



Peace of Mind Inspections, LLC
LHI #10816

Peace of Mind Inspections, LLC
10212 Sagefield Drive
Central, Louisiana 70818



503 Driftwood Circle
Slidell, Louisiana 70458



Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	4
Garage/Carport	7
Electrical	8
Structure	9
Attic	9
Air Conditioning	10
Fireplace/Wood Stove	11
Heating System	12
Plumbing	13
Bathroom	13
Kitchen	15
Bedroom	16
Living Space	17
Laundry Room/Area	18
Summary	21



Peace of Mind Inspections, LLC
LHI #10816

Definitions

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

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

General Information

Property Information

Property Address 503 Driftwood Circle
City Slidell State Louisiana Zip 70458
Contact Name Julio Cardona Jr.
Phone (504)473-3005
Fax

Client Information

Client Name Lance Cagnolatti
Client Address 1049 Beauregard Drive
City New Orleans State Louisiana Zip 70117
Phone (504)250-7123
Fax
E-Mail lancecagnolatti@gmail.com

Inspection Company

Inspector's Name Todd Malbrough
LHI License # 10816
Inspector Name Todd Malbrough
Company Name Peace of Mind Inspections, LLC
Address 10212 Sagefield Drive
City Central State Louisiana Zip 70818
Phone (225)205-8633
Fax
E-Mail pominspection@yahoo.com
File Number #322
Amount Received \$292.50

Date: 11-3-2014

Conditions

Others Present Buyer, Buyer's Agent Property Occupied Vacant
Estimated Age 35-40 years Entrance Faces Road
Inspection Date 11-3-2014



General Information (Continued)

Start Time 12:30pm End Time 3:00pm
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 75 degrees
Weather Clear Soil Conditions Dry
Space Below Grade N/A
Building Type Single family Garage Attached, Garage, Carport
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications Renovation
Permits Obtained Appears permits appear to have been obtained. All final inspections complete. How Verified All utilities on

Lots and Grounds

Acceptable Driveway: Concrete Heavy cracks in surface, Uneven surfaces can cause trip or fall injury, A licensed contractor is recommended to evaluate and suggest repairs

Marginal Walks: Concrete Heavy cracks in surface, Uneven surfaces can cause trip or fall injuries, Some areas appear to have a negative slope that may allow water to accumulate on surface. Have a licensed contractor evaluate and offer suggestions for repair



Acceptable Steps/Stoops: Concrete

Marginal Porch: Concrete Fungal growth on concrete may cause a trip or fall injury. Recommend having a licensed contractor evaluate, clean and offer suggestion to prevent.



Acceptable Patio: Concrete, Wood columns Minor cracking. Wood columns appear to be wicking moisture which may lead to moisture/ pest intrusion. Recommend sealing wood to prevent rot or damage. A licensed contractor is recommended to evaluate





Lots and Grounds (Continued)

Defective Deck: Treated wood Hot tub did not appear operable, not inspected. The deck area appears to have visible rot present. Wood to earth contact may allow moisture wicking and pest intrusion. Recommend having a licensed contractor evaluate and repair as required.



Marginal Grading: Flat, Minor slope Flat areas of grading may hold water near foundation. Dirt grade around foundation too high, should be 4" concrete visible under brick. Have a licensed contractor evaluate and correct the grading height to divert water away from structure.



Marginal Vegetation: Trees, Shrubs Tree limbs over hanging the roof and should be cut back, contact may cause premature wear of roofing materials, siding and finishes



Marginal Fences: Wood Loose boards, Gate drags, A qualified contractor is recommended to evaluate and repair

Exterior

Right, Left, Front, Rear Exterior Surface
Marginal Type: Brick veneer Brick veneer appears to show signs of possible settlement cracks. Minor cracking in brick, recommend having a licensed contractor repair and seal after foundation repair specialist evaluates foundation.



Rear Exterior Surface



Exterior (Continued)

Marginal Type: Wood Gaps and joints do not appear properly sealed can possibly allow moisture entry. Have evaluated and repaired by a licensed contractor



Defective Trim: Wood Appears wood rot is present. Exposed wood at bottom of trim may allow moisture wicking and possible wood rot. All corners, cracks, gaps, joints and openings should be sealed to prevent moisture entry. Have evaluated and repaired by a licensed contractor.



Defective Fascia: Wood All joints and gaps should be sealed to prevent moisture entry. Appears wood rot may be present. A licensed contractor is recommended to evaluate and repair



Marginal Soffits: Vented, Wood All corners, cracks, gaps, joints and openings should be sealed to prevent moisture entry. There appear to be areas where possible moisture intrusion has occurred, appeared dry at time of inspection. Paint is a periodical maintenance item that may prevent moisture entry and possible wood rot. Have evaluated and repaired by a licensed contractor.



