

# Home Inspections of Louisiana, LLC



1347 Greenlawn Street  
Slidell, Louisiana 70460

Prepared for: Alex Sullivan

Prepared by: Home Inspections of Louisiana, LLC  
210 Shaunell Drive  
Mandeville, Louisiana 70448  
Prepared By: Morgan Wood  
LHI# 10419

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## Definitions

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NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

<u>Acceptable</u>	<u>Functional with no obvious signs of defect.</u>
<u>Not Present</u>	<u>Item not present or not found.</u>
<u>Not Inspected</u>	<u>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.</u>
<u>Marginal</u>	<u>Item is not fully functional and requires repair or servicing.</u>
<u>Defective</u>	<u>Item needs immediate repair or replacement. It is unable to perform its intended function.</u>

## General Information

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### Property Information

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Property Address 1347 Greenlawn Street  
City Slidell State Louisiana Zip 70460  
Agent Name Mike Ortner  
Phone 985-807-7777 Fax N/A

### Client Information

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Client Name Alex Sullivan  
Client Address N/A  
E-Mail thehazard1234@gmail.com

### Inspection Company

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Inspector Name Morgan Wood  
Company Name Home Inspections of Louisiana, LLC  
Address 210 Shaunell Drive  
City Mandeville State Louisiana Zip 70448  
Phone 985-373-3941 or 504-722-6137 Fax 985-727-1981  
E-Mail wood2629@bellsouth.net  
File Number 16-1624  
Amount Received \$280.00 Please send payment.

### Conditions

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## General Information (Continued)

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Others Present Buyer's Agent. Property Occupied Vacant  
Estimated Age 35+ years. Entrance Faces North  
Inspection Date 04/28/2016  
Start Time 8:50am End Time 10:45am  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 77 degrees F.  
Weather Overcast Soil Conditions Dry.  
Space Below Grade None  
Building Type Single Family Garage Attached.  
Sewage Disposal Public. How Verified Visual Inspection-No disclosure.  
Water Source City How Verified Visual Inspection-No disclosure.  
Additions/Modifications N/A

## Lots and Grounds

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1. Acceptable Driveway: Concrete. The driveway is in serviceable condition but does have some cracking and settlement in areas. The driveway is higher than the garage on one side which may not let water drain properly.
2. Acceptable Walks: Concrete.
3. Not Present Steps/Stoops: None.
4. Acceptable Porch: Concrete.
5. Acceptable Patio: Concrete. The patio has a wood framed, screen enclosure. Some of the screens are torn. Plywood has been installed along the bottom on the inside of the framing which will cause water to sit on the framing during rains. There are some moisture affects present at the wood framing. Single top plate used with no clips installed at the rafters. The rafter connection on the house side was not visible due to blocking installed between the rafters.
6. Not Present Deck: None. There two concrete slabs in the backyard. Right rear slab is large, where a shed or garage may have once stood.
7. Not Present Balcony: None.

## Lots and Grounds (Continued)

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8. Acceptable Grading: Flat to minor slope. There are some areas close to the home that may hold water in heavy rains. Fill dirt and grading may be needed in these areas.
9. Acceptable Vegetation: Trees/Shrubs/Plants. Tree limbs over hang the roof and should be cut back.
10. Not Present Retaining Walls: None.
11. Not Present Exterior Surface Drain: Not Present. Area drains were noted in the servitude behind the property.
12. Acceptable Fences: Chain link.
13. Not Present Lawn Sprinklers: Not Present.

## Exterior Surface and Components

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Moisture or damages behind EIFS (exterior insulated finish system) or other synthetic or hybrid stucco surfaces, and also conventional or hard coat stucco, cannot be determined without specialized equipment and inspection techniques that are beyond the scope of this inspection. Verifying proper installation of these materials (including as per manufacturers' specifications) is also beyond the scope of this inspection.

