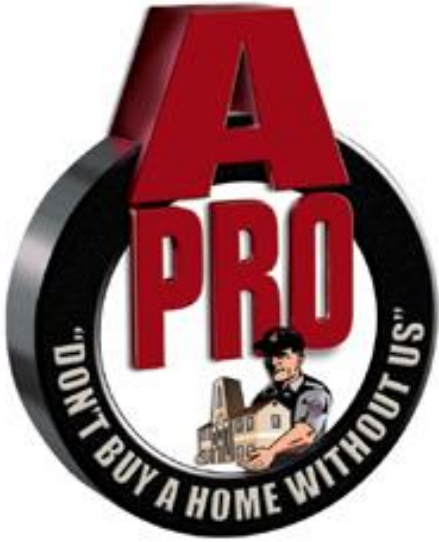


HOME INSPECTION REPORT



**1480 Fremaux Ave,
Slidell, La.**

Inspection Date:
9/10/2014

Prepared For:
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Report Number:
39092014

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REPORT OVERVIEW

THE BUILDING IN PERSPECTIVE

This is a well-built home that is approximately 40 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 south.

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. Any recommendations identifying further evaluation by a licensed contractor should be addressed prior to closing.

STRUCTURAL

- **Monitor:** A foundation elevation differential of 4.6 inches was recorded on the addition. This is greater than typical for a home of this age and location. Structural repairs *may* be necessary or desirable. Since evaluating the structural integrity of the home is beyond the scope of this inspection, it is recommended that a professional structural engineer be engaged to evaluate the building.

ELECTRICAL

- **Improve:** Linking (sometimes referred to as bridging) should be provided wherever two fuses or breakers serve the same circuit, the circuit marked for the A/C. This ensures that the entire circuit is shut off whenever a fuse is pulled, or a breaker is tripped. Linking is required, for example, on circuits serving kitchen split receptacles, baseboard heaters and any 240 volt appliance.
- **Monitor:** Aluminum solid core wiring was noted in the main panel. The aluminum wiring should be fitted with special connectors and outlets to ensure safe operation of these circuits. During installation of this special hardware, all connections should be checked for signs of damage or overheating. *It should be pointed out that the aluminum wiring itself is a perfectly acceptable electrical conductor.* The connection points can experience overheating or become loose due to the properties of aluminum wiring. Upon fitting the wiring with the special connectors and outlets, the wiring is considered to be safe.

HEATING

- **Improve:** The heating system should be inspected once the gas supply is turned on to the home.

PLUMBING

- **Improve:** The gas water heater was non-operable at the time of the inspection. The gas was off to the home.

APPLIANCES

- **Safety Issue:** The smoke detector(s) did not respond to testing.
- **Improve:** The gas range was not tested due to the gas being off at the time of the inspection.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ISHI® and LSBHI Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The ISHI® 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 ISHI® and 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:	•Poured Concrete
Columns:	•Wood Columns
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist
Roof Structure:	•Wood Rafters •Plywood Sheathing
Attic Method of Inspection:	•Entered - Inaccessible Areas

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The construction of the home is considered to be good quality. The materials and workmanship, where visible, are above average.

General Comments

The structural components of the home 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 be consulted to further evaluate the building and to propose corrective measures.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Minor rot was noted to the column on the north side of the home. Repairs may be necessary in the long term.
- **Monitor:** A foundation elevation differential of 4.6 inches was recorded on the addition. This is greater than typical for a home of this age and location. Structural repairs *may* be necessary or desirable. Since evaluating the structural integrity of the home is beyond the scope of this inspection, it is recommended that a professional structural engineer be engaged to evaluate the building.

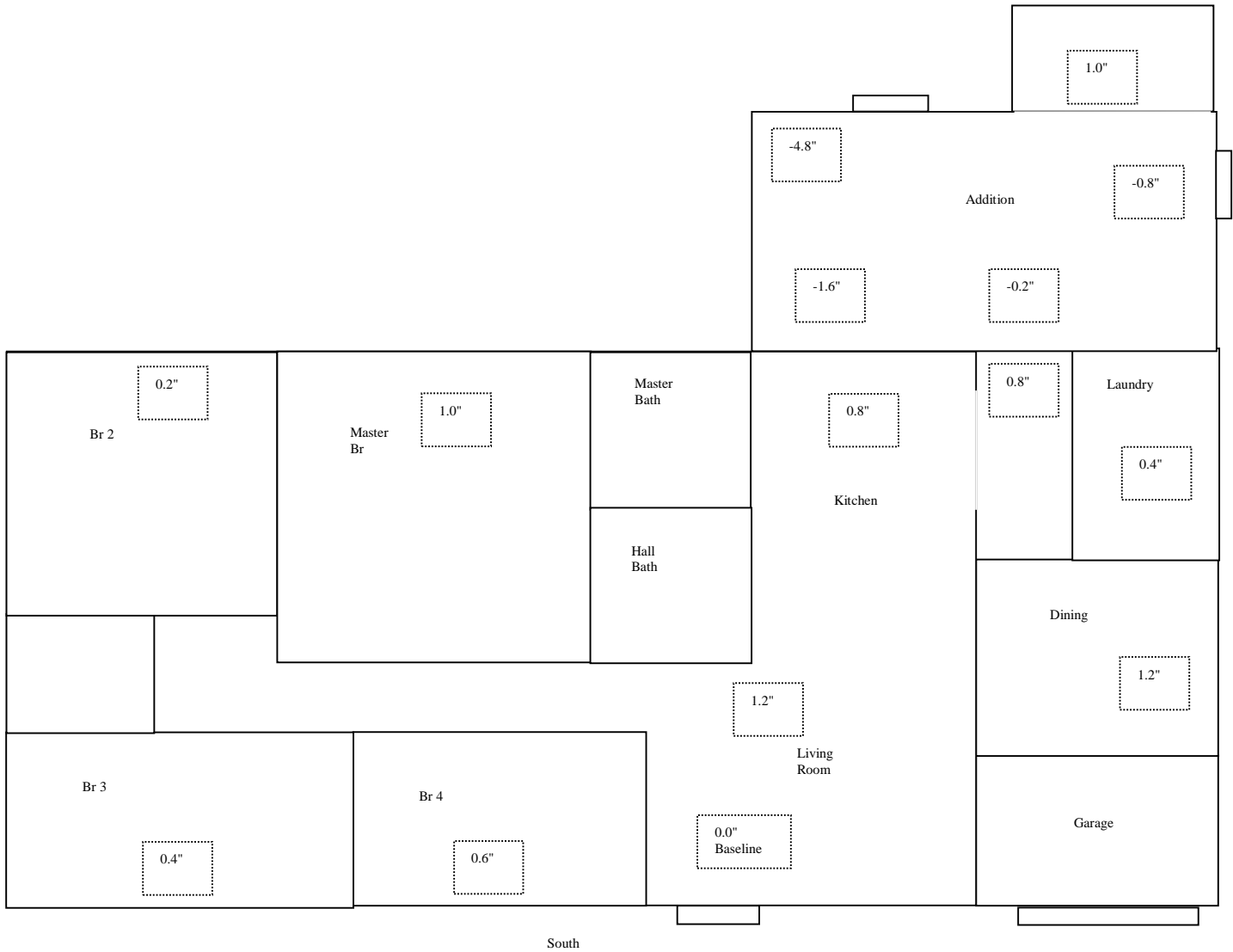
LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

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 were inspected.
- Low roof pitch, insufficient decking or high insulation levels made some sections of the attic inaccessible.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the attic.

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

FLOORING ELEVATION SURVEY



- There was a flooring elevation differential of 4.6 inches in the addition at the time of the inspection. This is greater than typical for a home of this age and location. Structural repairs *may* be necessary or desirable. Since evaluating the structural integrity of the home is beyond the scope of this inspection, it is recommended that a professional structural engineer be engaged to evaluate the building.

