

February 8, 2017

Jesse & Brandi Burkhamer.

Re 112 Rue D'Azur.
Slidell LA 70461

Dear Jesse & Brandi Burkhamer. :

At your request, a visual inspection of the above referenced property was conducted on Feb 8th 2017. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

This summary has been provided for the convenience of our clients. In our opinion, the following items should be addressed:

EXTERIOR - FOUNDATION - BASEMENT

CHIMNEY:

CHIMNEY CONCERNS:

The following concerns were noted at the chimney: older style chimney noted. Recommend full cleaning and inspection by a licensed chimney contractor and make upgrades and needed. Spark arrester is recommended. None present now. Improper clearance to combustibles noted in attic. Recommend evaluation by a qualified licensed contractor and repair or replace as needed.

FOUNDATION:

FOUNDATION LEVEL SURVEY:

A computerized level survey was performed, and the differential measurement indicated approximately, 1-2 inches of variance between survey points

Den center was set as BASE ZERO:

The overall corners of the house average -0.5 to -0.8 inches lower than BASE ZERO.

The area with the most deflection was in the front dining room at the front wall with -1.8 inches of drop. The standard acceptance is 1.5 inches of deflection over a 30 linear foot distance. This -1.8 measurement was within less than 30 linear feet. (approx 25feet), so it slightly exceeds the standard allowance.

It is a older home, but to have one corner with such a greater deflection compared to all other corners, It may be a good idea to have a licensed foundation contractor further evaluate the foundation.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

MAIN PANEL CONCERNS:

The following concerns were noted at the main electrical panel: The following concerns were noted at AFCI/GFCI breakers: No AFCI (arc fault circuit interrupter) breakers were visible. Recommend installing AFCI breakers to comply with current safety standards.

ELECTRICAL SUB-PANEL

SUB-PANEL/DISCONNECT CONCERNS:

The following concerns were noted at the electrical sub-panel: Disconnected wiring noted inside of the panel. Unable to verify the function of this wiring. Recommend verifying the reason with seller prior to closing. Wire sheathing extending into the inside of panel box.

CONDUCTORS:

BRANCH WIRING CIRCUIT CONCERNS:

The following concerns were noted at the branch wiring circuits: Open junction boxes are noted- Covers are needed in the following area(s): Attic, Connections not made within junction boxes- Hazardous condition exists. Correction needed in the following area(s): Attic, Extension cord used as permanent wiring. This is not recommended by current safety standards, Lamp cord used as permanent wiring. This is not recommended by current safety standards, Bare wires are noted, Recommend exposed wiring be properly protected. Recommend evaluation by a qualified licensed electrician and repair or replace as needed.

SWITCHES & OUTLETS:

SWITCHES & OUTLETS CONCERNS:

The following concerns were noted with the switches and outlets: Due to stored personal items in garage blocking access to wall outlets, inspector was unable to test the garage outlets for proper GFCI protection. Recommend verifying proper GFCI protection on ALL exterior outlets and garage outlets.

Ground Fault Circuit Interrupter (GFCI) outlets are recommended at all locations where you can come in contact with water and electricity at the same time. Consider upgrading to comply with current codes and safety recommendations. Ground Fault Circuit Interrupter (GFCI) outlets are recommended at the following areas: (ALL) Exterior outlets, Garage/carport outlets, Bathroom outlets, Kitchen counter-top outlets. No visible mounted outlets noted in the following locations: Permanently installed kitchen island. Recommend evaluation by a qualified licensed electrician and repair or replace as needed.

GARAGE - CARPORT

FIRE WALL:

GARAGE FIRE WALL CONCERNS:

The following concerns were noted with the fire wall: Repair any openings with approved materials to restore its fire rating, Attic access panel is not fire-rated. House entry door is not fire-rated. Recommend upgrades for safety.

HOUSE ENTRY DOOR:

GARAGE HOUSE ENTRY DOOR CONCERNS:

The following concerns were noted at the house entry door from the garage: The door does not appear to be fire-rated. Recommend installing a fire-rated door for additional safety. Hollow core interior type door installed.

Each of these items will likely require further evaluation and/or repair by licensed tradespeople. Have the major concerns evaluated by qualified licensed contractors before the close of the transaction, and obtain competitive estimates for these items. Other minor items may also be noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are typically the result of normal wear and tear. This summary is provided for your convenience, but is only a portion of the entire report, and in no way represents the entire inspection report nor covers all of the deficiencies and concerns listed in the inspection report. As everyone has different ideas of what is most important regarding home repairs, it is important that you read the entire report (not just the summary) and consult with your Realtor regarding the findings.

