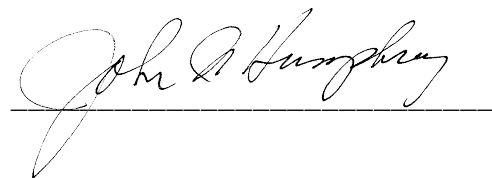


GENERAL HOME INSPECTION REPORT  
607 FLORIDA STREET  
MANDEVILLE, LOUISIANA  
21-232G  
OCTOBER 20, 2021

Prepared For  
ELIZABETH PAULOVICH

Prepared by  
ACADIAN HOME INSPECTION LLC  
5301 GENERAL MEYER AVE.  
NEW ORLEANS, LOUISIANA 70131  
(504) 656-0662



John I. Humphrey  
LHI License # 10082  
ASHI membership # 244447



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(504) 656-0662

### GENERAL HOME INSPECTION REPORT

607 FLORIDA STREET

MANDEVILLE, LOUISIANA

#### INTRODUCTION

On October 20, 2021, a visual inspection was made of the above building to determine the overall condition of the building and its systems and to determine and recommend possible remedial work. The report and inspection consists of the general inspection which deals with the general condition of the property including the mechanical and electrical systems. **The inspection and report are intended to give an overview of the condition of the property and is not an insurance policy or guarantee that the building is free of defects or a scope of work for repairs. Should a dispute arise relative to the inspection and report, it shall be resolved through arbitration<sup>1</sup>. The liability of Acadian Home Inspection LLC shall be limited to the cost of the inspection. The report is prepared exclusively for the client, but remains the property of Acadian Home Inspection LLC.**

**Neither the Licensed Home Inspector nor the Inspection Company shall have any liability whatsoever to any third party using or relying on its contents. Any third party using this report agrees thereby to defend, indemnify and hold the Licensed Home Inspector and the Inspection Company harmless from any claims of any person relying on the report.**

**A visual inspection was made of the yard, the visible portion of the foundation, the driveway, the exterior and interior of the building including the systems and appliances, the attic and the car storage area. Limitations of the general inspection are discussed at the end of the body of the report and in the Standards of Practice of the Louisiana State Board of Home Inspectors. Specific attention is directed:**

- 1. To the method in which air conditioning and heating equipment is inspected and**
- 2. The importance of reviewing and clarifying any pre-existing conditions clauses in warranty coverage if one is offered.**

It is not unusual for more in depth inspections and/or repairs to be required due to discrepancies observed during this inspection. If this inspection is being done during the process of purchasing the building, it is very important that the client have a clear understanding as to any time constraints which might apply as to when the inspection and/or repairs must be completed and who is to pay for the inspections and/or repairs.

#### INSPECTION DATA

This section presents an overview of major components or systems in the building and outlines their physical condition and presents recommended remedial work. In some instances, routine maintenance items as well as recommendations for preventative maintenance are presented. This is done as a courtesy to the client. Likewise, the inspection of special systems such as swimming pool equipment and spas is done to the extent practical as a courtesy and does not constitute a portion of the formal inspection.

Overall Condition - The building appears well constructed and in satisfactory condition, with the

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normal wear and depreciation associated with a building this age. Directions used in the report are given as facing the building from the street. Discrepancies are noted in the applicable sections below.

- In older houses such as this one, there is a higher than average probability of concealed damage which may not be detected during a visual inspection such as this one.
- A fungal/microbial growth was observed in the attic. Sampling of and/or testing of the growth is not a part of this inspection. The EPA indicates there is a growing concern about molds and mildews as the public becomes aware that exposure can cause a variety of health effects and symptoms including allergic reactions. Any affect that mold and mildews can have on an individual must be determined by a health professional. The locations where the fungal growth substance was observed, includes but may not necessarily be limited to heater housing in the attic.
  - Based on publishing from the EPA guidelines in “A Brief Guide to Mold, Moisture and Your Home,” your home inspector has seen or suspects that there is a possibility for mold to be present in the home. It is recommended if you are concerned or want to confirm the presence of mold in the home to contact a qualified professional as described by the EPA. Sampling of mold should be done by professionals who have specific experience in designing mold sampling protocols, sampling methods and the ability to interpret the results. Sample analysis should follow analytical methods recommended by the American Industrial Hygienist Association(AIHA), the American Conference of Governmental Industrial Hygienists(ACGIH), or other professional organizations. <http://www.epa.gov/mold/> <http://www.epa.gov/mold/moldguide.html>

Type Construction - The subject is a one-story brick veneer and wood frame building with a raised and concrete slab on grade foundation which is approximately 21 years old. The building was vacant at the time of the inspection.