“Drawing Not to Scale”

ROOFING

DESCRIPTION OF ROOFING

Roof Covering:	•Composition Shingle
Flashings:	•Metal Valley & Wall •Metal Drip Edge •Metal Pipe Vents
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are considered to be in generally good condition.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Debris should be removed from the roofing.
- **Improve:** The plumbing vent and service mast flashing is damaged and should be repaired.
- **Improve:** The valley flashing on the south slope is loose and should be secured.
- **Monitor:** Prior repairs to the roofing are evident at the south slope. This would suggest that problems have been experienced in the past. This area should be monitored.



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 buildup, 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 ISHI® and LSBHI Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Brick •Vinyl Siding
Soffit, Eaves and Fascia:	•Vinyl •Aluminum
Exterior Windows Style/Glazing:	•Metal Frames
Exterior Doors/Frames/Trim:	•Metal/Glass Entry Doors •Wood Frames & Trim
Driveways:	•Concrete
Walkways and Patios:	•Concrete
Overhead Garage Door(s):	•Metal
Lot Grading:	•Graded Away From House
Fencing:	•Wood

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.

General Comments

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Wood/soil contact with the fencing should be eliminated. Rotted or damaged fencing that is uncovered should be repaired.
- **Improve:** The gate and/or latch mechanism needs adjustment to function properly.
- **Improve:** Tree branches at the north side of the home should be trimmed away from the house.
- **Improve:** Damaged siding at the north and east side of the home should be repaired or replaced as needed.
- **Improve:** While the fencing sections are in reasonably good condition, the support posts are in poor condition. Replacement of the deteriorated posts is recommended.
- **Improve:** The loose siding at the east side of the home should be re-secured.
- **Improve:** Localized evidence of minor rot was visible at the door frame at the east side of the home. Repairs should be undertaken in conjunction with painting.
- **Improve:** The windows require caulking.
- **Improve:** The threshold for the door on the north side of the home is lacking support, this should be improved to prevent damage.
- **Improve:** A drainage swale (if effect, a wide and shallow ditch) should be created at the west side of the home. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.
- **Monitor:** The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.
- **Monitor:** Minor damage was noted to the window frame on the north side of the home.



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.

Please refer to the ISHI® and 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: 125 Amps
Service Entrance Wires:	•Overhead •Copper
Main Disconnect:	•Breakers • Located: Laundry Room
Service Ground:	•Copper •Ground Rod Connection
Main Distribution Panel:	•Panel Rating: 125 Amps • Located: Laundry Room
Distribution Wiring:	•Aluminum •Copper
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Exterior •Bathroom(s) •Laundry Room •Kitchen

ELECTRICAL SYSTEM OBSERVATIONS

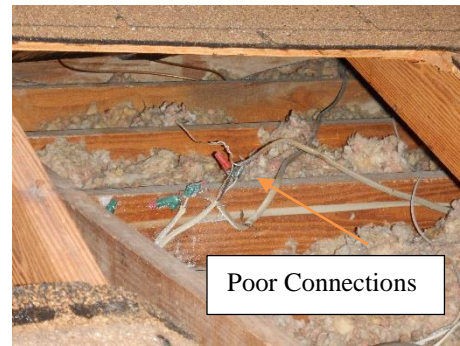
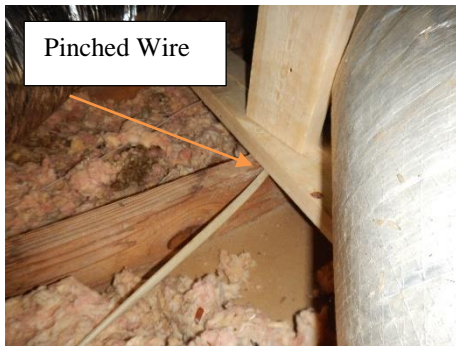
General Comments

