

HOME INSPECTION REPORT

**301 River Landing Dr
Slidell, LA 70461**

Inspection Date:
Wednesday, February 15, 2017

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is a well-built home that is approximately nine years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

KEYS USED IN THIS REPORT

For your convenience, the following keys have been used in this report (listed in order of precedent).

- **Major Concern:** Denotes a severe condition that requires immediate attention or is uncommon for a building of this age or location and will likely involve significant expense.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

Note: Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

STRUCTURE

- **Major Concern:** The floor structure has experienced some sagging on the northeast corner of the media room. The knee wall and subfloor do not appear to be properly supported. The attic decking and media room subfloor are sagging. This is usually the result of the framing design of the building. A structural engineer/contractor should be consulted to determine the type and cost of repairs.

ELECTRICAL

- **Improve:** The generator requires servicing. Heavy condensation was noted from the exhaust when testing.

COOLING

- **Monitor:** The air conditioning system(s) should be tested once the outside temperature permits. The outside temperature should be above 60 degrees F before the unit can be tested.

INTERIOR

- **Safety Issue:** The transition from the stairs to the second floor bathroom is a trip hazard. Improvements should be made to reduce this condition. In the meantime, care should be taken when entering or exiting this bathroom.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the LSBHI Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The LSBHI Inspector Standards can be found in the original notification email that was sent prior to the inspection.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

Each mechanical system which conveys as part of the property and specifically listed as having been tested was observed to be in normal working condition at the time of inspection, unless one or more deficiencies for a particular system is reported. Latent defects may still exist, and evaluation of any system is limited by the conditions during the inspection and the scope defined by the LSBHI Home Inspection Standards of Practice.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Please refer to the LSBHI Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 50 degrees F.

Wet weather conditions have been experienced in the days leading up to the inspection.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	•Poured Concrete •Slab on Grade
Columns:	•Brick
Floor Structure:	•Concrete •Wood Joist •Plywood Subfloor
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Wood Joist
Roof Structure:	•Wood Rafters •OSB Sheathing
Attic Method of Inspection:	•Entered - Inaccessible Areas

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The original construction of the home is considered to be good quality. The materials and workmanship, where visible, are above average. The building exhibits no evidence of substantial structural movement. A foundation elevation differential of 1.0 inches was recorded on the main structure (refer to Elevation Survey). This is within normally acceptable tolerances for a home of this age and location.

General Comments

The structural components of the second floor addition exhibit conditions that represent potentially serious structural problems. Substantial improvement may be necessary. Since evaluating the structural integrity of the building is beyond the scope of this inspection, it is recommended that a structural engineer/contractor be consulted to further evaluate the building and to propose corrective measures. A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor corner cracks were observed in the foundation walls of the home in various locations. This implies that some structural movement of the home has occurred, as typical of most houses.

Floors

- **Major Concern:** The floor structure has experienced some sagging on the northeast corner of the media room. The knee wall and subfloor do not appear to be properly supported. The attic decking and media room subfloor are sagging. This is usually the result of the framing design of the building. A structural engineer/contractor should be consulted to determine the type and cost of repairs.

LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

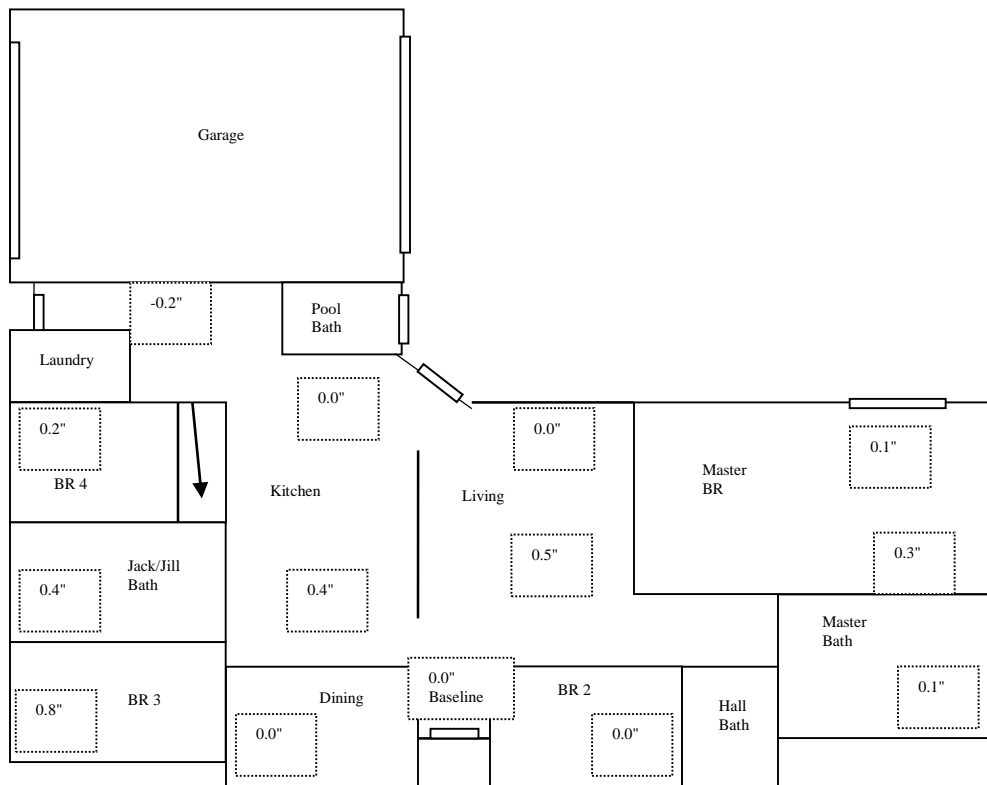
- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.

STRUCTURE PHOTO SUMMARY



Please refer to LSBHI Inspector Standards for a full explanation of the scope of the inspection.

FLOORING ELEVATION SURVEY



There was a flooring elevation differential of 1.0 inches at the time of the inspection. This is within acceptable limits for a home of this age and construction. Floor covering thicknesses were not deducted.

“Drawing Not to Scale”

ROOFING

DESCRIPTION OF ROOFING

Roof Covering:	•Composition Shingle
Flashings:	•Metal Valley and Wall •Metal Drip Edge •Metal Pipe Vents •Rubber Pipe Vents
Chimneys:	•Metal •Masonry
Gutters and Downspouts:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Viewed from ladder at eave •Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are considered to be in generally good condition. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location. A licensed roofing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Improve:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing adjacent to a downspout.

Chimneys

- **Improve:** The metal chimney should be braced in order to ensure its stability in heavy winds.



LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Brick •Cement Siding
Soffit, Eaves and Fascia:	•Vinyl •Aluminum
Exterior Windows Style/Glazing:	•Metal Frames
Exterior Doors/Frames/Trim:	•Wood Entry Doors •Metal Clad Entry Doors •Wood Frames & Trim
Driveways:	•Concrete
Walkways and Patios:	•Concrete •Pavers
Porches, Decks, and Steps:	•Concrete
Overhead Garage Door(s):	•Metal
Garage Door Opener(s):	•Pressure Switch Works as Designed
Lot Grading:	•Graded Away From House
Fencing:	•Wood •Steel/Iron

EXTERIOR OBSERVATIONS

Positive Attributes

Generally speaking, the exterior of the home is in good condition. The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum and vinyl soffits and fascia are an excellent feature of the exterior of the home. The eaves, soffits and fascia appear to be in good condition. The garage of the home is completely finished. The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.

General Comments

The exterior of the home shows signs of normal wear and tear for a home of this age and construction. A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Doors

- **Improve:** The wood exterior door(s) should be resealed to protect the door from damage.

Exterior General

- **Improve:** The lentils (in effect, the metal beams supporting the brickwork above openings in a wall) should be painted in various locations.

Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved in various locations. Persisting movement may result in the need for resurfacing.