### MAIN Exterior Surface

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1. Acceptable Type: Brick Veneer and Vinyl siding.
2. Acceptable Trim: Aluminum covered and painted wood.
3. Acceptable Fascia: Aluminum covered and wood. Note: The condition of surfaces covered by vinyl, aluminum or other materials cannot be determined during this inspection.
4. Acceptable Soffits: Vinyl covered.
5. Not Present Door Bell: Not present.
6. Marginal Exterior Doors Wood. There is a small area of wood deterioration present in the front door on the lower backside. See photo report. May want to try to fill and seal this area.
7. Acceptable Porch/Patio railings/posts: Aluminum covered wood. Small trim pieces were added at the bottoms of some of the front porch posts. Some trim is deteriorating.
8. Acceptable Brick Cracks: Brick cracks noted. Brick cracks present in the upper right front corner, right side, and left rear. This is indication of some movement. Typical brick cracks are not of structural concern as the brick is not load

## Exterior Surface and Components (Continued)

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### Brick Cracks: (continued)

bearing.

9. Marginal Patio Door: Wood. The right rear door to the utility room is an hollow interior type door with no threshold installed. A solid wood or metal clad door is recommended for security and weather resistance. The patio door has large glass panes and no deadbolt installed.
10. Acceptable Windows: Metal and vinyl framed, single and double pane. Most of the windows have been replaced with vinyl double pane windows. The master bathroom window is a single pane slider type. Patio door also has single panes.
11. Not Present Storm Windows: None.
12. Not Present Window Screens: Some missing or not installed.
13. Acceptable Shrubery/Vines Ok.
14. Not Inspected Exterior Electric Outlets: Not present.
15. Acceptable Hose Bibs: Globe.
16. Acceptable Gas Meter: Left exterior wall.
17. Acceptable Main Gas Valve: Located at the gas meter.

## Roof

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Roofing materials appear in serviceable condition except as noted. Of course this assessment cannot preclude the possibility of leakage which can develop at any time and may depend on rain intensity, wind direction etc.

### WHOLE HOUSE Roof Surface

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1. Method of Inspection: Walked on roof (accessed by ladder).
2. Not Present Unable to Inspect: None.
3. Acceptable Material: Asphalt dimensional shingle. Roof shingles are in good condition with no noticeable wear or granule loss. Tree limbs were very close to the roof surface and should be cut back. One large tree limb fell on the roof on the left rear but no shingle damage was noted. Limb was removed.
4. Type: Gable.
5. Approximate Age: 1-5 years.

## Roof (Continued)

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### PATIO Roof Surface

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6. Method of Inspection: From main roof.
7. Acceptable      Material: Metal.
8. Type: Shed.
9. Approximate Age: 10 years.
10. Acceptable      Flashing: Metal.
11. Acceptable      Valleys: Asphalt shingle.
12. Not Present      Skylights: No skylights.
13. Acceptable      Plumbing Vents: Cast iron and galvanized.
14. Acceptable      Vent flashings: Lead.
15. Acceptable      Electrical Mast: Roof mast. The rain shield was not present.
16. Not Present      Gutters: Not Present.
17. Not Present      Downspouts: Not Present.
18. Acceptable      Branches/Debris: Remove debris regularly.

## Garage/Carport

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### RIGHT FRONT Garage

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1. Type of Structure: Attached.      Car Spaces: 1
2. Acceptable      Garage Doors: Metal.
3. Marginal      Door Opener: Mechanized. **The mechanized door opener is plugged into a wall socket with an extension cord. The outlets in the garage operate off a wall switch and when the switch is turned "off" the garage door opener will not operate. A dedicated circuit to the unit is recommended.**
4. Acceptable      Door Operation: Mechanized. Garage doors are limited to door operation. Photoelectric eye function was also checked and is operable. Automatic reverse pressure test functions appear present but are not checked due to possibility of damage resulting to the door or mechanized opener.
5. Acceptable      Exterior Surface: Brick veneer.
6. Acceptable      Roof Structure: 2x4 Truss.
7. Acceptable      Service Doors: Metal Clad.
8. Marginal      Ceiling: Drywall with lattice strips. **The ceiling drywall has been removed and the original drywall with lattice strips**

## Garage/Carport (Continued)

### Ceiling: (continued)

remains.

9. Marginal Walls: Exposed framing. Much of the original wall sheathing has been removed. Walls are exposed and drywall needs to be hung, floated and painted.
10. Acceptable Floor/Foundation: Concrete Slab. Typical minor cracks noted.
11. Marginal Electrical: 110 VAC. Non-GFCI protected outlets. -Recommend outlets be GFCI protected for safety and installed by a licensed electrician. There was also an exposed wire splice in the wall that should be placed in a junction box.
12. Not Present Windows: None.

## Electrical

Selected electrical outlets, switches, and light fixtures tested operable except as noted. Fixtures controlled by sensors or timers are not inspected. Breakers, fuses, fuse carriages are not removed for inspection unless noted. Individual reversing and speed functions of fans are not verified. GFCI (ground fault circuit interrupter) type outlet or AFCI (arc fault circuit interrupter) type breakers were not required when residence was built, but it is recommended that they be installed in moisture areas (GFCI) and all non-dedicated circuits (AFCI).

1. Electrical Service: Overhead.
2. 240V electrical feeders are: Copper.
3. Service Size Amps: 125 Volts: 110/240 VAC
4. Acceptable Service: Copper.
5. Acceptable 120 VAC Branch Circuits: Copper. Breaker panels with 12 or less circuits may not be sufficient for present or intended electrical requirements.
6. Acceptable 240 VAC Branch Circuits: Copper.
7. Acceptable Outlet Types: Grounded (3-prong).
8. Marginal Outlet Operation: One outlet tested as non-grounded. The gfci receptacle in the master bathroom tested as non-grounded. Repair needed by a licensed electrician.
9. Not Present Aluminum Wiring: Not present.
10. Marginal GFCI: In some areas. There are GFCI outlets installed in some areas, but not in all areas where they are recommended.

## Electrical (Continued)

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### GFCI: (continued)

It is recommended GFCI (ground fault circuit interrupter) type outlets be installed in all moisture areas such as kitchens, garages, bathroom, laundry, and exteriors.

11. Acceptable Conductor Type: Romex and cloth wrapped. The insulation around older cloth wrapped wires are prone to age deterioration.

12. Acceptable Ground: Rod in ground.

### UTILITY ROOM Electric Panel

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13. Acceptable Manufacturer: Murray.

14. Maximum Capacity: 125 Amps

15. Acceptable Main Breaker Size: 125 Amps

16. Marginal Breakers: Copper. Some of the breakers are oversized for the wires they are supposed to protect. The properly sized breakers should be installed to prevent damaging the wiring. An extension type cord was added to one circuit and is hanging out the bottom of the panel. The cord is a 110 volt, 30 amp circuit. The cord may have been used to plug into an RV. Inspection and repairs are needed by a licensed electrician. The panel employs (7)-110 volt circuits (not including the corded circuit) and (3)-240 volt circuits with available spares. Circuit should be labeled.

17. Not Present Fuses: Not present.

18. Not Present AFCI: Not Present. Arc Fault Circuit Interrupter type breakers are required on non-dedicated or circuits that are not gfci protected, in modern construction (all living areas). Contact licensed electrician for evaluation/pricing if you would like the added protection of ARC fault breakers.

19. Not Present GFCI: At GFCI receptacles only.

20. Acceptable Panel Bonded: Yes.

21. Not Present Fuses and/or Sub-panels: Not Present.

22. The following items are beyond the scope of this inspection: use of any tool probe, or testing device, inside electrical panels, dismantling any electrical device (other than to remove covers of main and auxiliary distribution panels where possible), low voltage systems, telephone, alarm, television (including cable and satellite), computer intercom, built in speaker, doorbell, systems, and all associated wiring, outlets, equipment and

## Electrical (Continued)

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antennas.

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## Structure

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Note: additions to houses may be separate from or cause uneven settlements, and this inspection cannot verify if the foundations are compatible, or if movements may occur in the future. Sunken rooms below the main slab level may be prone to leaking or moisture problems (the determination of which is beyond the scope of this inspection).

1. Acceptable      Structure Type: Wood frame. Most of the framing is not visible. Due to the age and style, it appears the home was built using typical site-frame construction.
2. Acceptable      Foundation: Slab on grade.
3. Marginal        Differential Movement: Some settlement. There was some settlement noted in the slab, most notably in the left rear (master bedroom). There was a slope of about 1.5 inches from the hallway to the left rear of the home at a distance of 12 feet.
4. Acceptable      Rafters / Trusses: 2x4 trusses.
5. Acceptable      Beams: Engineered and Solid Wood.
6. Marginal        Bearing Walls: Appear to be wood framed. A pest control technician was on site and found active termites in the rear of the home. Damage the pests may have caused to the wood framing is unknown. Have the home treated for pests.
7. Not Present    Stairs/Handrails: None.
8. Voids at slab perimeter No
9. Corner Cracks No

## Attic

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### GARAGE HATCH Attic

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1. Method of Inspection: In the attic areas.
2. Acceptable Unable to Inspect: None., Some. Due to the truss roofing system, low pitch, lack of walkways, and equipment some of the attic area could not be accessed or was viewed from a distance.
3. Acceptable Roof Framing: 2x4 Truss.
4. Acceptable Sheathing: Plywood with H-clips installed. Humps present in the roof sheathing in the right front at the fascia. Moisture stains present in the sheathing in many areas but no active leaks were noted.
5. Acceptable Ventilation: Soffit, gable, open, and turbine vent.
6. Acceptable Insulation: Fiberglass Batts. The insulation is aged and compressed. Additional insulation in the attic will help with efficiency. 12 to 14 inches of insulation is recommended for an R-25 to 30 value.
7. Marginal Vapor Retarder: Craft Paper backing. **The craft paper backing on the original ducts was improperly installed with the paper side facing upwards. The paper side should face down or toward the living space.**
8. Not Present Attic Flooring: None.
9. Acceptable Attic Fan: Turbine vent.
10. Not Present House Fan: Not Present.
11. Marginal Wiring/Lighting: Exposed wire splices. **Exposed wire splices should be in junction boxes.**
12. Acceptable Moisture Penetration: Some previous stains noted.
13. Acceptable Bathroom Fan Venting: Vents into attic. This is common practice on older homes, but modern construction techniques have the bathroom fans venting to the exterior of the home.

## Air Conditioning

The central systems appear to be in operable and serviceable condition, and cycling of the thermostats indicated normal cooling responses except as noted. Since internal equipment physical conditions, capacities, and operating parameters are not part of this inspection (any recent servicing of equipment could conceal historic evidence), this equipment can be serviced and checked by a licensed A/C contractor to determine internal, and obtain optimum operating conditions, such as refrigerant charge, heat exchanger, etc. Some discoloration was noted on some registers by the source and type is beyond the scope of this inspection.

### KITCHEN CLOSET AC System

1. Acceptable     A/C System Operation: Functional. Ducts have been added to the system to also condition the garage. The unit may be undersized to service this additional area. Size determination would have to be made by a HVAC contractor.
2. Marginal     Condensate Removal: PVC. **There is no safety pan under this type of unit. Should the main drain line clog, flooding can occur. A float safety switch can be installed in the secondary drain line by an HVAC repairman. This safety feature would shut down the unit should the primary drain line clog.**
3. Acceptable     Exterior Unit: Pad mounted.
4. Manufacturer: Goodman.
5. Model Number: CLJ30-1C     Serial Number: 0507057603
6. Area Served: Whole house.     Approximate Age: 11 years.
7. Fuel Type: 220/240 VAC     Temperature Differential: 16 degrees (15-20 degrees is normal operational split).
8. Type: Central A/C. R-22 refrigerant system.     Capacity: 2.5 Ton.
9. Not Present     Visible Coil: Not visible. Evaporating unit is aged, 1992 model.
10. Acceptable     Refrigerant Lines: Low pressure and high pressure.
11. Acceptable     Electrical Disconnect: Pull disconnect--fused.
12. Acceptable     Exposed Ductwork: Insulated flex.
13. Acceptable     Blower Fan/Filters: Direct drive with disposable filter.
14. Acceptable     Thermostats: Individual.
15. Acceptable     A/C System fusing: Properly sized.

## Heating System

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*The central systems appear to be in operable and serviceable condition, and cycling of the thermostats indicated normal heating responses except as noted. Thorough inspection of heat exchangers involves dismantling the units or other technical procedures, which is beyond the scope of this inspection and can only be properly performed by a licensed A/C contractor.*

### KITCHEN CLOSET Heating System

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1. Acceptable      Heating System Operation: Functional. The heating system was paced through its normal sequence of operating modes, with no obvious defects noted at time of inspection. However, due to systems age, it is beyond its life expectancy, and replacement should be considered. Until then, I recommend annual maintenance and a heat exchanger evaluation from a licensed HVAC contractor.
2. Manufacturer: Rheem.
3. Model Number: MAA 060 NR3R      Serial Number: 92082043
4. Type: Forced air.      Capacity: 60,000 BTU/HR
5. Area Served: Whole house.      Approximate Age: 24 years.
6. Fuel Type: Natural gas.
7. Not Inspected      Heat Exchanger: 3 Burner. The gas valve at the furnace was in the "off" position and was turned "on" to test the unit. The valve was returned to the "off" position after operating.
8. Marginal      Flue Pipe: Double wall. **The flue pipe is in direct contact with insulation is a fire hazard. A 1.5 inch clearance is recommended around the pipe from all combustibles.**
9. Acceptable      Blower Fan/Filter: Direct drive with disposable filter.
10. Acceptable      Distribution: Insulflex duct.
11. Acceptable      Thermostats: Individual.
12. Suspected Asbestos: No

## Plumbing

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The plumbing system is in generally serviceable condition. All accessible fixtures and faucets were in operable/serviceable condition, no leaks were noted, flows and drains were satisfactory, except as noted. Leak free condition at toilet floor seals, shower pans, tubs and their surrounds could not be completely validated during this inspection due to possible hidden leakage's. Of course many areas of plumbing in walls, ground, etc. are not visually accessible. This includes pipes under slabs or underground (especially for older homes or in areas of excessive ground settlement), and a video pipe inspection by a qualified contractor is recommended. Washing machines, their faucet connections, and drains are not included in this inspection.

The presence of temporary handyman plumbing repairs is an undesirable condition which should be corrected by a licensed plumber. Plumbing repairs conducted by non-licensed handymen are often installed in a haphazard manner, with an increased potential for leaking and safety hazards.

Note: well systems, and/or septic tanks/sewage treatment systems are not included in inspection.

1. Acceptable      Service Line: Copper.
  2. Acceptable      Main Water Shutoff: Front of house under hose bib.
  3. Acceptable      Water Lines: Copper.
  4. Acceptable      Drain Pipes: PVC to galvanized.
  5. Not Present      Waste Pipes: Cast iron. All drains were satisfactory at the time of inspection. Under slab drain pipes can be verified by a video pipe inspection. A video pipe inspection of the plumbing system is recommended.
  6. Not Present      Service Caps: Plumbing traps were not accessible.
  7. Acceptable      Vent Pipes: Galvanized and cast iron.
  8. Acceptable      Gas Service Lines: Galvanized and copper.
  9. Acceptable      Sinks/Faucets operation: All operable. Some water was leaking out of the tub faucet valves when operated.
  10. Acceptable      Shut off valves: Installed on all observed fixtures.
- KITCHEN CLOSET Water Heater
11. Marginal      Water Heater Operation: Pilot off. **The natural gas water heater pilot was not lit at the time of inspection and the unit could not be tested. It is recommended a safety drain pan be installed under water heater and drain tube routed to the exterior. If tank should burst or leak, flooding could occur in house.**
  12. Manufacturer: Rheem.

## Plumbing (Continued)

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13. Model Number: GG40T0SAVG01 Serial Number: GELN 0106A17202

14. Type: Natural gas. Capacity: 40 Gallon.

15. Acceptable Area served: Whole house.

16. Acceptable Approx. age 11 years.

17. Marginal Flue Pipe: Single and Double wall. A small piece of single wall pipe has been improperly installed off the top of the unit. Also, tar mastic was applied on the exterior portion of the flue instead of installing a rain shield. Inspection and repair recommended by a licensed plumber.

18. Acceptable Gas supply line: Galvanized with corrugated flex.

19. Acceptable TPRV and Drain Tube: Copper.

## Interior

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Environmental issues such as Asbestos, Lead, UFFI, Mold, and Water pollutants, can not typically be fully identified and/or categorized by a visual inspection. Therefore, they are not part of my Standard Home Inspection.

1. Acceptable Interior Ceilings: Drywall.

2. Acceptable Interior walls Drywall.

3. The condition of walls behind wallpaper, paneling, and finishings, cannot be judged.

4. Acceptable Interior floor coverings are: Linoleum and wood laminate. Some wear or discoloration noted on the floors in the kitchen.

5. Floor coverings damages or stains may be hidden by furniture. The conditions of flooring or flooring below carpets or rugs are not inspected. In accessible areas due to furniture, and other household or stored goods could not be observed. Kitchen and bathroom cabinet interiors are not inspected. Determining odors or stains are not part of this inspection.

7. Acceptable Interior Door material: Hollow core.

8. Acceptable Door Operation: All operable. Some doors rub the door frames and need some adjustment.

9. Acceptable Window Operation: All tested windows were operable.

10. Window Panes/Sash cords No broken or cracked panes

11. Door/window latch, fastener or lock operations, and every individual door

## Interior (Continued)

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and window functional operation, are not part of this inspection.