Acceptable Door Bell: Hard wired



Exterior (Continued)

Defective Entry Doors: Wood, with door lites **Weathered, Recommend paint or sealing to prevent possible moisture entry and possible wood rot. Broken glass present at door lite. A qualified contractor is recommended to evaluate and repair**



Acceptable Marginal Patio Door: Metal, French, with door lites
Windows: Aluminum slider **Sealant around exterior of all windows is required to prevent moisture entry (periodical maintenance item). Appears glazing is deteriorating around window panes. A qualified contractor is recommended to evaluate, seal or repair.**



Marginal Defective Window Screens: Vinyl mesh **Missing**
Exterior Lighting: Surface mount **Open socket should be protected to prevent the risk of electrical shock. Have a licensed electrician evaluate and recommend repair**



Marginal Exterior Electric Outlets: 110 VAC GFCI **Outlet should be raised above grade to prevent moisture intrusion. Have evaluated and repaired by a licensed electrician**



Acceptable Hose Bibs: Rotary
Not Present Gas Meter:
Not Present Main Gas Valve:



Garage/Carport

Front, Right Garage

Type of Structure: Garage, Carport Car Spaces: 3

Defective Garage Doors: Metal **Garage door casing should have a gap below to prevent moisture from wicking into wood. Appears wood rot is present. Recommend sealing joint at door casing to prevent moisture entry. A qualified contractor is recommended to evaluate and repair.**



Acceptable
Defective

Door Operation: Mechanized

Door Opener: Lift Master **Pressure test failed to reverse on door. adjustment may be required. A qualified contractor is recommended to evaluate**

Defective

Exterior Surface: Brick veneer, Wood columns **Mounting brackets appear damaged and not properly attached to the columns.**



Acceptable
Defective

Roof: Asphalt shingle, Metal

Roof Structure: Conventional dimensional wood framing **Possible wood destroying insect damage may be present. Recommend a full evaluation by licensed pest control specialist, to advise further action.**



Marginal

Service Doors: Solid wood **Surface laminate appears peeling. Door does not appear secure in framing. A licensed contractor is recommended to evaluate and repair**



Acceptable

Ceiling: Paint, Drywall Minor cracking

Acceptable

Walls: Paint, Drywall

Not Inspected

Floor/Foundation: Poured concrete covered with carpeting

Acceptable

Hose Bibs: Rotary



Garage/Carport (Continued)

Defective Electrical: 110 VAC outlets and lighting circuits **Install missing outlet/switch cover plate(s), Non-GFCI circuit -recommend GFCI circuit be installed. Suggest evaluation by licensed electrician**



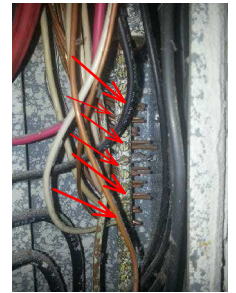
Not Present Smoke Detector:
Not Present Heating:
Not Present Windows:
Not Present Gutters:

Electrical

Service Size Amps: 150 Volts: 110-240 VAC

Marginal Service: Copper **Main neutral wire should be colored white. Evaluation by a licensed electrician is recommended**

Defective 120 VAC Branch Circuits: Copper **More than one conductor under lugs, (may have been acceptable at time of construction) recommend having a licensed electrician evaluate**



Marginal 240 VAC Branch Circuits: Copper and aluminum **White wires landed on breakers should be properly color coded, white wires typically indicate neutral conductors. Anti oxidizing compound recommended for all Multi stand aluminum wiring connections. Evaluation by a licensed electrician is recommended**



Marginal Aluminum Wiring: Multi stand aluminum wiring for 220V **Recommend anti oxidizing compound be applied on multi strand aluminum connections. Recommend having a licensed electrician evaluate**

Acceptable Conductor Type: Non-metallic sheathed cable

Acceptable Ground: Rod in ground only

Defective Smoke Detectors: Battery operated, Low voltage **Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.**

Garage, Main Electric Panel



Electrical (Continued)

Defective Manufacturer: Gould Improper/ missing cover screws. No connector at wiring entry, allows pest intrusion or possible short circuit. Evaluation by a licensed electrician is recommended



Maximum Capacity: 200 Amps

Defective Main Breaker Size: No single main breaker exists, Split bus design Does not appear to be a main breaker present. Appears more than 6 throws required to disconnect power to entire home. Recommend having a licensed electrician evaluate.

Marginal Breakers: Copper and Aluminum

Not Present AFCI: Not required when house was originally wired (possible safety issue), An evaluation by a licensed electrician is recommended

Not Present GFCI:

Is the panel bonded? No Panel does not appear to be bonded, Have a licensed electrician evaluate and repair

Structure

Acceptable Structure Type: Wood frame

Marginal Foundation: Concrete slab on grade Stair step cracks in brick present. Recommend evaluation by a foundation repair specialist for possible further action.

Marginal Differential Movement: Appears to be signs of possible settlement Further evaluation is recommended by a licensed foundation specialist

Acceptable Beams: Standard conventional dimensional wood framing

Acceptable Bearing Walls: Wood frame

Acceptable Joists/Trusses: Standard dimensional wood

Acceptable Floor/Slab: Concrete slab on grade

Attic

Main Attic

Method of Inspection: In the attic

Acceptable Attic access: Attic stair

Not Inspected Unable to Inspect: 75% No walk boards or catwalk access, Safety and footing, Insulation

Acceptable Roof Framing: Conventional dimensional wood framing

Acceptable Sheathing: Plywood

Acceptable Ventilation: Power ventilators, Soffit vents

Acceptable Insulation: Fiber fill, Loose

Acceptable Insulation Depth: 6"

Acceptable Vapor Barrier: Paper

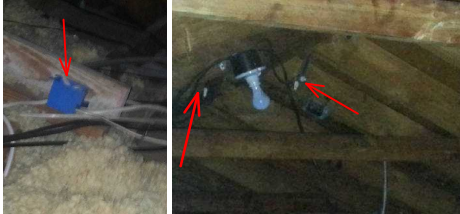
Not Inspected Attic Fan: Direct drive, Thermostat controlled Not running at time of inspection.