Thank you for selecting our firm to perform your inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

PAUL FORTMAYER



LA LHI # 10899

Inspector for Inspections LLC DBA House Call

Feb 8th 2017

Jesse & Brandi Burkhamer.

112 Rue D'Azur.

Slidell LA 70461

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: Feb 8th 2017.
START TIME OF INSPECTION: 900 AM.
CLIENT NAME: Jesse & Brandi Burkhamer.
INSPECTION SITE: 112 Rue D'Azur.
INSPECTION SITE CITY/STATE/ZIP: Slidell LA 70461.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Wet.
APPROXIMATE OUTSIDE TEMPERATURE in F: 60-70.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF STRUCTURE: 32.
BUILDING TYPE: 1 family.
STORIES: 1
SQUARE FOOTAGE OF RESIDENCE: 4627 Total.

UTILITY SERVICES:

WATER SOURCE: Private. (Please see report limitations below)
SEWAGE DISPOSAL: Private. (Please see report limitations below)
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? Yes (It is assumed that some areas are concealed by furniture or other personal property. Inspectors are not allowed to move personal property during the home inspection. It is the client's sole responsibility to perform a thorough inspection during their final walk through, paying particular attention to any areas that were not fully accessible during the home inspection. Please discuss your subsequent inspection options with your real estate representative prior to closing. The home inspector is not responsible for any damage discovered after the closing in any of the areas noted in the home inspection report as inaccessible due to personal belongings. Please exercise due diligence in regards to subsequent inspections.)

CLIENT PRESENT: Yes.
PEOPLE PRESENT: Selling agent, Purchaser.

PAYMENT INFORMATION:

TOTAL FEE: \$605 (Includes pool)
PAID BY: Credit card.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client(s) make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report

expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection process includes a limited, visual, performance based inspection of the property, subject to the limitations described herein and in the attached "Building Inspection Authorization and Agreement." The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. It is recommended that proper installation of any equipment on the property be verified by consulting the manufacturer's instructions. While the inspector may mention an item that is suspected of being involved in a recall, every item in the home is not checked for recall status by the inspector. It is recommended that all devices in the home be checked for recalls by the homebuyer at www.CPSC.gov. No disassembly of equipment, opening of walls, moving of furniture, personal property, floor coverings, appliances or stored items, dismantling, disconnecting or unplugging of equipment or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The home inspector retains the right to determine if an area/item is readily accessible for inspection, and will not perform any actions which may involve risk to persons or property. If it is reported that some areas are not readily accessible during the inspection, it is highly recommended that the purchaser request access to these areas, and have them evaluated by an appropriate qualified licensed contractor prior to closing on the house. The home inspector and inspection company accept no responsibility for areas that were reported as inaccessible during the inspection. Additionally, if any areas of the home were not accessible due to personal belongings, it is highly recommended that the buyer personally perform a thorough inspection during their final walk through. It is the client's sole responsibility to perform a thorough inspection during their final walk through, paying particular attention to any areas that were not fully accessible during the home inspection. Please discuss your subsequent inspection options with your real estate representative prior to closing. The home inspector is not responsible for any damage discovered after the closing in any of the areas noted in the home inspection report as inaccessible due to personal belongings. Please exercise due diligence in regards to subsequent inspections. If the home inspector must return to the property at a later date to finish a portion of the inspection due to limitations present at the time of the initial inspection, a reinspection fee will be accessed and due at the time of the reinspection. If any problems or questionable conditions are reported on by the inspector, or if the purchaser is concerned with any property conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary recommendations and/or upgrades as needed before the act of sale occurs. Please note that evaluation of these conditions by a qualified, licensed contractor is (by its nature) more extensive and intrusive than the visual inspection performed by the home inspector, and may reveal additional problems and conditions that were not discovered during the home inspection, which is the reason why further evaluation is recommended prior to closing. Failure of the client to follow the recommendation of the home inspector for further evaluation of areas of concern noted in the report by a qualified, licensed contractor prior to closing shall absolve the home inspector of any future liability regarding the stated area of concern. It is of the utmost importance that you follow the home inspector's advice, and exercise due diligence, prior to closing in regards to these recommendations. Recommended areas of concern that are investigated prior to closing can affect negotiations and/or your decision to purchase the property. Recommended areas of concern that are not investigated until after you have purchased the property are your sole responsibility.