12. Acceptable Windows Single and double pane. Determination of insulated glass panel conditions is not always possible due to temperature, weather, and lighting conditions.
13. Comments:
14. Acceptable Interior: Serviceable condition. There were some minor deficiencies noted in the home that do need to be repaired. Most of these items are covered in the photo report.
16. Acceptable Cabinets: Wood. The cabinets appear to have been attached to the walls with drywall type screws. It is recommended the screws be replaced with cabinet grade screws.
17. Acceptable Light/Fixtures: Most operable. Some light fixtures were not operable, possibly due to burnt out bulbs.
18. Acceptable Sheetrock/Plaster: Some areas require repair and painting.
19. Acceptable Bathroom Vents: All operable. There is no vent in the master 1/2 bath. A vent is recommended.
20. Not Inspected Smoke Detectors Some present but appear aged and not in the required locations. Smoke detectors should be installed in all bedroom and in the hallways.
21. We recommend installing new smoke (and carbon monoxide) detectors as per manufactures specifications.
22. Fireplace: No

## Appliances

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1. Acceptable Range: Operable. Electric.
2. Acceptable Oven: Operable. An anti-tipping device should be installed for safety.
3. Acceptable Fanhood/light: Operable.
4. Not Present Microwave: Not Present.
5. Not Present Dishwasher: Not Present.
6. Not Present Disposal: Not present.
7. Not Present Trash compactor: Not present.
8. Not Present Refrigerator: Not Present.
9. Not Present Clothes washer: Not Present. There are two locations for a clothes washer.

## Appliances (Continued)

10. Not Present     Whirlpool tub: Not Present.

11. \_

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Outside the scope of this inspection: prolonged operational problems, self and/or continuous cleaning cycles, all appliances cycles, appliance timers, clocks, lights, thermostat accuracy or calibration, operational efficiencies (including adequacy of washing and drying). Washer and dryers. Also excluded are burglar, fire, smoke alarm systems, fire extinguishers, built in speaker, intercom systems, automatic or motorized entry/driveway gates, garage door or entry/driveway opener remote controls. No disassembly or special test equipment used.

It is often not possible to date appliances, however it should be realized that aged appliances may be at the end of their remaining useful life.

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12. Acceptable     Apparent Clothes dryer service: Gas or electric (240).

13. Not Present     Clothes dryer vented to: None installed.

14. Acceptable     Kitchen stove hood vented to: Not vented, but re circulates.



15.

Date: 04/28/16

## Final Comments

The subject property is generally in good condition, based on the age\* and above noted comments, and assuming that normal and proper construction methods and/or updates or repairs were employed where hidden, and assuming that recommendations or comments made in this report are properly performed, repaired, or checked by qualified and/or licensed contractors. Firm quotations should be obtained from licensed contractors for repairs to any of the above items. As with all homes, ongoing maintenance is required and improvements to the system of the home are to be anticipated. If you have any questions or need further assistance, please call.

## Final Comments (Continued)

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This inspection report is not a warranty or guaranteed in any way. It is highly recommended that a Home Warranty Service Contract be obtained that includes a pre-contract inspection that covers certain mechanical, electrical, plumbing, appliances, and air conditioning items. Ask your real estate agent for further information.

Since we are not licensed pest control operators, we cannot and do not specifically address the presence of wood destroying organisms (including mold or fungus), insects (including termites), or any other pest activity, or identify damages caused by them. It is recommended that a licensed pest control company be employed to inspect for termites, pests, or any other wood destroying organism, and/or any related material damages.

This report is the expressed opinion of this company and only does not bind any party to make any repairs or replacements. This report can only include visible elements and conditions, and does not purport to cover inaccessible areas or hidden damages. This report does not intend to replace, supercede, or include the contents of a formal disclosure statement, and it is recommended that a property disclosure statement be obtained for you information. Please consult your sales contract and/or real estate agent to decide which points in this report, if any, may apply to the sale or purpose of this property.

This inspection report is an instrument of professional service and is the property of Home Inspection of Louisiana, LLC, and is intended for the customer's sole use and information. Any reproduction of this report, or use by other parties without prior written permission is prohibited.