- This property is one of a two-unit townhouse building. It was stated the property has a home owners association. All information regarding the associations obligations and requirements should be supplied prior to closing.

Sidewalk/Driveway - Concrete driveway and masonry paver walkways, appear in generally satisfactory condition

- Some cracking of the concrete and the paver walkways.

Fence - Wood fences, appear in generally satisfactory condition.

- New fence being installed at the right side of the property but has not been completed at the time of this inspection. Additional fences and gates are set to be installed, consult with the current owners regarding the full scope of the work.
- General damage to the older remaining wood fence materials.

Porch - Attached, covered front porch, appears in satisfactory condition.

- Water damage and repairs to the base of the porch columns. Close monitoring is needed. Repairs may be needed in the future.
- Cracking of the masonry below the right front of the porch.

Patio - Wood deck with an insulated metal canopy cover and screened walls, appears in generally

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satisfactory condition.

- Tree debris accumulated on the exterior surface of the canopy cover. Periodic clearing is needed.
- Periodic maintenance is needed at the sealant joints of the canopy cover.

Car Storage - Attached one car garage, single metal overhead door with a LiftMaster door opener which appeared to be operating properly at the time of the inspection, drywall covered walls and ceilings, concrete slab floor. Garage appears in generally satisfactory condition.

- Garage door operated using the door opener, the door reversed when the photo electric beams near the floor were interrupted. The reversal mechanism which is actuated when a non movable object is placed below the door was not tested.
  - Remote controls should be acquired from the current owner.
  - The current location of the photo electric beams is higher than the typical 4" to 6" off the floor. Adjusting is suggested if small children or pets are to be present.
- Some staining of the concrete.

Foundation - The foundation was inspected visually from the perimeter, inside the garage area and inside of the crawl space below the building. The visible portion of the foundation consisted of that portion of the exposed concrete surface of the attached car storage area and concrete spread footings with concrete block piers supporting a wood frame system. The visible portion of the foundation appears in satisfactory condition except as noted below.

Relative elevations were taken and the differential was 2.6" which is within typical settlement amounts found in the greater New Orleans area(3.0" to 3.5") including the North Shore. The foundation slopes downward from the high point at the front door entry area to the low point at the rear right of the right rear bedroom.

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
  - The elevations are taken to give the client a view of the foundation settlement and are not meant to be a structural evaluation. If there are concerns regarding the foundation deficiencies listed below or the differential a structural engineer or a foundation contractor should be consulted.
- The differential was most visible in the right rear bedroom which could indicate some settlement has possibly occurred in this area.
- Cracks visible in a few of the concrete block piers at the center rear(below the center bedroom and the hall). Further evaluations are suggested.
- Pier below the left center of the front wall(porch area) is tilted slightly, the sill is not completely on top of the pier plate.
- Sill below the master bath commode area and the division wall is supported by a piece of nominal lumber and should be a pier.
- Wood wedges used as shim material at some of the left center piers. Wood is not the best material to be use as shims because the wood will decompose and begin to crush. Non biodegradable material such as slate, steel or brick are recommended for shims. Monitoring is needed.
- Limited visibility of the sub floor, floor framing and portions of the sills due to the installation of fiberglass batt insulation with a kraft paper backing between the floor joists.

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Plastic mesh used to hold the insulation in place. Periodic inspection of the sub floor is suggested but this will entail removal of the mesh and the insulation, this was not done during this inspection.

- Repairs to the foundation should be done by a qualified licensed general contractor who is familiar with raised foundations and wood framing to be repaired as needed. Evaluations and work should be done prior to closing.

Exterior Walls - Masonry and vinyl siding, appear in generally satisfactory condition. Visibility of portions of the walls were restricted due to flower beds, shrubs and other obstructions.

Masonry:

- Cracking visible above the left side of the garage door opening.

Vinyl siding:

- General cleaning needed.
- Patio, discoloration at the lower left wall due to the air-conditioning overflow pan drain line.

Trim - Wood, metal and vinyl, appears in satisfactory condition.

- General cleaning needed at the eaves.