Not Present House Fan:



Attic (Continued)

Defective Wiring/Lighting: 110 VAC, 110 VAC lighting circuit, 220V for mechanical equipment **Open junction boxes require covers to fully protect wiring. Exposed wire splices, should be spliced in an approved electrical junction box. No light bulb protection, accidental breakage may cause injury/ electrical shock. Evaluation by a licensed electrician is recommended**



Acceptable Moisture Penetration: Does not appear to have any active moisture penetration
Not Inspected Bathroom Fan Venting: Electric fan The vent was not visible in attic

Air Conditioning

Exterior, Rear AC System

Acceptable A/C System Operation: Appears serviceable

Defective Condensate Removal: PVC **Condensate drain line should be insulated from unit to trap to prevent leakage. Does not appear to have a float switch present. Recommend adding drain pan to prevent condensate leakage. Rust appears present on evaporator coil. Have cleaned, serviced, evaluated and repaired by a licensed HVAC technician to prevent leakage**



Acceptable Exterior Unit: Pad mounted
Manufacturer: Lennox



Model Number: HS29-036-2P Serial Number: 5804C29333
Area Served: Whole building Approximate Age: 2004
Fuel Type: 220 VAC Temperature Differential: 21 degrees
Type: Central A/C Capacity: 3 Ton



Air Conditioning (Continued)

Marginal Visible Coil: Copper core with aluminum fins Fins damaged, Recommend removing debris, clean and service unit.



Marginal Refrigerant Lines: Suction line and liquid line Appears to be worn/ missing insulation. A qualified air conditioning contractor is recommended to evaluate and repair

Acceptable Electrical Disconnect: Fused

Marginal Blower Fan/Filters: Direct drive with disposable filter Filter dirty. Appears non standard filter is present. A licensed HVAC contractor is recommended to evaluate, clean and service unit.



Acceptable Thermostats: Individual

Fireplace/Wood Stove

Living Room Fireplace

Marginal Fireplace Construction: Prefab Cracks present. A qualified contractor is recommended to evaluate and estimate repairs.



Type: Wood burning

Not Present Fireplace Insert:

Marginal Smoke Chamber: Metal Rust present. Appears to have creosote sediment build up, recommend cleaning prior to use. A qualified contractor is recommended to evaluate.

Acceptable Flue: Metal

Acceptable Damper: Metal, with lock

Marginal Hearth: Raised Raised hearth does not meet proper building requirements. Have a licensed contractor familiar with fireplace construction evaluate.

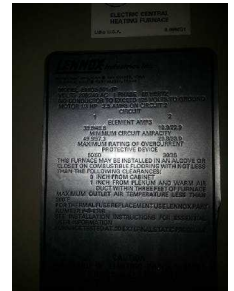


Heating System

Lmao I 9 9 90

Foyer closet Heating System

Acceptable Heating System Operation: Appears functional Average life expectancy for HVAC units is 10-12 years, proper cleaning and service can prolong life of units
Manufacturer: Lennox



Model Number: E1103-561-1P Serial Number: Could not determine, serial number not visible
Type: Forced air Capacity: Adequate
Area Served: Whole building Approximate Age: Could not determine
Fuel Type: Electric
Unable to Inspect: 50%

Marginal Blower Fan/Filter: Direct drive with disposable filter **Non standard filter utilized. Filter dirty, Plenum dirty, Unit and components appear dirty. A licensed HVAC contractor is recommended to evaluate, clean and service unit**



Defective Distribution: Insulflex duct **Non standard strapping and routing. Duct appears damaged. Recommend a licensed HVAC technician evaluate and repair**



Not Present Draft Control:
Not Present Controls:
Not Present Humidifier:
Acceptable Thermostats: Individual
Not Present
Tank Location: N/A
Suspected Asbestos: No



Plumbing

Acceptable Service Line: Copper Recommend insulating
 Acceptable Main Water Shutoff: Front of house, Left side
 Acceptable Water Lines: Copper
 Acceptable Drain Pipes: ABS
 Acceptable Service Caps: Accessible
 Acceptable Vent Pipes: ABS
 Not Present Gas Service Lines:
 Garage Water Heater
 Marginal Water Heater Operation: Functional at time of inspection **No drain pan, drain pans are always recommended when installed at same elevation or above interior spaces.**



Manufacturer: General Electric



Model Number: GE40M06AAG Serial Number: GE 0306D01504
 Type: Electric Capacity: 40 Gal.
 Approximate Age: 2006 Area Served: Whole building

Defective TPRV and Drain Tube: Copper **TPR piping should drain to exterior and within 6" of grade. Have a licensed plumbing contractor evaluate and repair**

Bathroom

Master Bathroom
 Not Present Closet:
 Acceptable Ceiling: Texture paint, Drywall Evidence of possible prior repair
 Acceptable Walls: Paint, Drywall
 Acceptable Floor: Ceramic tile, Carpet
 Acceptable Doors: Hollow wood
 Not Present Windows:
 Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
 Marginal Counter/Cabinet: Cultured marble, Wood **All joints in counter tops near water sources should be sealed to prevent moisture entry. A qualified contractor is recommended to evaluate and repair**