The electrical system is, for the most part, an aging system. In addition to engaging a licensed electrician to improve the areas listed below, it is recommended that electrical components and connections be further investigated. Additional defects may be concealed from view. *Unsafe electrical conditions represent a shock hazard.* Substantial updating may be required. A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** A ground fault circuit interrupter (GFCI) outlet on the north side of the home did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Improve:** Abandoned wiring on the north side of the home in the soffit and in the attic should be replaced or appropriately terminated.
- **Improve:** Missing light covers should be replaced on the exterior of the home.
- **Improve:** Missing outlet cover plates in the garage should be replaced.
- **Improve:** The outlet(s) that have been painted over in the garage should be improved.
- **Improve:** Ungrounded 3-prong outlets should be improved in the addition. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.
- **Improve:** Missing light covers should be replaced in the addition.
- **Improve:** Linking (sometimes referred to as bridging) should be provided wherever two fuses or breakers serve the same circuit, the circuit marked for the A/C. This ensures that the entire circuit is shut off whenever a fuse is pulled, or a breaker is tripped. Linking is required, for example, on circuits serving kitchen split receptacles, baseboard heaters and any 240 volt appliance.
- **Improve:** Any openings in the main panel should be covered.
- **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.
- **Improve:** Abandoned wiring in the attic should be replaced or appropriately terminated.
- **Improve:** Improper electrical connections in the attic should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Improve:** All junction boxes in the attic and under the sink should be fitted with cover plates, in order to protect the wire connections.
- **Improve:** Wiring exposed under the sink should be relocated or protected by a rigid conduit.
- **Improve:** A section of wiring in the attic is pinched between two framing members, this should be corrected to prevent the wire from being damaged.

- **Monitor:** Aluminum solid core wiring was noted in the main panel. The aluminum wiring should be fitted with special connectors and outlets to ensure safe operation of these circuits. During installation of this special hardware, all connections should be checked for signs of damage or overheating. ***It should be pointed out that the aluminum wiring itself is a perfectly acceptable electrical conductor.*** The connection points can experience overheating or become loose due to the properties of aluminum wiring. Upon fitting the wiring with the special connectors and outlets, the wiring is considered to be safe.



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.
- Light bulbs can burn out at any time and determining their life expectancy is beyond the scope of this inspection.

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

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Flexible Ductwork •Rigid Ductwork •Wall Vents •Ceiling Vents
Operating Controls:	•Wall Thermostat
Chimneys/Flues/Vents:	•B-Vent
System Manufacturer:	•Trane
System Description Heating:	•Manufacturer Date: 2000 •Approximate Age (in years): 14 •Model # TUE060A936K3 •Serial # R165N072G
Temperature Rise Recorded:	•Not Tested

HEATING SYSTEM OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system.

General Comments

As is not uncommon in homes of this age and location, the heating system is older and may be approaching the end of its life cycle. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The heating system should be inspected once the gas supply is turned on to the home.

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 ISHI® and LSBHI Inspector Standards for a full explanation of the scope of the inspection.

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

Energy Source:	•240 Volt Power Supply
System Type:	•Air Cooled Central Air Conditioning
Distribution Methods:	•Flexible Ductwork •Rigid Ductwork •Wall Vents •Ceiling Vents
System Manufacturer:	•Trane
System Description:	•Manufacturer Date: 3/2000 •Approximate Age (in years): 14 •Model # TTP036D100A0 •Serial # R1341MP2F •Max Fuse: 35 AMPS
Temperature Drop Recorded:	•15Degrees F
Temperature Supply Recorded:	•58Degrees F

COOLING SYSTEM OBSERVATIONS

Positive Attributes

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning.

General Comments

As the system is older, it will inevitably require improvements in the future. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** The service disconnect handle for the A/C unit is broken, and should be repaired.
- **Improve:** It is recommended that the return air be cleaned.
- **Improve:** Damaged A/C line insulation in the attic and on the exterior should be repaired/replaced as needed, this seems to be the cause for the water damage on the master bedroom ceiling.
- **Monitor:** The capacity of the air conditioning system may prove to be marginal during the warmer days of the summer. Without performing detailed heat gain calculations, or living in the home during warm summer days, actual conditions are difficult to predict. No improvements are recommended at this time.