Doors/Windows - appear in generally satisfactory condition.

Windows: metal framed insulated glass single hung units.

- All of the readily accessible windows were operated.
- A few of the double insulated windows have lost the seal between the glass panels and have fogged the panels. The windows were noted in the great room, breakfast area and the right rear bedroom. A glass company should be contacted regarding replacement of the panels.
  - Some of the windows in the great room have cracked panes.
  - General cleaning is needed at all of the windows for a full and detailed evaluation.
- Missing screens at a few of the windows. Some screens noted in the attic.
- Hurricane shutter, corrugated panels and brackets noted at the windows and inside the crawl space. The current owners should supply installation information.

Doors: wood and metal clad units.

- General finish damage to some of the doors.
- Patio, damage to the entry door weather strip.
- Master bath, entry door hits the frame when closing.
- Master bedroom, hall entry door does not latch when closing.

Roof - Three tab fiberglass shingle system which appears in fair to satisfactory condition. Inspected from the ground level and the top of an extension ladder at all sides of the building.

Disclosure stated the age of the roof to be 19 years old.

- The roof has visible repairs and tarping due to hurricane Ida(August 29, 2021).
- Shingle damage at the front peak of the upper gable.
- Damaged shingle at the front side of the right side patio canopy.
- Numerous shingles can be lifted at the edges. This can become an issue during high wind events.
- General life expectancy of this type of shingle is 15 to 18 years. Budgeting for the

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replacement of the roof is suggested. The roof should be inspected by a qualified roofer to evaluate the damages/repairs and a cost of replacement due to the age.

- The roof surfaces are shared with the adjacent townhouse.
- No drip angle has been installed at the eave edges above the gutters. This is not uncommon when gutters are installed but is recommended in all shingle manufacturers installation instructions.
- Water damaged sheathing visible inside the attic at the front left valley above the right side of the garage entry and the right side of the great room to the front of the breakfast extension.

Gutters/Downspouts - Metal, appear in satisfactory condition.

- Some damage to the down spouts.
- Tree debris in the gutters at the front of the garage and the right side. Screens have been installed but a few sections were missing at the time of this inspection. Clearing of the debris and replacing the screens is needed.

Attic - Accessible through folding stairs in the hall, houses the water heater and the interior air conditioning and heating equipment. Ventilation by soffit vents and a ridge vent.

- Division wall installed between this unit and the adjacent unit.
- Limited visibility at some locations in the attic due to the roof slope, reduced head room and lack of safe pathways for access.
- Bath vents terminate in the attic. Typically these should exit outside of the attic space.

Framing - Conventional, 2x6 rafters at 24" on center, OSB roof sheathing. Visible framing appears in satisfactory condition.

- Water damaged sheathing visible in the attic at the front left valley above the right side of the garage entry and the right side of the great room to the front of the breakfast extension.
- Wall framing is assumed to be wood but is not readily visible due to finish materials.

Insulation - Wall insulation was not visible. Appears to be 5 ½" fiberglass batts above the ceilings. Visible insulation appears in satisfactory condition.

- Shifted and missing ceiling insulation at a few locations in the attic.

Interior Walls - Drywall, visible walls appear in generally satisfactory condition.

- General damage to the walls.
- Poor paint coverage at the upper walls inside a few of the closets and pantry.

Ceilings - Drywall, visible ceilings appear in generally satisfactory condition.

- Garage, repair and slight stain at the right rear, source is unknown.
- Breakfast area/kitchen, stains and paint touch-up above the entry to the hall, this area is below the air-conditioning system in the attic.
- Master bedroom, repairs noted at the edges of the pan ceiling drop down.
- Master bedroom closet, stain and discoloration at the rear left corner, this area is below the water heater in the attic.
- Master bath, some finish damage near the vent fan and light.
- Center bedroom, screw head exposed at the rear left.

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- Right bedroom, cracking near the closet wall and the hall entry.
- Great room, some repairs and paint touch-ups at a few locations.
- Hall, seam line cracking at the front and rear of the attic pull down.

Flooring - Carpet and tile. Visible flooring appears in generally satisfactory condition.

Tile:

- Cracked tiles noted in the great room, kitchen, breakfast area and the master bath. This can be associated with movement of the sub floor, poor installation or dropped items.
- Great room, separation between the tiles and the front door threshold.
- Hall bath, cracks in the entry threshold.
- Master bath, slight separation between the floor tile grout and the tub and shower. Tiles at the center of the room shift slightly when stepped upon.

