
2. non built-in appliances such as clothes washers and dryers;
3. refrigeration units such as freezers, refrigerators and ice makers; or
4. central vacuum system.

C. The home inspector is not required to operate:

1. appliances in use; or
2. any appliance that is shut down or otherwise inoperable.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 41:923 (May 2015).

Chapter 5. Code of Ethics

§501. Code of Ethics

A. Purpose. Integrity, honesty, and objectivity are fundamental principles embraced by this Code of Ethics, which sets forth the obligations of ethical conduct for the Licensed Home Inspector (LHI). The Louisiana State Board of Home Inspectors (LSBHI) has enacted this Code to provide high ethical standards to safeguard the public and the profession. LHIs in Louisiana shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and

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improve the integrity, reputation, and practice of the home inspection profession.

B. Ethical Obligations

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

2. The LHI shall not inspect properties for compensation in which he has or expects to have, a financial interest.

3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.

4. The LHI shall not directly or indirectly compensate real estate agents, brokers, or any other parties having a financial interest in the closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the client(s).

6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors or other service providers or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.

7. The LHI or any company or firm with which the home inspector is an employee, owner, or independent contractor, shall not solicit to repair, replace, or upgrade, or repair, replace or upgrade for compensation, any system or component of the home which the inspector noted in the inspection report as deficient, in need of repair or replacement, or unsafe

for a period of one year following the date of the home inspection.

8. The LHI shall act in good faith toward each client and other interested parties.

9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.

10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.

11. The LHI shall not disclose inspection results or a client's personal information without approval of the client or the client's designated representative. At his discretion, the LHI may immediately disclose to occupants or interested parties safety hazards observed to which they may be exposed.

12. The LHI shall avoid activities that may harm the public, discredit him or reduce public confidence in the profession.

13. The LHI shall not disseminate or distribute advertising, marketing, or promotional materials which are fraudulent, false, deceptive, or misleading with respect to the education, experience, or qualifications of the LHI or the company with which he is affiliated.

14. The LHI shall report substantial and willful violations of this Code to the LSBHI.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1693 (August 2004), LR 36:2863 (December 2010), LR 37:2406 (August 2011), LR 41:924 (May 2015), repromulgated LR 41:2339 (November 2015), amended LR 43:315 (February 2017), LR 43:1913 (October 2017), LR 50:779 (June 2024).

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	SITE INFO	APPENDIX	REFERENCE						

Recommendations for further evaluations or repairs

The following contractors are listed because we have seen their work or personally used their services and found them to be reliable, knowledgeable and professional. We make no guarantee nor do we participate in any type of referral system or have any financial interest in their work. The names are provided as a courtesy only. [Here](#) is a link to the Home Builders Association of Greater New Orleans's contractor directory.

Structural Engineers

[Robert Anderson, P.E.](#)

504-488-7797

Stephen Cali, P.E.

Cali & LaPlace Engineers, LLC

504-302-9646

Roy Carubba, P.E.

Carubba Engineering

504-888-1490

[Fritz Gurtler, P.E.](#)

Gurtler Bros. Consultants, Inc.

504-486-8500

[Morphy, Makofsky, Inc.](#)

504-488-1317

[ARC Roofing](#)

504-834-8999

Heating and Air Conditioning

[Alliance AC and heating](#)

504-316-3441

[Comfort Specialists](#)

504-218-7165

[Cool Air, Inc.](#)

504-834-2067

[Nu-Air Heating and Cooling, LLC](#)

985-317-4555

[Tropical A/C and Heat, LLC](#)

985-867-4991

Structural repairs

[Richard Earls Construction](#)

504-628-9182

Turner Foundation Repairs

504-239-4624

Annunciation Contracting

504-274-7508

McCann Homes

504-458-2155

[Rooster Construction](#)

504-920-8776

[A-1 House Leveling](#)

504-482-6461

Video Plumbing Inspections

Phoenix Plumbing repairs, LLC

Mike Burke

504-913-1698

[Royal Flush](#)

504-650-0444

[Tunnel Vision](#)

504-885-8761

Hy-Tech Video Plumbing

504-258-8597

Schaff Plumbing Inspections

504-416-1540

Plumbing Repairs

[Michel's Plumbing Repairs](#)

504-360-2140

Paul D. Plumber

504-912-7600

West Plumbing

504-382-0973

Roof repair and installation

[Guaranty Sheet Metal & Roofing](#)

504-466-3749

[Scoggins Roofing](#)

985-322-8299

[Suburban Roofing & Siding](#)

504-861-7663

[Zuppardo's Renovations](#)

504-414-6060

[Bergen's Roofing](#)

985-641-6960

APPENDIX

938 N Gayoso St, New Orleans, LA December 1, 2025

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www.axelradhome.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	SITE INFO	APPENDIX	REFERENCE						

Termite/Wood destroying Insect

[Absolute Termite Control](#)

504-522-2400

[Best Pest Control](#)

504-533-1038

[DA Exterminating](#)

504-888-4941

[Pied Piper Pest Control, Inc.](#)

504-366-1333

Electrical

[Bill Schell Electric](#)

504-975-1593

[Rollins & Sons Electrical Services](#)

504-710-5859

Environmental

Asbestos Abatement Contractors

504-456-0422

[Materials Management Group, Inc.](#)

504-368-0568

[SERVPRO](#)

504-468-3047

[Wilson Environmental Services, LLC](#)

225-806-5691

[U.S Restoration, LLC](#)

504-235-3951

Swimming Pool

Pelican Pool & Patio Specialties

504-889-7600

[Paradise Pools & Spas](#)

504-888-0505

Insulation & Energy

[Diversified Energy](#)

504-273-7779

[Lagrange Consulting](#)

985-845-2148

Landscaping & Drainage

[Greenman Dan, Inc.](#)

[Vista Landscaping](#)

Nick Sintz

504-450-5873

Crawlspace Moisture

[AdvantaClean](#)

Scott Phillips

504-333-9338

Chimney

[A Noble Sweep](#)

504-517-8350

Stucco and EIFS

[Brayan Stucco, Inc.](#)

504-329-7626

Elevator

[Champagne Elevators](#)

504-885-6213

Fencing and Decks

[Impact Fence and Deck](#)

504-259-7221

REFERENCE LIBRARY

938 N Gayoso St, New Orleans, LA December 1, 2025

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SUMMARY

ROOFING

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REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS