

HOME INSPECTION REPORT

607 Florida St
Mandeville, LA 70448

Inspection Date:
8/5/2021 3:00 PM

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is a well-built home that is 21 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.

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.
- **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 west.

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.

STRUCTURAL / FOUNDATION

- **Improve:** A deteriorated piers in the crawl space should be repaired or rebuilt as needed. **See Photos 1-3**

ROOFING

- **Monitor:** The roofing is nearing the end of its life cycle. Budgeting for a new roof in the near future is recommended. A licensed roof should be consulted to determine cost and scope of repairs.

EXTERIOR

- **Safety Issue:** The walkway at the south side of the house presents a trip hazard. This condition should be altered for improved safety. **See Photo 9**

ELECTRICAL SYSTEM

- **Improve:** Wiring exposed on the exterior should be buried or protected by a rigid conduit at the south side of the house. **See Photos 24-25**
- **Improve:** Wiring exposed on interior finishes in the third bedroom closet should be relocated or protected by a rigid conduit. **See Photo 26**

HEATING SYSTEM

- **Improve:** The heating system requires servicing. There is no evidence of recent servicing of the equipment. It would be advisable to inquire with the existing homeowner as to its last servicing. If it has been longer than twelve (12) months than it is wise to engage a qualified HVAC technician to service and check the system.

COOLING SYSTEM

- **Improve:** There is no evidence that there has been a servicing of the equipment in the last 12 months. It would be advisable to inquire with the existing homeowner as to its last servicing. Servicing by a qualified HVAC technician is recommended.

PLUMBING SYSTEM

- **Improve:** The supply piping is leaking at the south side of the house. **See Photo 41**
- **Improve:** The supply shutoff valve stem in the primary bathroom is leaking. **See Photo 40**

INTERIOR

- **Improve:** The windows have lost their seal in the third bedroom, in the dining room, and in the living room. This has resulted in condensation developing between the panes of glass. Due to weather conditions or environmental factors, other windows that have lost their seal may exist in the home. A qualified window repair contractor should be engaged to repair all windows as required. **See Photo 47**
- **Improve:** The window in the living room is broken. **See Photos 48-49**
- **Monitor:** Evidence of suspected mold growth was observed in the kitchen. This can only be confirmed by laboratory analysis. As an evaluation of mold within the home is beyond the scope of the inspection, evaluation by a qualified mold specialty contractor is recommended if concerned about the presence of mold within the house. **See Photo 55**
- **Monitor:** The tile floor is cracked in the primary bathroom and in various locations. Repairs are discretionary. **See Photo 58**

APPLIANCES

- **Improve:** The water dispenser was non-operable. **See Photo 60**
- **Improve:** The built-in icemaker was non-operable at the time of the inspection in the kitchen. **See Photo 61**

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 at the end of this report and are made part of 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.

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 85 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	●Cinder Block Piers
Columns:	●Wood
Floor Structure:	●Wood Joist ●Plywood Subfloor
Wall Structure:	●Wood Frame
Ceiling Structure:	●Wood Joist
Roof Structure:	●Wood Rafters / OSB Sheathing
Attic Method of Inspection:	●Entered - Inaccessible Areas
Crawlspace Method of Inspection:	●Entered - Inaccessible Areas

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The span of all visible joists appears to be within acceptable limits. A foundation elevation differential of 1.8 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

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Improve:** A deteriorated pier in the crawl space should be repaired or rebuilt as needed. **See Photos 1-3**

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:

- Home inspection guidelines require Inspectors to evaluate the foundation by inspection and observation and type, then give an opinion about the performance of the foundation based on gathered data from that inspection. A Foundation Level Survey is a tool to help the inspector render such a decision. The inspector is not acting as an engineer or attempting to give an engineer analysis. The Inspector is able to use gathered data by using tools available and knowledge to render an opinion on foundation performance. Floor coverings not deducted.
- Structural components concealed behind finished surfaces could not be inspected.
- Furniture and/or storage restricted access to some structural components.
- Only a representative sampling of visible structural components was inspected.

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

STRUCTURAL / FOUNDATION PHOTO SUMMARY



Photo 1: Rebuild Piers.

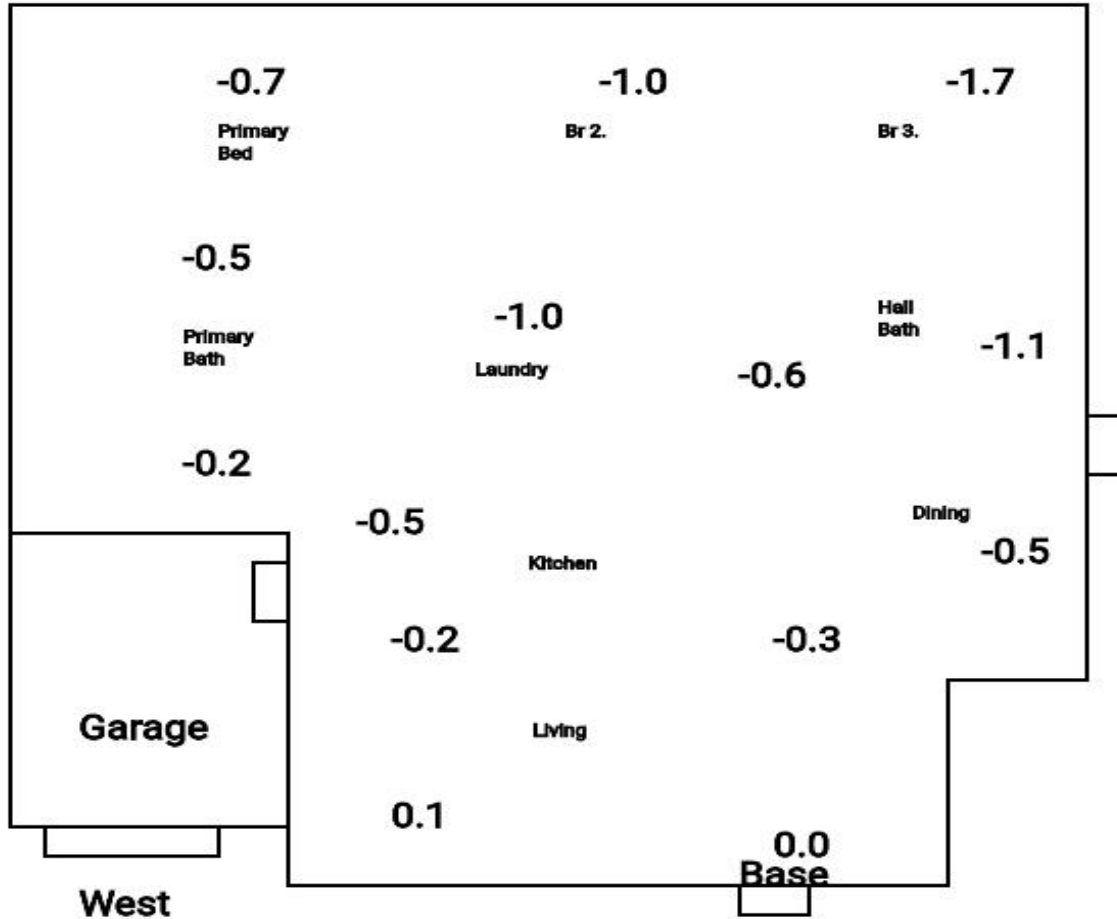


Photo 2: Rebuild Piers.



Photo 3: Rebuild Piers.

FOUNDATION LEVEL SURVEY™



Drawing Not to Scale

**607 Florida St
Mandeville, LA 70448
1.8" Differential**

Note: The Foundation Level Survey is conducted using a Digital Altimeter with accuracy within 2 tenths of an inch. Home inspection guidelines require Inspectors to evaluate the foundation by inspection and observation and type, then give an opinion about the performance of the foundation based on gathered data from that inspection. A Foundation Level Survey is a tool to help the inspector render such a decision. The inspector is not acting as an engineer or attempting to give an engineer analysis. The Inspector is able to use gathered data by using tools available and knowledge to render an opinion on foundation performance.