Water Service and Plumbing - Main enters the house on the right side. Shut off valve at the house. Most plumbing lines are concealed and not accessible for inspection, visible lines appear in satisfactory condition and systems operated properly except as noted. Water feed lines are copper. Copper visible at the main entry, wall stubs and spigots. Visible waste lines are PVC with PVC "P" trap assemblies.

- No evaluation of the sub surface drainage system condition was done during this inspection.
  - Visible sag in the drain line inside the crawl space below the great room. Additional straps should be installed to remove the sag.
- Hall bath, commode; slight movement at the floor, correction is advised to prevent leaking, repair involves removal of the toilet, inspecting of the floor flange and for water damage to the sub floor, replacing the wax seal and reinstalling the toilet.
  - Tub; shower head makes a humming noise when operating.
- Crawl space, some stains noted on the framing near the master bath commode vent line. The source of the stain is unknown.
  - Limited visibility of the sub floors and framing near the plumbing drain lines due to the installation of fiberglass batt insulation between the floor joists.

Gas Service - Gas meter on the right side of the house. Shut off valve at the meter. Most gas lines are concealed and not accessible for inspection, visible lines appear in satisfactory condition and systems operated properly.

- Gas lantern in the front yard was operational at the time of the inspection.
- Great room fireplace is a gas vent-less unit which was operated. Owners should supply all instruction and safety procedure materials.

Electrical Service - Three wire, 120/200/240 volt underground service to the meter and breaker panel located at the rear of the right wall. The panel has a 150-amp main and 24 additional breakers. Copper feed wires from the meter to the panel, all visible distribution wires appear to be copper. Visible electrical systems and wiring appear in generally satisfactory condition except as noted below.

- Garage, outlets do not appear to be GFCI protected.
- Front porch, GFCI outlet would not trip when testing, replacement is needed.
- Patio, 4 gang outlet box at the rear left is not GFCI protected, shows an open ground and is missing a weather resistant cover.

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- Utility closet, missing wall outlet cover plate.
- Right bedroom, light switch inside the closet, unknown purpose.
- Exposed incandescent bulb light fixtures installed in a few of the closets, covers should be installed over the bulbs or the fixtures replaced with florescent lights.
- Breaker panel, some of the breaker labels are not legible.
  
- Recommend repairs be done by a qualified licensed electrician.

Telephone Service - Inspection of the telephone system is not included in the inspection.

Air/Heat System - One central air-conditioning and heating system. Condensing unit located on a wood platform at the rear of the house, Rheem model RA1430AJ1NA. Interior equipment, blowers, forced air gas furnace and cooling coil located in the attic. Temperature drop across the cooling coil was 16°F (ambient 71°F - supply 55°F). Normally anticipated range is 15°F to 25°F.

- Data plate on the condensing unit indicates a manufacture date of 07/2017. Data plates only give information regarding the original housing and equipment. Actual age or size of the unit may be different due to repairs or replacement equipment. Service records for the system should be requested from the current owners.
- Natural gas-fueled furnace is approximately 21 years old(03/2000). Service records for the system should be requested from the current owners. Gas furnaces should be serviced on a yearly basis and more thoroughly inspected as they get older. If the furnace has not been cleaned and serviced within the last year, an inspection including checking the furnace for leaks in the heat exchanger is recommended.
  - Loose tape joints at the supply plenum and heater housing, repairs are needed.
- Float switch in the condensation overflow pan, periodic testing is recommended.
- Some rust in the overflow pan but the pan was dry. This usually means the unit has overflowed or dripped condensation water at some time. It could not be confirmed at this time if this is currently happening or if this is from past overflows.
- Flex ducting in the attic, periodic inspection of the tightness of the connections is recommended.
- See comments at the end of the inspection portion of the report about gas furnaces and methods of avoiding damage from condensation water.

Utility Room - Utility room located in the hall closet, utilities for washer and dryer, appear in satisfactory condition. Both 240 volt electrical service and gas service available.

- Dryer vents through the attic and out the roof. This line should be cleaned out periodically as excessive lint in the dryer exhaust can be a fire hazard.
- Caution should be used in storage of combustible or volatile materials near gas dryers.
- Braided steel covered water lines are recommended for the washing machine water feeds. The cheaper rubber lines are prone to rupturing.