Systems and conditions which are not within the normal scope of the building inspection (unless previously contracted) include, but are not limited to: formaldehyde, lead paint, asbestos, radon, carbon monoxide, fuel gas leaks, toxic or flammable materials, mold, contaminated drywall, carcinogens, or other environmental hazards, whether in the building, soil, water or air; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; sprinkler systems; pool and spa equipment; any systems which are shut down or otherwise secured; water wells (water quality and quantity); septic systems; zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are provided to our client as a courtesy, are for informational purposes only and do not represent an inspection. If any potential problem is suspected regarding the above systems or conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary recommendations and/or upgrades as needed before the act of sale occurs. The home inspector is not responsible for any issues related to these systems and conditions which are not within the normal scope of the building inspection (unless previously contracted), whether discovered prior to or after the close of the transaction. Please exercise due diligence in regards to these systems and conditions.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions herein expressed regarding adequacy, capacity, or expected life of components are general estimates based on available information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration in accordance with the Building Inspection Authorization and Agreement and applicable laws and regulations of the State in which the inspection was performed, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company the option to inspect the area involved in the claim, in accordance with the Building Inspection Authorization and Agreement, prior to any repairs or waive the right to make such claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

This report includes an estimation of the age of the principal structure and its roof. This estimation is based on information provided to the inspector by the seller, purchaser, real estate agent, or property disclosure report, and is only an approximation.

This inspection report is the intellectual property of House Call Home Inspection, is confidential, and is intended for the exclusive use of the client for whom it was prepared. It is not to be copied, sold or disseminated to any other party without the expressed, written consent of House Call Home Inspection. Neither the inspector nor House Call Home Inspection company shall have any liability whatsoever to any third party using or relying on its contents. Any third party using this report agrees thereby to defend, indemnify and hold the inspector and House Call Home Inspection company harmless from any claims of any person relying on the report. This inspection report also includes a copy of the Building Inspection Authorization and Agreement and applicable laws.

Items inspected for this report are deemed "appears serviceable" if, at the time of inspection, they are considered to be in a functional and operable condition. These items may be at any point in their service life, from brand new to approaching end of life expectancy. As they are mechanical systems, it should be expected that they will, at some point, break down and need repair or replacement. This report is not intended to predict these events, it is simply an overview of the functionality of the items and systems inspected as they existed at the time of inspection. If there are any concerns about the life expectancy of any items in this report, it is recommended that additional evaluation by qualified licensed contractors be performed prior to closing. Pictures are provided in this inspection report as a courtesy to our clients. They are intended to serve as an example of items reported on in the inspection report, and are not intended to identify every possible deficiency encountered during the inspection. A picture will not be taken of every deficiency found during the inspection. If you have any questions or concerns regarding any potential deficiencies, please contact the home inspector or your real estate agent prior to closing on the property.

This home inspection report is being provided to assist you in making an educated decision regarding the purchase of the subject property. As the buyer, you bear the sole responsibility to exercise due diligence in regards to this purchase, and to take the appropriate recommended actions based on the information provided to you by your home inspector. Properly utilized, this inspection report may help you to make an informed decision by enhancing the amount and quality of information available to you regarding this property. Systematically using the available information to deliberate on the decision to purchase, analyzing all expected costs, benefits and risks, can aid you in making an informed decision regarding this property.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and exterior wall covering systems, and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. Many conditions may be indicative of structural concerns in a building, including but not limited to cracks on interior and exterior surfaces, difficulty opening/closing doors and windows, and uneven surfaces. If any conditions raise concerns, it is recommended that further evaluation be made by a qualified structural engineer prior to closing. Weep holes at exterior masonry walls are not inspected for drainage openings. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. When safely accessible, inspector will enter the crawlspace to determine its condition. A representative number of beams, joist, sills and piers are inspected. Each individual member is not inspected. Crawlspace should be kept dry and well ventilated. Closing the crawlspace is not recommended, except under the direction of a qualified and experienced contractor. Expansive soils may be present in this area. Movement of the house structure may occur during excessively wet or dry periods of weather. Some manufacturers of composite/wood fiber and hardboard type siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted. Some manufacturers of EIFS/synthetic stucco siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted. Any reference to material types in the inspection report is based on a visual inspection only. Material is not probed/damaged during the inspection in an attempt to verify its composition.

STRUCTURE:

STRUCTURE MATERIAL: As far as visible during inspection, areas of the wall, ceiling and roof structure appear to include typical wood framing.

WALLS:

WALL MATERIAL: Wood siding, Brick veneer.