ROOFING

DESCRIPTION OF ROOFING COMPONENTS

Roof Covering:	●Composition Shingle
Flashings:	●Drip Edge (Metal Fascia Trim) ●Metal Valley & Wall ●Metal Flue Vents
Gutters and Downspouts:	●Aluminum - patio Cover ●Aluminum ●Discharge above & below grade
Method of Inspection:	●Walked on Roof

ROOFING COMPONENT OBSERVATIONS

Positive Attributes

Roof flashing details and roof penetrations both appear to be in good condition. No prior roof leaks were observed on the underside of the roof sheathing. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

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 and Downspouts

- **Improve:** The damaged downspout should be replaced at the south side of the house. **See Photo 4**
- **Improve:** Minor damage was noted to the gutters and should be repaired or replaced as necessary at the west side of the house. **See Photo 5**
- **Improve:** The gutters at the south side of the house require cleaning. **See Photo 6**

Sloped Roofing

- **Monitor:** The roofing is nearing the end of its life cycle. Budgeting for a new roof in the near future is recommended. A licensed roof should be consulted to determine cost and scope of repairs.
- **Monitor:** The satellite dish mounted on the roof will require regular maintenance to ensure that roof penetrations are properly sealed and secured. **See Photo 7**
- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored. **See Photo 8**

LIMITATIONS OF ROOFING COMPONENT 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:

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

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

ROOFING PHOTO SUMMARY



Photo 4: Downspout Damaged.



Photo 5: Minor Damage on Gutters .



Photo 6: Gutter Cleaning Needed.



Photo 7: Dish Installed on Roof.



Photo 8: Prior Repairs Noted.

EXTERIOR

DESCRIPTION OF EXTERIOR COMPONENTS

Wall Cladding:	●Brick ●Vinyl Siding
Soffit, Eaves and Fascia:	●Vinyl/Aluminum
Window Style / Glazing:	●Metal Frames
Doors / Frame / Trim:	●Metal Clad Entry Doors ●Wood Entry Doors ●Wood Frames & Trim
Driveways:	●Concrete
Walkways and Patios:	●Pavers
Porches, Decks and Steps:	●Brick ●Wood
Overhead Garage Door:	●Automatic Operator ●Metal
Lot Grading:	●Graded Away From House
Fencing:	●Wood

EXTERIOR COMPONENT OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The aluminum and vinyl soffits and fascia are an excellent feature of the exterior of the home.

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

Walkway

- **Safety Issue:** The walkway at the south side of the house presents a trip hazard. This condition should be altered for improved safety. **See Photo 9**
- **Monitor:** The soil below the walkway has settled at the west side of the house and at the south side of the house. Persisting movement may result in the need for resurfacing. **See Photo 10**

Exterior Walls

- **Improve:** The opening in the siding should be sealed as necessary. **See Photo 11**
- **Improve:** Damaged vinyl siding should be repaired or replaced as needed at the south side of the house. **See Photo 12**
- **Monitor:** Typical minor cracking was observed on the exterior walls of the house at the west side of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. **See Photo 13**

Exterior Trim

- **Improve:** The exterior trim should be caulked as necessary at the west side of the house. **See Photo 14**

Exterior Doors

- **Improve:** The entry door is damaged and should be repaired or replaced as necessary. The glass is cracked. **See Photo 15**

Porch

- **Improve:** The base of the wood column shows evidence of moisture damage/rot at the west side of the house. Repair or replacement should be undertaken as necessary. **See Photo 16**

Landscaping

- **Improve:** The proximity of a tree relative to the foundation at the west side of the house may influence the integrity of the foundation. It is recommended that this tree be removed. **See Photo 17**

Fence

- **Improve:** The fencing at the west side of the house is in fair condition. Minor repairs are needed. **See Photo 18**

Window Exterior

- **Monitor:** It may be desirable to replace window screens where missing at the south side of the house. The owner should be consulted regarding any screens that may be in storage. **See Photo 19**

Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved at the west side of the house. Persisting movement may result in the need for resurfacing. **See Photo 20**

LIMITATIONS OF EXTERIOR COMPONENT 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:

- The inspection does not include an assessment of geological conditions and/or site stability.
- Only a representative sample of exterior components was inspected.
- Access below decks and/or porches was extremely limited.
- As the building is condominium ownership, the exterior is not fully inspected. Only a cursory inspection of some components may have been made.

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

EXTERIOR PHOTO SUMMARY



Photo 9: Walkway Trip Hazard.



Photo 10: Walkway Settlement .



Photo 11: Seal Openings.



Photo 12: Vinyl Siding Damaged.



Photo 13: Cracks Typical.



Photo 14: Trim Caulking.

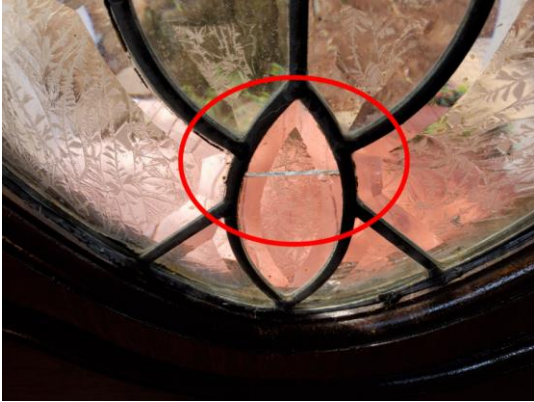


Photo 15: Entry Door Damaged.



Photo 16: Wood Column Base Rot.



Photo 17: Tree Proximity.



Photo 18: Fair Condition, Minor Repairs.



Photo 19: Window Screen Missing.



Photo 20: Driveway Settlement / Heaving.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM COMPONENTS

Size of Electric Service:	●120/240V Service: Size 150 Amp
Service Entrance Wires:	●Underground ●Copper
Main Disconnect:	●Breakers - 150 Amp ●Main Service Rating 150 Amps ●Located: Inside Main Panel
Service Ground:	●Copper/ Ground Rod Connection
Main Distribution Panel:	●Located: South Exterior Wall ●Breakers ●Panel Rating: 150 Amps
Distribution Wiring:	●Romex ●Copper ●Nonmetallic Sheathed Cable
Receptacles:	●Grounded
Ground Fault Circuit Interrupter:	●Bathroom(s) ●Exterior ●Kitchen
Arc Fault Circuit Interrupters:	●None Visible

ELECTRICAL SYSTEM COMPONENT OBSERVATIONS

Positive Attributes

All visible wiring within the home is copper. This is a good quality electrical conductor. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. The distribution of electricity within the home is good.

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

RECOMMENDATIONS / OBSERVATIONS

Lights

- **Improve:** The trim rings are rusting for the soffit lights at the west side of the house. Repairs or replacement may be desired. **See Photo 21**
- **Improve:** The globe is damaged at the light fixture in the kitchen. **See Photo 22**
- **Improve:** The light fixtures paint is peeling in various locations. Repairs or replacement may be desired. **See Photo 23**

Distribution Wiring

- **Improve:** Wiring exposed on on the exterior should be buried or protected by a rigid conduit at the south side of the house. **See Photos 24-25**
- **Improve:** Wiring exposed on interior finishes in the third bedroom closet should be relocated or protected by a rigid conduit. **See Photo 26**

Outlets

- **Improve:** The missing outlet cover plate in the laundry room should be replaced. **See Photo 27**
- **Improve:** The ungrounded 3-prong outlet should be improved at the south side of the house. **See Photo 28**

Main Panel

- **Improve:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. **See Photo 29**

Switches

- **Monitor:** The inoperative light switch may need to be repaired in the third bedroom closet. This switch may be connected to an outlet or light fixture not currently in use. If this is not the case these circuits should be investigated. **See Photo 30**

LIMITATIONS OF ELECTRICAL SYSTEM COMPONENT 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:

- Only a representative sampling of outlets and light fixtures were tested.
- Electrical components concealed behind finished surfaces could not be inspected.
- Furniture and/or storage restricted access to some electrical components.

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

ELECTRICAL SYSTEM PHOTO SUMMARY



Photo 21: Trim Rings Rusting on Soffit Lights.



Photo 22: Damaged Globe.



Photo 23: Light Fixture Paint Peeling.



Photo 24: Wiring Exposed on Exterior .



Photo 25: Wiring Exposed on Exterior .

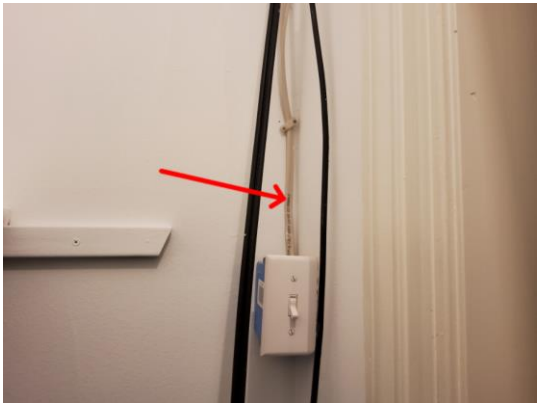


Photo 26: Wiring Exposed on Walls.



Photo 27: Cover Plate Missing.



Photo 28: Ungrounded 3-prong Outlet.



Photo 29: Cable Clamps Needed.



Photo 30: Light Switch Non-operable.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM COMPONENTS

Primary Energy Source:	●Gas
Heating System Type:	●Forced Air
Heat Distribution Methods:	●Rigid and Flexible duct ●Ceiling Vents
Operating Controls:	●Wall Thermostat
Chimneys / Flues / Vents:	●Metal/B-Vent
Manufacturer:	●York
System Description:	●Manufacturer Date:2000
	●Model: P3HUA12N06401C ●Serial: ECJM201935
Temperature Rise:	●Avg. Discharge Air Temp.- 125°

HEATING SYSTEM COMPONENT OBSERVATIONS

Positive Attributes

The system responded properly to operating controls.

General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure. 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. A qualified heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The heating system requires servicing. There is no evidence of recent servicing of the equipment. It would be advisable to inquire with the existing homeowner as to its last servicing. If it has been longer than twelve (12) months than it is wise to engage a qualified HVAC technician to service and check the system.
- **Monitor:** As is not uncommon for homes of this age and location, the heating system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. 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.

LIMITATIONS OF HEATING SYSTEM COMPONENT 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 COMPONENTS

Energy Source:	●240 Volt Power Supply
System Type:	●Split System
Distribution Methods:	●Rigid and Flexible Ductwork ●Ceiling Vents
Manufacturer:	●Rheem
System Description:	●Avg. Discharge Air Temp.- 63° ●Avg. Return Air Temp.- 74° ●Max Fuse: 25 Amps ●Manufacturer Date: 2017 ●Model: RA1430AJ1NA ●Serial: W261754377

COOLING SYSTEM COMPONENT OBSERVATIONS

Positive Attributes

The thermostat appears to be in good condition.

General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure. The cooling system has of the home has lacked maintenance somewhat. A qualified heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** There is no evidence that there has been a servicing of the equipment in the last 12 months. It would be advisable to inquire with the existing homeowner as to its last servicing. Servicing by a qualified HVAC technician is recommended.
- **Improve:** The temperature measured between the discharge air temp. and the return air temp. of the air conditioning system is lower than considered typical. This indicates that servicing is needed. A qualified heating and cooling technician should be consulted to recommend remedies available for correction.
- **Improve:** The air conditioning condensate drain line should be better insulated in the attic. Ideally, the drain line should be insulated a minimum of six feet from the evaporator. Insulating the piping will help prevent condensation from forming on the piping and dripping onto the insulation and eventually the ceiling. **See Photo 31**
- **Improve:** The outdoor unit of the air conditioning system at the east side of the house requires cleaning. Dirty coils will decrease the cooling efficiency of the system. **See Photo 32**

Supply Air Ductwork

- **Improve:** Loose fitting joints and/or openings in the ductwork in the attic should be improved. **See Photo 33**

LIMITATIONS OF COOLING SYSTEM COMPONENT 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

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

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

COOLING SYSTEM PHOTO SUMMARY



Photo 31: Insulate Condensate Drain Line.