Thank you for this opportunity of being of service to you, please do not hesitate to contact me if you have any further questions.

Sincerely,  
Home Inspections of Louisiana, LLC  
Morgan Wood (Member)  
LHI Lic# 10419

## Marginal Summary

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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Exterior Surface and Components

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1. Exterior Doors Wood. There is a small area of wood deterioration present in the front door on the lower backside. See photo report. May want to try to fill and seal this area.
2. Patio Door: Wood. The right rear door to the utility room is an hollow interior type door with no threshold installed. A solid wood or metal clad door is recommended for security and weather resistance. The patio door has large glass panes and no deadbolt installed.

## Garage/Carport

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3. RIGHT FRONT Garage Door Opener: Mechanized. The mechanized door opener is plugged into a wall socket with an extension cord. The outlets in the garage operate off a wall switch and when the switch is turned "off" the garage door opener will not operate. A dedicated circuit to the unit is recommended.
4. RIGHT FRONT Garage Ceiling: Drywall with lattice strips. The ceiling drywall has been removed and the original drywall with lattice strips remains.
5. RIGHT FRONT Garage Walls: Exposed framing. Much of the original wall sheathing has been removed. Walls are exposed and drywall needs to be hung, floated and painted.
6. RIGHT FRONT Garage Electrical: 110 VAC. Non-GFCI protected outlets. -Recommend outlets be GFCI protected for safety and installed by a licensed electrician. There was also an exposed wire splice in the wall that should be placed in a junction box.

## Electrical

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7. Outlet Operation: One outlet tested as non-grounded. The gfci receptacle in the master bathroom tested as non-grounded. Repair needed by a licensed electrician.
8. GFCI: In some areas. There are GFCI outlets installed in some areas, but not in all areas where they are recommended. It is recommended GFCI (ground fault circuit interrupter) type outlets be installed in all moisture areas such as kitchens, garages, bathroom, laundry, and exteriors.

## Marginal Summary (Continued)

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9. UTILITY ROOM Electric Panel Breakers: Copper. Some of the breakers are oversized for the wires they are supposed to protect. The properly sized breakers should be installed to prevent damaging the wiring. An extension type cord was added to one circuit and is hanging out the bottom of the panel. The cord is a 110 volt, 30 amp circuit. The cord may have been used to plug into an RV. Inspection and repairs are needed by a licensed electrician. The panel employs (7)-110 volt circuits (not including the corded circuit) and (3)-240 volt circuits with available spares. Circuit should be labeled.

### Structure

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10. Differential Movement: Some settlement. There was some settlement noted in the slab, most notably in the left rear (master bedroom). There was a slope of about 1.5 inches from the hallway to the left rear of the home at a distance of 12 feet.

11. Bearing Walls: Appear to be wood framed. A pest control technician was on site and found active termites in the rear of the home. Damage the pests may have caused to the wood framing is unknown. Have the home treated for pests.

### Attic

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12. GARAGE HATCH Attic Vapor Retarder: Craft Paper backing. The craft paper backing on the original ducts was improperly installed with the paper side facing upwards. The paper side should face down or toward the living space.

13. GARAGE HATCH Attic Wiring/Lighting: Exposed wire splices. Exposed wire splices should be in junction boxes.

### Air Conditioning

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14. KITCHEN CLOSET AC System Condensate Removal: PVC. There is no safety pan under this type of unit. Should the main drain line clog, flooding can occur. A float safety switch can be installed in the secondary drain line by an HVAC repairman. This safety feature would shut down the unit should the primary drain line clog.

### Heating System

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15. KITCHEN CLOSET Heating System Flue Pipe: Double wall. The flue pipe is in direct contact with insulation is a fire hazard. A 1.5 inch clearance is recommended around the pipe from all combustibles.

## Marginal Summary (Continued)

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### Plumbing

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16. KITCHEN CLOSET Water Heater Water Heater Operation: Pilot off. The natural gas water heater pilot was not lit at the time of inspection and the unit could not be tested. It is recommended a safety drain pan be installed under water heater and drain tube routed to the exterior. If tank should burst or leak, flooding could occur in house.
17. KITCHEN CLOSET Water Heater Flue Pipe: Single and Double wall. A small piece of single wall pipe has been improperly installed off the top of the unit. Also, tar mastic was applied on the exterior portion of the flue instead of installing a rain shield. Inspection and repair recommended by a licensed plumber.