Acceptable Sink/Basin: Molded single bowl
 Acceptable Faucets/Traps: Metal fixtures with PVC trap

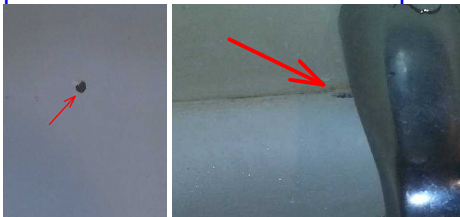


Bathroom (Continued)

Marginal Tub/Surround: Porcelain coated, Wall panels Undulations observed in surround wall, possible damage to wood members behind the wall may have occurred, Caulking around tub and surround is a maintenance item, possible moisture entry point. Broken drain grate in tub. Shower head appears loose. Have a licensed contractor evaluate for moisture intrusion and possible wood rot, and repair as necessary, have a licensed plumbing contractor evaluate and repair.



Not Present Shower/Surround:
 Not Present Spa Tub/Surround:
 Acceptable Toilets: Glacier Bay
 Acceptable HVAC Source: Heat lamps
 Not Present Ventilation:
 Left, Hallway Bathroom
 Not Present Closet:
 Acceptable Ceiling: Texture paint, Drywall Evidence of possible prior repair
 Acceptable Walls: Paint, Drywall
 Acceptable Floor: Ceramic tile
 Marginal Doors: Hollow wood Missing door stop
 Not Present Windows:
 Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
 Acceptable Counter/Cabinet: Granite and wood
 Acceptable Sink/Basin: Porcelain
 Marginal Faucets/Traps: Metal fixtures with PVC trap Missing or faulty drain stopper. A licensed plumber is recommended to evaluate and repair.
 Marginal Tub/Surround: Porcelain tub with cultured marble surround Chipped or rusting tub, Shower head appears loose, Caulking around tub and surround is a maintenance item, possible moisture entry point. Recommend a licensed plumbing contractor evaluate and repair



Not Present Shower/Surround:
 Not Present Spa Tub/Surround:
 Defective Toilets: Glacier Bay The toilet is loose at the floor. Recommend a licensed plumbing contractor evaluate and repair
 Acceptable HVAC Source: Heat lamps
 Not Inspected Ventilation: Electric ventilation fan Vent not visible in attic



Kitchen

- Right, Center Kitchen
- Defective Cooking Appliances: Frigidaire **Does not appear anti tip device is installed. A qualified contractor is recommended to evaluate and repair**
- Acceptable Ventilator: Nutone
- Acceptable Disposal: Kenmore
- Marginal Dishwasher: Frigidaire **Kick plate does not appear attached. A licensed contractor is recommended to evaluate**

Air Gap Present? No Air gap hose improperly connected, drain line air gap should be routed above trap to prevent siphoning of sink water into dishwasher. Recommend a licensed plumbing contractor evaluate and repair



- Acceptable Refrigerator: Frigidaire
- Acceptable Microwave: LG
- Acceptable Sink: Stainless Steel
- Defective Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI **Outer sheathing of NM cable should extend into electrical junction box. Suggest evaluation by licensed electrician**



- Acceptable Plumbing/Fixtures: Metal, PVC
- Acceptable Counter Tops: Granite
- Marginal Cabinets: Wood **Base of cabinet appears moisture damaged. A qualified contractor is recommended to evaluate and repair**



- Marginal Pantry: Single **Missing door stop**
- Acceptable Ceiling: Paint, Drywall
- Acceptable Walls: Paint, Drywall
- Acceptable Floor: Ceramic tile
- Not Present Doors:
- Acceptable Windows: Aluminum slider
- Acceptable HVAC Source: HVAC register

Peace of Mind Inspections, LLC
LHI #10816

Bedroom

Front, Left Bedroom

Marginal	Closet: Single Exposed lamp/ bulb in light fixture, accidental breakage may cause injury or electrical shock. Missing door stop
Acceptable	Ceiling: Texture paint, Drywall
Acceptable	Walls: Paint, Drywall
Acceptable	Floor: Carpet
Marginal	Doors: Hollow wood Missing door stop
Acceptable	Windows: Aluminum slider
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: HVAC register
Defective	Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.

Front, Center Bedroom

Marginal	Closet: Double Missing door stop, Latching hardware on doors inoperative. Have licensed contractor evaluate and repair
Acceptable	Ceiling: Texture paint, Drywall
Acceptable	Walls: Paint, Drywall
Acceptable	Floor: Carpet
Acceptable	Doors: Hollow wood
Acceptable	Windows: Aluminum slider
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: HVAC register
Defective	Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.

Master Bedroom

Marginal	Closet: Walk In Missing door stop, Exposed lamp/ bulb in light fixture, accidental breakage may cause injury or electrical shock.
Acceptable	Ceiling: Texture paint, Drywall
Acceptable	Walls: Paint, Drywall, Wainscott
Acceptable	Floor: Carpet
Marginal	Doors: Hollow wood Missing door stop
Acceptable	Windows: Aluminum slider
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: HVAC register
Defective	Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.