Garage

- **Monitor:** The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab.
- **Improve:** The metal overhead garage door should be prepped and painted as necessary. Surface rust and minor damage was noted on the north door.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

EXTERIOR PHOTO SUMMARY



Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Entrance Wires:	•Underground •Copper
Main Disconnect:	•Main Service Rating 200 Amps •Located: North Ext Wall •Breakers – 200 Amp
Service Ground:	•Copper •Ground Rod Connection
Main Distribution Panel:	•Panel Rating: 200 Amps •Located: North Ext Wall
Branch/Auxiliary Panel(s):	•Located: North Ext Wall •Attic •Bedroom •Breakers
Distribution Wiring:	•Copper •Aluminum (220v Circuits Only)
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen •Exterior
Arc Fault Circuit Interrupters:	•Service Panel

ELECTRICAL SYSTEM OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock and fire protection. All GFCI's and AFCI's that were tested responded properly.

General Comments

Inspection of the electrical system revealed the need for minor improvements, as is typical of most homes. Although these improvements are not costly to repair, they should be considered high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Generator

- **Improve:** The generator requires servicing. Heavy condensation was noted from the exhaust when testing.

Outlets

- **Improve:** An outlet in the fourth bedroom is inoperative. This outlet and circuit should be investigated.
- **Improve:** The damaged outlet cover plate in the media room should be replaced.

Distribution Wiring

- **Improve:** Loose wiring behind the second floor bathroom should be secured. The wiring exiting the junction box should be secured.

Lights

- **Improve:** The lights are inoperable in the kitchen. If the bulbs are not blown, the circuits should be investigated.
- **Improve:** The lights are inoperable on the exterior of the home. If the bulbs are not blown, the circuits should be investigated.
- **Improve:** The light above the bathtub is inoperable in the master bathroom. If the bulb is not blown, the circuits should be investigated.

Switches

- **Improve:** The damaged light switch in the living room should be repaired/replaced. The recessed lights would blink when operating. The lights would not turn off.
- **Monitor:** The inoperative light switches in the foyer, third bedroom, rear entry door and kitchen may need to be repaired. These switches may be connected to an outlet or light fixture not currently in use. If this is not the case these circuits should be investigated.

Auxiliary Panel(s)

- **Improve:** Any openings in the auxiliary panel should be covered.
- **Improve:** Missing fasteners on the distribution panel should be replaced.

Discretionary Improvements

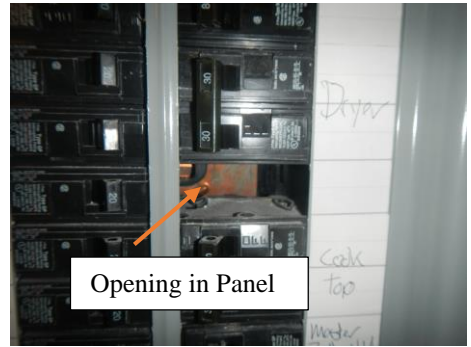
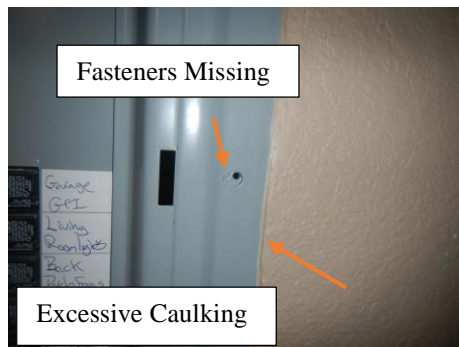
An annual service contract for the generator would be a logical long term improvement.

LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- The auxiliary panel cover plates (dead front) could not be removed at the time of the inspection. Excessive painting and caulking prevented removing the panels.