Water Heater - A.O. Smith model FSG 50 242, 50-gallon gas unit located in the attic, appeared to be operating properly at the time of the inspection.

- Data plate on the unit indicates a manufacture date of 02/2000.
  - Average life span of a gas water heater is between 12 to 15 years. This unit is at the end of its typical useful life span but could remain operational for many more years.

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Future budgeting to replace the unit should be considered.

- Caution should be used in storage of combustible or volatile materials near gas water heaters.
- Rust in the overflow pan but the pan was dry. This usually means the unit has possibly leaked or dripped from the temperature pressure relief valve at some time. The attic floor adjacent to the pan is also stained. The current owners may have more details.

### Kitchen Appliances:

Disposal - Food Waste, appeared to be operating properly at the time of the inspection.

Dishwasher - Whirlpool, appeared to be operating properly at the time of the inspection.

- Unit was dry at startup but did operate. Dishwashers not used for long periods may have drying of rubber parts. Caution should be used for the early uses after occupancy because leaking may occur.
- Unit is not ridged mounted to the counter top or the side cabinets. Danger of the unit toppling outward is possible if the unit is not secured.

Range - Frigidaire, gas, appeared to be operating properly at the time of the inspection.

Microwave - Whirlpool(2000), appeared to be operating properly at the time of the inspection.

- Unit uses a filtered air system which is vented to the atmosphere.
- Some rusting visible at the inside surface of the door.

Refrigerator - Amana, appeared to be operating at the time of the inspection.

- The unit was noisy when operating. Ice was forming on the cooling vent inside the refrigerator.
- The ice maker and the water dispenser were not operational(appears the water was turned off). The current owners should confirm proper operations or have the unit serviced by a qualified licenced appliance technician.

### Misc:

- Kitchen and baths, general wear and finish damage to the cabinets.
- LG window unit air-conditioner in the master bedroom was operational when testing.
- Some discoloration of the storage area OSB plywood below the right side patio.
- All warranty information and instruction manuals should be supplied by the current owners.
- The sellers should demonstrate the alarm system, as it is not included in this inspection.
- Smoke alarms visible in the hall and the bedrooms. Testing is not part of this inspection.
  - Smoke alarms have a limited life expectancy and should be replaced every 7 to 10 years, batteries should be replaced yearly.
- It is strongly recommended that all issues and suggested repairs be completed by the appropriate qualified licensed contractors prior to the sale closing.

\*\* This inspection can only determine the condition and the function ability of this property on the day of this inspection. It is not unusual that some conditions may change and some mechanical equipment can become inoperable at any time after this inspection has been completed or prior to closing. A final walk thru prior to act of sale is suggested.

### GAS FURNACES

While gas furnaces and other gas appliances are usually safe, under certain conditions they can generate combustion pollutants that can cause health problems and in some instances, death. The

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most common concern is carbon monoxide poisoning; however, there are several other pollutants which can also be of concern, including, but not limited to nitrogen dioxide, sulfur dioxide, particles suspended in the air, and unburned hydrocarbons.

Possible health effects range from headaches, dizziness, sleepiness and watery eyes to breathing difficulties or even death. Often the symptoms are mistaken for those caused by common colds or the flu.

Gas furnaces should be serviced and inspected annually, preferably at the start of the heating season. The service and inspection should be by a qualified contractor and include, cleaning of the combustion chamber, checking the heat exchanger for cracks, adjusting the burners and cleaning and inspection of vent lines.

Carbon monoxide detectors can be installed for about the same cost as a smoke detector. Information on combustion appliances is available from several sources including the U.S. Consumer Product Safety Commission, Washington, D.C. 20207 and the Public Information Center (PM-211B), U.S. Environmental Protection Agency, 401 M Street, SW, Washington, D.C. 20460.

### **A.C. CONDENSATION DRAIN LINES:**

Damage to interior walls, ceilings and other materials due to the overflow of condensation lines for air-conditioning equipment located above living areas is a common occurrence. The overflow is caused when the drain line(s) become blocked by algae or other materials.

The risk of damage can usually be reduced by the installation of a shut off switch in the expansion coil housing, condensation drain line or the overflow pan if present. The switch shuts off the power to the equipment when the water in the overflow pan or the drain line reaches a preset level.