Living Space

Left, Center, Hallway Living Space
 Acceptable Closet: Single
 Acceptable Ceiling: Texture paint, Drywall
 Acceptable Walls: Paint, Drywall
 Acceptable Floor: Laminate Gapping in flooring noted
 Not Present Doors:
 Not Present Windows:
 Acceptable Electrical: 110 lighting only
 Not Present HVAC Source:
 Marginal Smoke Detector: Low voltage, Hard wired with battery back up [Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.](#)

Foyer Living Space
 Marginal Closet: Single [Missing door stop](#)
 Acceptable Ceiling: Texture paint, Drywall
 Acceptable Walls: Paint, Drywall
 Acceptable Floor: Laminate Gapping in flooring noted
 Not Present Doors:
 Not Present Windows:
 Acceptable Electrical: 110 lighting only
 Acceptable HVAC Source: Return air grille
 Not Present Smoke Detector:

Living Room Living Space
 Not Present Closet:
 Acceptable Ceiling: Texture paint, Drywall, Cathedral
 Acceptable Walls: Paint, Drywall
 Marginal Floor: Laminate [Gapping in flooring noted](#)
 Not Present Doors:
 Not Present Windows:
 Defective Electrical: 110 VAC outlets and lighting circuits [Outlets not working. Suggest evaluation by licensed electrician](#)
 Acceptable HVAC Source: HVAC register
 Not Present Smoke Detector:

Dining Room Living Space
 Not Present Closet:
 Acceptable Ceiling: Paint, Drywall
 Acceptable Walls: Paint, Drywall
 Acceptable Floor: Ceramic tile
 Not Present Doors:
 Acceptable Windows: Aluminum slider
 Defective Electrical: 110 VAC outlets and lighting circuits [Outlets not working. Suggest evaluation by licensed electrician](#)
 Acceptable HVAC Source: HVAC register
 Not Present Smoke Detector:



Laundry Room/Area

Garage Laundry Room/Area

Not Present Closet:

Acceptable Ceiling: Paint, Drywall

Acceptable Walls: Paint, Drywall

Acceptable Floor: Concrete Minor cracks

Not Present Doors:

Not Present Windows:

Acceptable Electrical: 110 VAC outlets and lighting circuits

Not Present Smoke Detector:

Not Present HVAC Source:

Not Present Laundry Tub:

Not Present Laundry Tub Drain:

Marginal Washer Hose Bib: Rotary Evidence of possible leak at packing nut. A licensed plumber is recommended to evaluate and repair.



Marginal Washer and Dryer Electrical: 110-240 VAC 3 wire dryer outlet installed, recommend upgrading to 4 wire outlet (possible safety issue). Evaluation by a licensed electrician is recommended

Marginal Dryer Vent: Metal Appears to have a loose/ detached vent connection. There appear to be a fan assist blower installed to force exhaust to exterior. Does not appeared properly mounted. Not inspected due to Dryer not being in place. Recommend having a licensed contractor evaluate and verify proper installation.



Not Present Dryer Gas Line:

Acceptable Washer Drain: Wall mounted drain

Not Present Floor Drain:

Final Comments

This inspection has been performed in accordance to Louisiana State Board of Home Inspectors Standards of Practice, and Code of ethics. No third party usage of this report is allowed, this report is for the sole use of the client only.

The final comments section only includes the items that appear to be most significant in the home inspector's professional opinion. Care should be taken to read and fully understand all items listed in this home inspection report. Call Peace of Mind Inspections, LLC if you have any questions.



Final Comments (Continued)

Final comments are as follows:

Refer to roofing section and have a licensed roofing contractor evaluate and repair all items noted in this report.

Arc fault protection was not required at time of construction (possible safety issue). There appeared to be several outlets in living room and dining room areas that do not appear to have power. There appeared to be more than 6 throws of breakers to disconnect all power to home (not acceptable). Recommend having a licensed electrician evaluate, suggest placement and repair all items in this report.

The HVAC system appeared to operate adequately at time of inspection. However the exterior unit appeared to have damaged fins and debris in the coils. The condensate drain line in closet does not appear properly insulated and may drip water on floor. There appears to be possible organic growth present in closet where unit is located. Recommend having licensed HVAC technician clean, service and evaluate all items noted in this report (further action may be required).

The tub enclosure in the master bathroom does not appear to be sufficient for wet locations. There is possible evidence of moisture penetration. Recommend having a licensed contractor evaluate for possible wood rot or moisture damage and replace tub surround with adequate material.

There appeared to be stair stepped cracking in brick on the exterior of home. Recommend having a foundation repair specialist evaluate and repair as necessary.

There appeared to be possible wood destroying insect damage on the exterior of home. Recommend having a pest control specialist fully evaluate all structures on property and provide a "Wood Destroying Insect Report". Have a licensed contractor repair as necessary afterwards.

Grading of dirt and landscaping around foundation appear flat and too high. Recommend having a licensed contractor evaluate and adjust dirt grade to allow water to drain away from foundation.

The door lites at front entry appears broken. Recommend having a licensed contractor evaluate and repair.

The water heater appears to be installed at same elevation as home elevation. Drain pans are recommended to prevent possible moisture intrusion in the case of a leak. The TPR piping should drain to the exterior and within 6" of finished grade (possible safety issue). Recommend having a licensed plumbing contractor evaluate and repair as necessary.

A foundation evaluation was performed using a bench mark of 0.0" near center of the home.

Bench mark: 0.0"

Front right corner, kitchen:-0.8"
Front center, foyer:-0.2"
Front left corner, bedroom:0.0"
Rear right corner, dining:-1.0"
Left center, master:0.4"



Peace of Mind Inspections, LLC
LHI #10816

Final Comments (Continued)

Rear left corner, master:0.2"
Rear center, living:0.2"

There possibly appeared to be indications of significant movement or settlement present. Recommend further evaluation and possible repair by a licensed foundation repair specialist. This foundation evaluation does not take into consideration thickness of flooring materials.

This foundation evaluation is for the sole use of this inspection report and should not be interpreted as an engineering survey.

If you have any questions, feel free to call or email,

Thank you,





Todd Malbrough
Peace of Mind Inspections, LLC
LHI #10816
pominspection@yahoo.com
(225)205-8633



Marginal Summary

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

Lots and Grounds

1. Walks: Concrete Heavy cracks in surface, Uneven surfaces can cause trip or fall injuries, Some areas appear to have a negative slope that may allow water to accumulate on surface. Have a licensed contractor evaluate and offer suggestions for repair 
2. Porch: Concrete Fungal growth on concrete may cause a trip or fall injury. Recommend having a licensed contractor evaluate, clean and offer suggestion to prevent. 
3. Grading: Flat, Minor slope Flat areas of grading may hold water near foundation. Dirt grade around foundation too high, should be 4" concrete visible under brick. Have a licensed contractor evaluate and correct the grading height to divert water away from structure. 
4. Vegetation: Trees, Shrubs Tree limbs over hanging the roof and should be cut back, contact may cause premature wear of roofing materials, siding and finishes 
5. Fences: Wood Loose boards, Gate drags, A qualified contractor is recommended to evaluate and repair

Exterior

6. Right, Left, Front, Rear Exterior Surface Type: Brick veneer Brick veneer appears to show signs of possible settlement cracks. Minor cracking in brick, recommend having a licensed contractor repair and seal after foundation repair specialist evaluates foundation. 



Marginal Summary (Continued)

- 7. Rear Exterior Surface Type: Wood Gaps and joints do not appear properly sealed can possibly allow moisture entry. Have evaluated and repaired by a licensed contractor



- 8. Soffits: Vented, Wood All corners, cracks, gaps, joints and openings should be sealed to prevent moisture entry. There appear to be areas where possible moisture intrusion has occurred, appeared dry at time of inspection. Paint is a periodical maintenance item that may prevent moisture entry and possible wood rot. Have evaluated and repaired by a licensed contractor.



- 9. Windows: Aluminum slider Sealant around exterior of all windows is required to prevent moisture entry (periodical maintenance item). Appears glazing is deteriorating around window panes. A qualified contractor is recommended to evaluate, seal or repair.



- 10. Window Screens: Vinyl mesh Missing

- 11. Exterior Electric Outlets: 110 VAC GFCI Outlet should be raised above grade to prevent moisture intrusion. Have evaluated and repaired by a licensed electrician



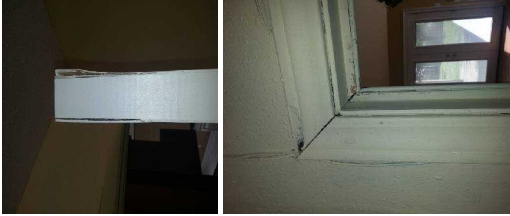
Garage/Carport

- 12. Front, Right Garage Service Doors: Solid wood Surface laminate appears peeling. Door does not appear secure in framing. A licensed contractor is recommended to evaluate and repair



Garage/Carport (Continued)

Service Doors: (continued)



Electrical

13. Service: Copper Main neutral wire should be colored white. Evaluation by a licensed electrician is recommended
14. 240 VAC Branch Circuits: Copper and aluminum White wires landed on breakers should be properly color coded, white wires typically indicate neutral conductors. Anti oxidizing compound recommended for all Multi stand aluminum wiring connections. Evaluation by a licensed electrician is recommended



15. Aluminum Wiring: Multi stand aluminum wiring for 220V Recommend anti oxidizing compound be applied on multi strand aluminum connections. Recommend having a licensed electrician evaluate
16. Garage, Main Electric Panel Breakers: Copper and Aluminum

Structure

17. Foundation: Concrete slab on grade Stair step cracks in brick present. Recommend evaluation by a foundation repair specialist for possible further action.
18. Differential Movement: Appears to be signs of possible settlement Further evaluation is recommended by a licensed foundation specialist

Air Conditioning

19. Exterior, Rear AC System Visible Coil: Copper core with aluminum fins Fins damaged, Recommend removing debris, clean and service unit.



20. Exterior, Rear AC System Refrigerant Lines: Suction line and liquid line Appears to be worn/ missing insulation. A qualified air conditioning contractor is recommended to evaluate and repair
21. Blower Fan/Filters: Direct drive with disposable filter Filter dirty. Appears non standard filter is present. A licensed HVAC contractor is recommended to evaluate, clean and service unit.





Marginal Summary (Continued)

Fireplace/Wood Stove

22. Living Room Fireplace Fireplace Construction: Prefab Cracks present. A qualified contractor is recommended to evaluate and estimate repairs.