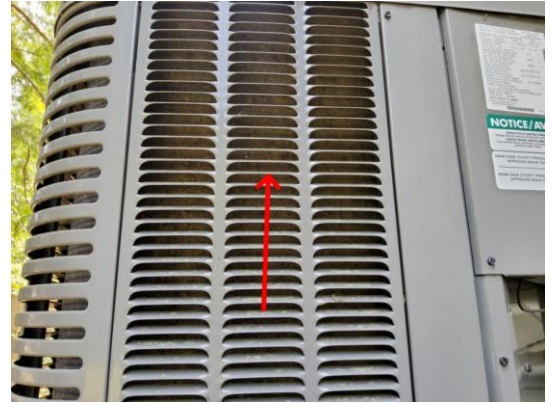


Photo 32: Outdoor Unit Dirty.



Photo 33: Seal Duct Openings.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION COMPONENTS

Attic Insulation:	●R19 Fiberglass Batt
Exterior Wall Insulation:	●None Visible
Crawl Space Insulation:	●R19 in Floor above Crawl Space
Air / Vapor Barrier:	●House Wrap ●Kraft Paper
Roof Ventilation:	●Ridge Vents ●Soffit Vents
Crawl Space Ventilation:	●Openings Between Piers
Exhaust Fans / Vent Locations:	●Bathrooms ●Dryer ●Kitchen
Method of Inspection:	●Entered - Inaccessible Areas

INSULATION / VENTILATION COMPONENT OBSERVATIONS

Positive Attributes

The insulation and ventilation systems that were observed are typical for a home of this age and construction.

General Comments

A licensed general contractor should be consulted to undertake the improvements recommended below. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / OBSERVATIONS

Attic and Roof

- **Improve:** Missing insulation on the ceiling should be replaced in the attic. **See Photo 34**

Exhaust Fans

- **Improve:** Exhaust vent pipes in the bathrooms should be vented to the building exterior. **See Photos 35-36**

Crawl Space Insulation and Ventilation

- **Improve:** Loose or damaged insulation in the floor above the crawl space in the crawl space should be improved. The existing floor insulation has either fallen down or has been forced down by vermin. An insulation contractor needs to go through the crawl space and repair or replace the floor insulation. **See Photo 37**

LIMITATIONS OF INSULATION / VENTILATION COMPONENT 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.
- Any estimates of insulation R-values or depths are rough average values.
- 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.

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

INSULATION / VENTILATION PHOTO SUMMARY



Photo 34: Missing Ceiling Insulation .



Photo 35: Vent Exhaust Vents to Exterior.



Photo 36: Vent Exhaust Vents to Exterior.



Photo 37: Loose/Damaged Insulation.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM COMPONENTS

Water Supply Source:	<ul style="list-style-type: none"> ● Water Meter Located: West Side of Property ● Public Water Supply
Service Pipe to House:	<ul style="list-style-type: none"> ● PVC
Main Valve Location:	<ul style="list-style-type: none"> ● South Exterior Wall
Supply Piping:	<ul style="list-style-type: none"> ● Plastic - PEX ● Copper
Gas Valve Location:	<ul style="list-style-type: none"> ● South Exterior Wall ● At Meter
Gas Piping:	<ul style="list-style-type: none"> ● Galvanized Steel Piping ● Black Steel Pipe ● Copper ● Corrugated Stainless Steel Tubing
Waste System:	<ul style="list-style-type: none"> ● Clean-out Located: Near Exterior Walls ● Public Sewer System
Drain / Waste / Vent Piping:	<ul style="list-style-type: none"> ● Metal/ B-Vent ● PVC
Manufacturer Water Heater:	<ul style="list-style-type: none"> ● A.O. Smith
Water Heater Description:	<ul style="list-style-type: none"> ● Gas ● Capacity: 50 Gallons ● Manufacture Date:2000 ● Model: FSG 50 242 ● Serial: MB00-0108409-242

PLUMBING SYSTEM COMPONENT OBSERVATIONS

Positive Attributes

The piping system within the home, for both supply and waste, is a good quality system. 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.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Showers

- **Major Concern:** The shower pan was observed to be leaking in the crawl space at the time of the inspection. It should be repaired/replaced by a licensed plumber. **See Photo 38**
- **Improve:** The shower finish is damaged in the primary bathroom. **See Photo 39**