ELECTRICAL PHOTO SUMMARY



Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas •Electricity
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Flexible Ductwork •Ceiling Vents
Operating Controls:	•Wall Thermostat
System Manufacturer:	•American Standard
System Description:	•Manufacturer Date:11/2006 •Model #TUE1C100A9601AA •Serial #645248P1G
Chimneys/Flues/Vents:	•Metal •B-Vent
Temperature Recorded:	•120 Degrees F
System Manufacturer:	•American Standard
System Description:	•Manufacturer Date:11/2006 •Model #TUE1A040A9241AA •Serial # 64526HK1G
Chimneys/Flues/Vents:	•Metal •B-Vent
Temperature Recorded:	•115 Degrees F
System Manufacturer:	•American Standard •Electric
System Description:	•Manufacturer Date:5/2013 •Model #GAF2A0A30S21SBA •Serial # 13184Y56AV
Temperature Recorded:	•103 Degrees F

HEATING SYSTEM OBSERVATIONS

Positive Attributes

The heating system is in generally good condition, when compared to systems of a similar age and configuration. Heat distribution within the home is adequate. The system does not require a pilot light, thereby increasing its seasonal efficiency.

General Comments

Life expectancy of forced air heaters is around 20 years in Louisiana. As heaters age, rust develops in the combustion chamber and cracks form at the seams. A cracked heat exchanger is not always visible without disassembly and/or specialized training. A licensed HVAC technician should be engaged to clean, service, and recheck the heat exchanger. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / OBSERVATIONS

No improvements to the heating system are considered necessary at this time.

LIMITATIONS OF HEATING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.

Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

Energy Source:	•Electricity •240 Volt Power Supply
System Type:	•Air Cooled Central Air Conditioning
Distribution Methods:	•Flexible Ductwork •Ceiling Vents
System Manufacturer:	•American Standard
System Description:	•Manufacturer Date:1/2007 •Model #2TTB3060A1000AA •Serial #70212PS1F •Max Fuse: 50 AMPS
Temperature Drop Recorded:	•0 Degrees F
Temperature Recorded:	•0 Degrees F
System Manufacturer:	•American Standard
System Description:	•Manufacturer Date:7/2013 •Model #4TTB3030G1000AA •Serial #13282U61AF •Max Fuse: 30 AMPS
Temperature Drop Recorded:	•0 Degrees F
Temperature Recorded:	•0 Degrees F
System Manufacturer:	•American Standard
System Description:	•Manufacturer Date:5/2013 •Model #GAF2A0A30S21SBA •Serial # 13184Y56AV
Temperature Drop Recorded:	•0 Degrees F
Temperature Recorded:	•0 Degrees F

COOLING SYSTEM OBSERVATIONS

General Comments

A qualified heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Central Air Conditioning

- **Improve:** In order to reduce the potential for water damage, it is recommended that the condensate drain line be improved on the auxiliary drain pan to act as a primary drain and maintain the float switch as a secondary shutoff device. The drain line flows uphill and the float switch is laying in the bottom of the pan.
- **Monitor:** The air conditioning system(s) should be tested once the outside temperature permits. The outside temperature should be above 60 degrees F before the unit can tested.

Supply Air Ductwork

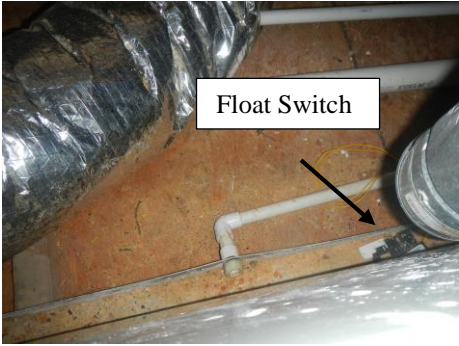
- **Improve:** The loose supply register in the Jack and Jill bathroom closet should be better secured.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F during the past 24 hours.

COOLING PHOTO SUMMARY



Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass
Exterior Wall Insulation:	•None Visible
Air / Vapor Barrier(s):	•House Wrap
Roof Ventilation:	•Ridge Vents •Gable Vents •Soffit Vents •Roof Vents
Exhaust Fans / Vent Locations:	•Bathrooms •Dryer •Kitchen
Method of Inspection:	•Entered Attic Crawl Space

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

The insulation and ventilation systems that were observed are typical for a home of this age and construction. The exhaust fans within the home functioned properly.

General Comments

A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Attic / Roof

- **Improve:** Missing insulation on the walls in the main attic should be replaced.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.

Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply • Meter Located: South Side Of Property
Service Pipe to House:	•Copper
Main Valve Location:	• South Exterior Wall
Supply Piping:	•Copper
Gas Valve Location:	•At Meter •North Exterior Wall
Gas Piping:	•Black Steel
Waste System:	•Public Sewer System •Cleanout Located: South Side Of Property
Drain / Waste / Vent Piping:	•Plastic (PVC) •Metal B-Vent
Manufacturer Water Heater:	•Rheem
Water Heater Description:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer Date:11/2006 •Model #22V40F •Serial # RHLN1106420583
Manufacturer Water Heater:	•Rheem
Water Heater Description:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer Date:11/2006 •Model #22V50F1 •Serial # RHLN1106501586

PLUMBING SYSTEM OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. A typical drop in functional flow was experienced when two fixtures were operated simultaneously. All of the faucets and fixtures are in good condition and appear to have been well maintained.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing units are in this age range. One cannot predict with certainty when replacement will become necessary.

LIMITATIONS OF PLUMBING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Carpet •Tile •Wood
Interior Windows Style / Glazing:	•Single Hung •Fixed Pane •Double-Pane Insulated
Interior Doors:	•Hollow Core
Fireplaces:	•Fireplace Insert

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

The ceilings are in good condition. On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas. The majority of the doors and windows are good quality. The flooring system of the home exhibits signs of sagging in the media room. Refer also to the Structural Components section of this report. A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Ceiling Fans

- **Improve:** The ceiling fan in the media room did not test properly. The remote would not respond when tested.

Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed in the media room.

Doors

- **Improve:** Damaged or non-functional door hardware on the secondary entry door in the master bedroom should be improved. The bottom latch is stuck.
- **Improve:** One or more hinge screws are missing on the door in the media room.
- **Improve:** The door in the media room should be trimmed or adjusted as necessary to work properly.
- **Improve:** The door in the fifth bedroom closet should be trimmed or adjusted as necessary to work properly.

Floors

- **Safety Issue:** The transition from the stairs to the second floor bathroom is a trip hazard. Improvements should be made to reduce this condition. In the meantime, care should be taken when entering or exiting this bathroom.

Attic Stairs

- **Improve:** The attic pull-down stairs should be repaired for improved. The kick plate is damaged.

Trim

- **Improve:** The floor trim is loose in the fourth bedroom.

Fireplaces

- **Improve:** The fireplace chimney and firebox should be inspected and cleaned prior to operation.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The inspection of defective drywall is beyond the scope of this inspection.

INTERIOR PHOTO SUMMARY



Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Gas Cooktop •Built-in Electric Oven •Dishwasher •Waste Disposer
- Refrigerator •Wine Cooler

Laundry Facility:

- 240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior
- 120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer
- Waste Standpipe for Washer

Other Components Tested:

- Kitchen Exhaust Hood •Door Bell •Smoke Detectors

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen cabinetry is in good condition and the cabinets have been well maintained. The kitchen countertops appear to be in good condition and have been well maintained.

General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / OBSERVATIONS

No improvements to the appliances are considered necessary at this time.

LIMITATIONS OF APPLIANCES INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances are outside the scope of this inspection.

Please refer to the LSBHI Inspector Standards for a full explanation of the scope of the inspection.

As with all A-PRO inspections, yours was performed by a state licensed, certified home inspector (CHI) under the strict guidelines of LSBHI. It has been a pleasure working with you and we hope you think of us for your future inspection needs.

Please understand that there are limitations to such an inspection. The report does not reflect the results of an exhaustive technical evaluation, but rather a visual inspection. The distinction between the two is important. A technical evaluation requires exhaustive testing and analysis of a house's parts, taking more time and costing significantly more money. Our inspection does not consider components in the home that are not visible. Also understand that, even with an exhaustive inspection, there still may be defects in the home that are not revealed during the inspection. A visual inspection provides you with a solid, overall picture of the home, its problems, positive attributes, and areas where we recommended immediate attention. But with anything as complex as a home (a home has roughly 500 separate components), unexpected repairs are the norm, not the exception.



**IT TAKES A-PRO TO KNOW...
DON'T BUY A HOME WITHOUT US!**