23. Living Room Fireplace Smoke Chamber: Metal Rust present. Appears to have creosote sediment build up, recommend cleaning prior to use. A qualified contractor is recommended to evaluate.
24. Living Room Fireplace Hearth: Raised Raised hearth does not meet proper building requirements. Have a licensed contractor familiar with fireplace construction evaluate.

Heating System

25. Foyer closet Heating System Blower Fan/Filter: Direct drive with disposable filter Non standard filter utilized. Filter dirty, Plenum dirty, Unit and components appear dirty. A licensed HVAC contractor is recommended to evaluate, clean and service unit



Plumbing

26. Garage Water Heater Water Heater Operation: Functional at time of inspection No drain pan, drain pans are always recommended when installed at same elevation or above interior spaces.



Bathroom

27. Master Bathroom Counter/Cabinet: Cultured marble, Wood All joints in counter tops near water sources should be sealed to prevent moisture entry. A qualified contractor is recommended to evaluate and repair



28. Master Bathroom Tub/Surround: Porcelain coated, Wall panels Undulations observed in surround wall, possible damage to wood members behind the wall may have occurred, Caulking around tub and surround is a maintenance item, possible moisture entry point. Broken drain grate in tub. Shower head appears loose. Have a licensed contractor evaluate for moisture intrusion and possible wood rot, and repair as necessary, have a licensed plumbing contractor evaluate and repair.

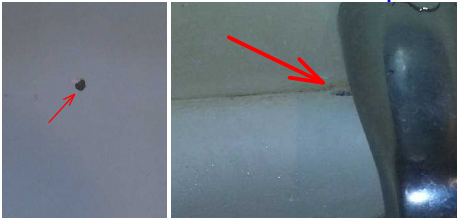


Bathroom (Continued)

Tub/Surround: (continued)



- 29. Left, Hallway Bathroom Doors: Hollow wood **Missing door stop**
- 30. Left, Hallway Bathroom Faucets/Traps: Metal fixtures with PVC trap **Missing or faulty drain stopper. A licensed plumber is recommended to evaluate and repair.**
- 31. Left, Hallway Bathroom Tub/Surround: Porcelain tub with cultured marble surround **Chipped or rusting tub, Shower head appears loose, Caulking around tub and surround is a maintenance item, possible moisture entry point. Recommend a licensed plumbing contractor evaluate and repair**



Kitchen

- 32. Right, Center Kitchen Dishwasher: Frigidaire **Kick plate does not appear attached. A licensed contractor is recommended to evaluate**
- 33. Right, Center Kitchen Cabinets: Wood **Base of cabinet appears moisture damaged. A qualified contractor is recommended to evaluate and repair**



- 34. Right, Center Kitchen Pantry: Single **Missing door stop**

Bedroom

- 35. Front, Left Bedroom Closet: Single **Exposed lamp/ bulb in light fixture, accidental breakage may cause injury or electrical shock. Missing door stop**
- 36. Front, Left Bedroom Doors: Hollow wood **Missing door stop**
- 37. Front, Center Bedroom Closet: Double **Missing door stop, Latching hardware on doors inoperative. Have licensed contractor evaluate and repair**
- 38. Master Bedroom Closet: Walk In **Missing door stop, Exposed lamp/ bulb in light fixture, accidental breakage may cause injury or electrical shock.**
- 39. Master Bedroom Doors: Hollow wood **Missing door stop**



Marginal Summary (Continued)

Living Space

- 40. Left, Center, Hallway Living Space Smoke Detector: Low voltage, Hard wired with battery back up Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.
- 41. Foyer Living Space Closet: Single Missing door stop
- 42. Living Room Living Space Floor: Laminate Gapping in flooring noted
Laundry Room/Area

- 43. Garage Laundry Room/Area Washer Hose Bib: Rotary Evidence of possible leak at packing nut. A licensed plumber is recommended to evaluate and repair.



- 44. Garage Laundry Room/Area Washer and Dryer Electrical: 110-240 VAC 3 wire dryer outlet installed, recommend upgrading to 4 wire outlet (possible safety issue). Evaluation by a licensed electrician is recommended
- 45. Garage Laundry Room/Area Dryer Vent: Metal Appears to have a loose/ detached vent connection. There appear to be a fan assist blower installed to force exhaust to exterior. Does not appear properly mounted. Not inspected due to Dryer not being in place. Recommend having a licensed contractor evaluate and verify proper installation.





Defective Summary

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

Lots and Grounds

1. Deck: Treated wood Hot tub did not appear operable, not inspected. The deck area appears to have visible rot present. Wood to earth contact may allow moisture wicking and pest intrusion. Recommend having a licensed contractor evaluate and repair as required.



Exterior

2. Trim: Wood Appears wood rot is present. Exposed wood at bottom of trim may allow moisture wicking and possible wood rot. All corners, cracks, gaps, joints and openings should be sealed to prevent moisture entry. Have evaluated and repaired by a licensed contractor.