Supply Plumbing

- **Improve:** The supply shutoff valve stem in the primary bathroom is leaking. **See Photo 40**
- **Improve:** The supply piping is leaking at the south side of the house. **See Photo 41**

Faucets

- **Improve:** The sink faucet is leaky in the primary bathroom. Repairs are recommended. **See Photo 42**
- **Improve:** The sink sprayer button is inoperative in the kitchen. **See Photo 43**

Water Heater

- **Improve:** Discharge piping should be added to serve the Temperature and Pressure Relief (TPR) Valve for the water heater in the attic and should be piped to the exterior. It should terminate not less than 6 inches or more than 24 inches above the floor. PVC piping/fittings should not be used. CPVC, PEX or metal piping should be used. TPR piping should not have any more than 4 bends. **See Photo 44**
- **Monitor:** The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Water Heater Attachment and Location

- **Improve:** In order to reduce the potential for water damage, it is recommended that the corroded drain pan below the water heater be replaced due to corrosion in the attic. **See Photo 45**

Sinks

- **Improve:** The sink drain stopper needs adjustment to work properly in the primary bathroom. **See Photo 46**

LIMITATIONS OF PLUMBING SYSTEM COMPONENT 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:

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

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

PLUMBING SYSTEM PHOTO SUMMARY



Photo 38: Shower Pan Leaks.



Photo 39: Shower Finish Damaged.

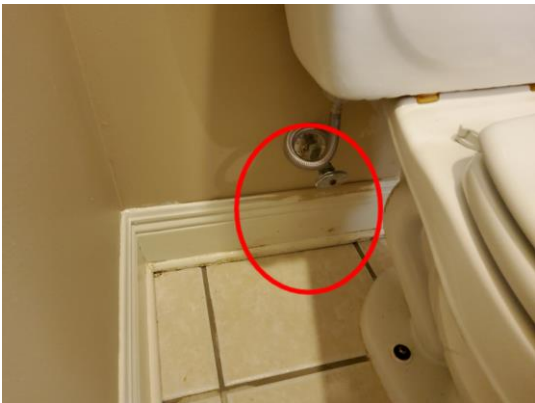


Photo 40: Valve Stem Leak.



Photo 41: Pipe Leak.



Photo 42: Sink Faucet Leaky.



Photo 43: Sprayer Inoperative.



Photo 44: Add Discharge Piping for TPR.



Photo 45: Corroded Drain Pan.



Photo 46: Drain Stopper Adjust.

INTERIOR

DESCRIPTION OF INTERIOR COMPONENTS

Wall and Ceiling Finishes:	●Drywall/Plaster
Floor Surfaces:	●Carpet ●Tile
Interior Window Style / Glazing:	●Single Hung ●Double Pane Insulated
Doors:	●Hollow Core
Fireplaces:	●Ventless Gas ●Fireplace Insert ●Gas Log Insert

INTERIOR COMPONENT OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas. A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Improve:** The windows have lost their seal in the third bedroom, in the dining room, and in the living room. This has resulted in condensation developing between the panes of glass. Due to weather conditions or environmental factors, other windows that have lost their seal may exist in the home. A qualified window repair contractor should be engaged to repair all windows as required. **See Photo 47**
- **Improve:** The window in the living room is broken. **See Photos 48-49**

Doors

- **Improve:** One or more hinge screws are missing on the doors in various locations. **See Photo 50**
- **Improve:** The door should be trimmed or adjusted as necessary to work properly.

Kitchen Cabinets

- **Improve:** Damaged or inoperative kitchen drawers should be repaired in the kitchen. **See Photo 51**
- **Improve:** Prior water damage was observed to the kitchen cabinet in the kitchen. Repairs are recommended. **See Photo 52**

Wall and Ceiling Finishes

- **Improve:** Evidence of patching was detected on the ceiling in the living room. Further repairs may be desired. **See Photo 53**
- **Monitor:** Water staining was noted on the ceiling in the living room. **See Photo 54**
- **Monitor:** Typical paint flaws were observed. Repairs are discretionary.
- **Monitor:** Evidence of suspected mold growth was observed in the kitchen. This can only be confirmed by laboratory analysis. As an evaluation of mold within the home is beyond the scope of the inspection, evaluation by a qualified mold specialty contractor is recommended if concerned about the presence of mold within the house. **See Photo 55**
- **Monitor:** Typical drywall flaws (nail pops, corner bead cracks, tape flaws) were observed in various locations.