This information is provided as a service to the client. Installation of such a device is not standard practice and failure to install such a device is not consider a discrepancy.

### **GENERAL INSPECTION COMMENTS AND CONSTRAINTS**

#### **Condition at Time Of Inspection:**

It is the responsibility of the client or client's representative to insure that the property is in a suitable condition to be inspected. This includes, but is not limited to:

1. Having all necessary utilities on. If the necessary utilities are not on, the inspection will be completed to the extent practical;
2. Moving stored materials which might prevent inspection in areas such as garages, attics and storage rooms;
3. Keys provided for locks on all doors or storage areas to be inspected; and
4. Bulbs should be installed in the light fixtures to be inspected.

There may be an additional charge if it is necessary to return to finish the inspection.

#### **Pre-existing Conditions:**

All pertinent information relative to pre-existing conditions should be disclosed prior to the inspection.

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### Qualifications of Individual Doing the Inspections:

The inspection is done by an individual or individuals experienced and trained in major areas associated with building construction and maintenance. However, the depth of experience and/or specialized training is not the equivalent of individuals who specialize in particular technical areas such as electrical or mechanical contractors. Likewise, the inspection is limited by time and is not intended to insure the client from normal risks associated with building ownership.

### General Limitations:

The inspection is limited to a visual and functional inspection of those items readily accessible and does not include the removal of finished material or the trouble shooting of malfunctioning equipment. Equipment which appears to be unsafe will not be operated and areas which are considered unsafe will not be entered.

The inspection is performed from the ground or floor level unless special arrangements are made in advance, with the exception that attics which are accessible with a 6' step ladder are inspected. The inspection of attics and crawl spaces are limited to those areas where the head room is 36" or more. When head room is limited, the inspection will be made from the perimeter of the building or access panel. Inspection of windows and doors is limited to a visual inspection and spot checking for proper operation.

### Roof Inspection:

Unless otherwise noted, the roof is inspected visually from the ground for signs of defects and the readily accessible portion of the attic and interior of the building are inspected for water stains or other indications of leaks. No inspection is made of portions of the roof which are not visible from the ground or portions of the attic that are not readily accessible. No warranty is made or implied as to the water-tightness of the roof or concealed defects.

### Electrical Inspection:

The inspection is limited to a visual inspection of the readily accessible portions of the electrical system. The inspection is limited to spot checking electrical outlets for proper operation.

### Appliances:

The appliances and systems were in operating condition at the time of the inspection except as noted; however, verification of the proper operation of appliances and systems such as the air conditioning and heating immediately prior to Act of Sale is recommended. In addition, time does not allow for long term operation of all appliances and/or in all possible modes. As a result certain types of discrepancies may not be detected.

### Air-Conditioning and Heating Equipment:

Unless otherwise noted, the inspection of the air-conditioning and heating system is limited to a visual and functional inspection of the equipment readily available and does not include checking the coolant levels, the voltage or current of the electrical equipment. The equipment is not checked for freon leaks or sizing. The inspection for gas furnaces includes only those components that are visible by removing the burner access panels. In most instance, only a very limited amount of the combustion chamber is visible without tearing down the unit. This has not been done.

### Deterioration of Materials and Code Compliance:

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Building materials tend to deteriorate with time and specific attention is called to and the client is cautioned that there is a reasonable probability in older buildings that there may be concealed defects which may not be found during an inspection such as this, which have a limited scope and are of a limited time duration. This is particularly true in the electrical, plumbing, air conditioning and heating systems and the appliances.

While some code violations may be called to the attention of the client, the inspection is not made to identify code violations. This is for several reasons, not the least of which is that the interpretation of building codes may vary from building to building and may depend upon factors outside the scope of this inspection.

### Warranties:

If a warranty program of any type is to be issued, it is recommended that the specific terms and conditions be reviewed, particularly those which deal with pre-existing conditions and proof of operation at the time the warranty is issued.

### General Exclusions:

The inspection does not include the inspection of trees and shrubs, infestation by termites or other insects or pests, subsurface drainage systems, the cleaning system of electric ovens, smoke detectors, security systems, intercoms or similar systems. The age, if given in the report is either based upon information provided by others or is an estimate based upon the condition of the building and may vary from the actual age.

1. Arbitration shall be with a nationally recognized organization such as "Construction Dispute Resolution Services "(CDRS). Each party shall be responsible for their own cost.