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:

- 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 ISHI® and LSBHI Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R19 Fiberglass•Loose Fill Fiberglass
Air / Vapor Barrier(s):	•House Wrap
Roof Ventilation:	•Soffit Vents •Ridge Vents
Exhaust Fans / Vent Locations:	•Bathrooms

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

The exhaust fans within the home functioned properly.

General Comments

Upgrading insulation levels in a home is considered an improvement rather than a necessary repair. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Compressed insulation should be rearranged.
- **Improve:** Missing insulation should be replaced in the attic.
- **Improve:** Exhaust vent pipes for the bathrooms should be vented to the building exterior to keep moisture out of the attic space.



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 ISHI® and 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 • East Exterior Wall
Gas Piping:	•Black Steel •CSST-Flex Line
Waste System:	•Public Sewer System •Cleanout Not Visible
Drain / Waste / Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Gas •Manufacturer •U.S. Craftmaster •Approximate Capacity (in gallons): 40 •Manufacturer Date: 2011 •Approximate Age (in years): 3 •Model # BFG1A4034T3NOV •Serial # 1150T477155

PLUMBING SYSTEM OBSERVATIONS

Positive Attributes

The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The plumbing system requires some typical minor improvements. A licensed plumbing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The gas water heater was non-operable at the time of the inspection. The gas was off to the home.
- **Improve:** The sink in the hall bathroom is leaking at the waste pipe connection, and should be repaired as necessary.
- **Improve:** The toilet in the master bathroom is loose.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in the master bathroom.
- **Improve:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is not installed. Copper, CPVC or PEX piping should be used.
- **Improve:** It is recommended a drain pan be installed under the water heater.
- **Improve:** Waste vent connections in the attic should be improved. Currently the cast piping and PVC are taped together.



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 ISHI® and 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 •Engineered Wood
Interior Windows Style / Glazing:	•Casement •Single Hung •Single Pane •Double-Pane Insulated
Interior Doors:	•Hollow Core

INTERIOR 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.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The door trim is missing on the interior of the master bedroom closet, repairs are discretionary.
- **Improve:** Doors in the master bedroom closet should be trimmed or adjusted as necessary to work properly.
- **Improve:** The windows are in a state of mild disrepair. Trimming and/or adjustment, hardware improvements, and weatherproofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.
- **Improve:** A window in the addition has a broken pane, repairs have been made with Plexiglas, and proper repairs may be desired.
- **Improve:** The door in the laundry room does not close/latch properly.
- **Improve:** The window(s) have lost their seal in the addition. 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.
- **Improve:** The attic pull-down stairs should be trimmed and adjusted in the hallway.
- **Monitor:** The tile floor is cracked in the addition.
- **Monitor:** Typical drywall flaws were observed in the garage.
- **Monitor:** Water damage was noted on the ceiling in the master bathroom.
- **Monitor:** Water staining was noted on the ceiling in various locations.
- **Monitor:** The window(s) are chipped in the third bedroom. Improvement is not a high priority.
- **Monitor:** It may be desirable to replace window screens where missing throughout. The owner should be consulted regarding any screens that may be in storage.

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. Contact you're A-Pro representative to schedule a visual inspection.
- Recent renovations and/or interior painting concealed historical evidence.

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

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Microwave Oven •Dishwasher •Waste Disposer

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 Fan •Door Bell •Smoke Detectors

APPLIANCES OBSERVATIONS

Positive Attributes

Most appliances that were tested responded satisfactorily.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The smoke detector(s) did not respond to testing.
- **Improve:** The gas range was not tested due to the gas being off at the time of the inspection.
- **Improve:** The dryer vent is missing. It should be replaced and protected against vermin entry.



Vent Cap Missing

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 is outside the scope of this inspection.

Please refer to the ISHI® and 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 ISHI and 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!**