Bathroom Counters

- **Improve:** The bathroom mirrors are damaged in the primary bathroom and In the hall bathroom. **See Photos 56-57**

Floors

- **Monitor:** The tile floor is cracked in the primary bathroom and in various locations. Repairs are discretionary. **See Photo 58**

LIMITATIONS OF INTERIOR COMPONENT 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:

- Dirty windows restricted the inspection for blown seals on double pane insulated windows.
- Gas fireplace inserts are not inspected.
- The inspection of defective drywall is beyond the scope of this inspection.
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

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

INTERIOR PHOTO SUMMARY



Photo 47: Lost Seal.



Photo 48: Window Broken.



Photo 49: Window Broken.



Photo 50: Door Hinge Screws Missing.



Photo 51: Drawer Damage/Inoperative.



Photo 52: Cabinet Prior Water Damage-
Improve.



Photo 53: Patching - Ceiling.



Photo 54: Water Staining - Ceiling.



Photo 55: MOLD - Monitor.



Photo 56: Bathroom Mirror Damage.



Photo 57: Bathroom Mirror Damage.



Photo 58: Tile Cracked.

APPLIANCES

DESCRIPTION OF APPLIANCES COMPONENTS

Appliances Tested:	<ul style="list-style-type: none"> ●Refrigerator ●Gas Range ●Microwave Oven ●Dishwasher ●Waste Disposer
Laundry Facility:	<ul style="list-style-type: none"> ●Dryer Vents Through Roof ●240 Volt Circuit for Dryer ●Gas Piping for Dryer ●120 Volt Circuit for Washer ●Hot/Cold Water Supply for Washer ●Waste Standpipe for Washer
Other Components Tested:	<ul style="list-style-type: none"> ●Microwave Light/Exhaust ●Door Bell ●Smoke Detectors

APPLIANCES COMPONENT OBSERVATIONS

General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure. A qualified appliance service technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Refrigerator

- **Improve:** The control panel on the refrigerator is damaged. An LED is out on the display. Repairs are recommended. **See Photo 59**
- **Improve:** The water dispenser was non-operable. **See Photo 60**
- **Improve:** The built-in icemaker was non-operable at the time of the inspection in the kitchen. **See Photo 61**
- **Monitor:** The refrigerator drawer is damaged. Replacement may be desired. **See Photo 62**

Microwave Oven

- **Improve:** The light under the microwave was non-operable in the kitchen. If the bulb is not bad a qualified technician should be consulted. **See Photo 63**
- **Improve:** Rust was noted inside the microwave in the kitchen. Replacement may be desired. **See Photo 64**

LIMITATIONS OF APPLIANCES COMPONENT 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.

APPLIANCES PHOTO SUMMARY

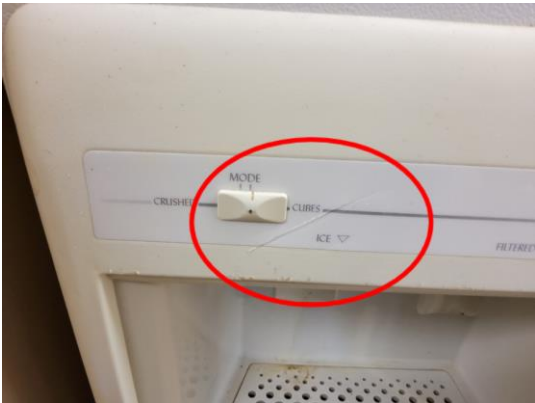


Photo 59: Refrigerator Control Panel Damaged.



Photo 60: Water Dispenser Not working.



Photo 61: Icemaker Non-operable.



Photo 62: Drawer Damaged.



Photo 63: Light Non-operable Under Microwave.



Photo 64: Rust in Microwave.

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!**