3. Fascia: Wood All joints and gaps should be sealed to prevent moisture entry. Appears wood rot may be present. A licensed contractor is recommended to evaluate and repair



4. Entry Doors: Wood, with door lites Weathered, Recommend paint or sealing to prevent possible moisture entry and possible wood rot. Broken glass present at door lite. A qualified contractor is recommended to evaluate and repair





Defective Summary (Continued)

5. Exterior Lighting: Surface mount **Open socket should be protected to prevent the risk of electrical shock. Have a licensed electrician evaluate and recommend repair**



Garage/Carport

6. Front, Right Garage Garage Doors: Metal **Garage door casing should have a gap below to prevent moisture from wicking into wood. Appears wood rot is present. Recommend sealing joint at door casing to prevent moisture entry. A qualified contractor is recommended to evaluate and repair.**



7. Front, Right Garage Door Opener: Lift Master **Pressure test failed to reverse on door. adjustment may be required. A qualified contractor is recommended to evaluate**
8. Front, Right Garage Exterior Surface: Brick veneer, Wood columns **Mounting brackets appear damaged and not properly attached to the columns.**



9. Front, Right Garage Roof Structure: Conventional dimensional wood framing **Possible wood destroying insect damage may be present. Recommend a full evaluation by licensed pest control specialist, to advise further action.**



10. Front, Right Garage Electrical: 110 VAC outlets and lighting circuits **Install missing outlet/switch cover plate(s), Non-GFCI circuit -recommend GFCI circuit be installed. Suggest evaluation by licensed electrician**

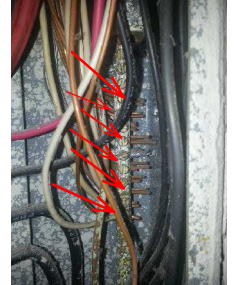




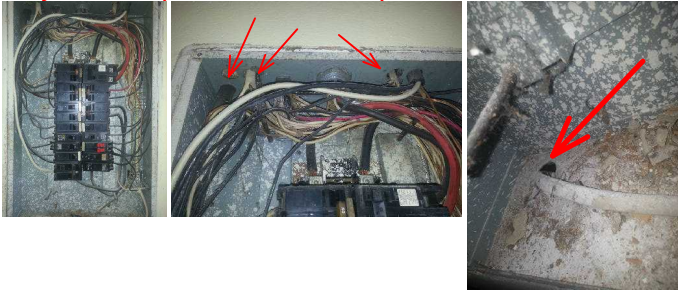
Defective Summary (Continued)

Electrical

11. 120 VAC Branch Circuits: Copper **More than one conductor under lugs, (may have been acceptable at time of construction) recommend having a licensed electrician evaluate**



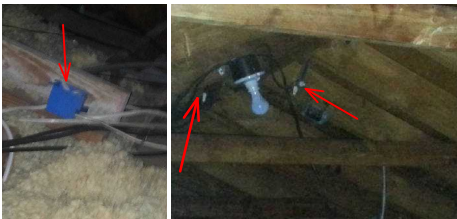
12. Smoke Detectors: Battery operated, Low voltage **Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.**
13. Garage, Main Electric Panel Manufacturer: Gould **Improper/ missing cover screws. No connector at wiring entry, allows pest intrusion or possible short circuit. Evaluation by a licensed electrician is recommended**



14. Garage, Main Electric Panel Main Breaker Size: No single main breaker exists, Split bus design **Does not appear to be a main breaker present. Appears more than 6 throws required to disconnect power to entire home. Recommend having a licensed electrician evaluate.**

Attic

15. Main Attic Wiring/Lighting: 110 VAC, 110 VAC lighting circuit, 220V for mechanical equipment **Open junction boxes require covers to fully protect wiring. Exposed wire splices, should be spliced in an approved electrical junction box. No light bulb protection, accidental breakage may cause injury/ electrical shock. Evaluation by a licensed electrician is recommended**



Air Conditioning

16. Exterior, Rear AC System Condensate Removal: PVC **Condensate drain line should be insulated from unit to trap to prevent leakage. Does not appear to have a float switch present. Recommend adding drain pan to prevent condensate leakage. Rust appears present on evaporator coil. Have cleaned, serviced, evaluated and repaired by a licensed HVAC technician to prevent leakage**



Air Conditioning (Continued)

Condensate Removal: (continued)



Heating System

- 17. Foyer closet Heating System Distribution: Insulflex duct Non standard strapping and routing. Duct appears damaged. Recommend a licensed HVAC technician evaluate and repair



Plumbing

- 18. Garage Water Heater TPRV and Drain Tube: Copper TPR piping should drain to exterior and within 6" of grade. Have a licensed plumbing contractor evaluate and repair

Bathroom

- 19. Left, Hallway Bathroom Toilets: Glacier Bay The toilet is loose at the floor. Recommend a licensed plumbing contractor evaluate and repair

Kitchen

- 20. Right, Center Kitchen Cooking Appliances: Frigidaire Does not appear anti tip device is installed. A qualified contractor is recommended to evaluate and repair
- 21. Right, Center Kitchen Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI Outer sheathing of NM cable should extend into electrical junction box. Suggest evaluation by licensed electrician



Bedroom

- 22. Front, Left Bedroom Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.
- 23. Front, Center Bedroom Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.
- 24. Master Bedroom Smoke Detector: Absent Evaluation and recommended placement by a fire alarm certified installer, licensed electrician is recommended.



Peace of Mind Inspections, LLC
LHI #10816

Defective Summary (Continued)

Living Space

25. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits **Outlets not working. Suggest evaluation by licensed electrician**
26. Dining Room Living Space Electrical: 110 VAC outlets and lighting circuits **Outlets not working. Suggest evaluation by licensed electrician**