WALL CONDITION: Appears serviceable.

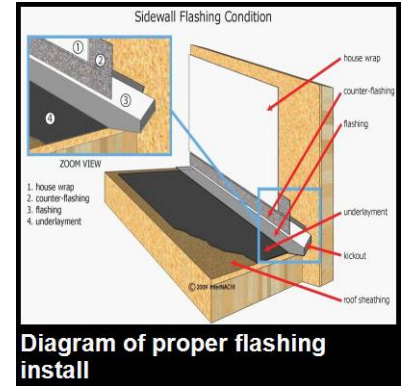
WALL CONCERNS: The following concerns were noted at the exterior walls: Cracks noted. Some cracking is to be expected in all exterior surfaces as the property settles with age. Recommend monitoring for any future changes, Pest entry points noted. Recommend sealing all penetrations to prevent access, Missing kick-out flashing noted at roof/wall intersection(s)



Missing kick-out flashing

EXAMPLE:

WALL CONCERNS:



TRIM:

TRIM MATERIAL: Wood, Metal.

TRIM CONDITION: Appears serviceable.

TRIM CONCERNS: The following concerns were noted at the exterior trim: Caulking recommended at intersections between dissimilar building materials.



CHIMNEY:

CHIMNEY MATERIAL:

Metal.

CHIMNEY CONDITION:

Appears serviceable, but signs of wear and aging noted. Monitor for problems.

CHIMNEY CONCERNS:

The following concerns were noted at the chimney: older style chimney noted. Recommend full cleaning and inspection by a licensed chimney contractor and make upgrades and needed. Spark arrester is recommended. None present now. Improper clearance to combustibles noted in attic. Recommend evaluation by a qualified licensed contractor and repair or replace as needed.



House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



Evidence of past/present water stains



Improper clearance to combustibles

FOUNDATION:

FOUNDATION TYPE: Concrete.

FOUNDATION CONDITION: Slab is not fully visible due to carpet and/or floor covering - no readily visible problems are noted in accessible areas.

FOUNDATION CONCERNS:

The following concerns were noted at the slab: Some areas of the slab were not visible for inspection due to the following reasons: high concrete poured over the level of the slab, high soil levels. Recommend lowering soil levels (sloping away from the house) to allow for periodic inspection of the slab. Exposed metal rebar noted. Recommend cleaning, protecting and sealing the exposed rebar.



Some areas of slab not visible



High soil/grading blocks slab



Personal items against the foundation

FOUNDATION LEVEL SURVEY: A computerized level survey was performed, and the differential measurement indicated approximately, 1-2 inches of variance between survey points

Den center was set as BASE ZERO:

The overall corners of the house average -0.5 to -0.8 inches lower than BASE ZERO.

The area with the most deflection was in the front dining room at the front wall with -1.8 inches of drop.

The standard acceptance is 1.5 inches of deflection over a 30 linear foot distance. This -1.8 measurement was within less than 30 linear feet. (approx 25feet), so it slightly exceeds the standard allowance.

It is a older home, but to have one corner with such a greater deflection compared to all other corners, It may be a good idea to have a licensed foundation contractor further evaluate the foundation.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls having an effect on the home. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including water and sewer service piping or septic systems. It is recommended that the home buyer observe the property drainage during a prolonged rain event prior to closing, to verify proper site drainage. Decks and porches are often built close to the ground, where limited or no viewing/access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller regarding knowledge of any prior foundation or structural repairs. Low voltage lighting systems and sprinkler systems are not inspected. Trees and bushes should be regularly trimmed to keep them away from the structure, as they can cause damage to the structure and/or finish materials. The inspector does not determine property lines, and does not determine proper installation of fence or other materials with regard to property lines. The inspector does not determine ownership of installed fence materials. It is recommended that the buyers make inquiry with the property owner regarding the ownership and/or installation of fences on the property. Industry standards state that inspection of detached sheds, fences and docks are not considered to be a part of a standard home inspection. While the inspector may include a limited inspection of these areas as a courtesy to the client, an extensive inspection of these areas is not included as part of this home inspection, and the inspector accepts no liability for these comments/observations. If the client has any concerns regarding these areas (detached sheds, fences and/or docks), it is recommended that a qualified, licensed contractor perform a thorough inspection of these areas prior to closing. We routinely recommend handrails/guardrails be installed in any area (patios, decks, docks, stairs, porches, pools, etc.) where safety is a concern, especially when small children and elderly individuals are going to be present.

DRIVEWAY:

DRIVEWAY TYPE: Concrete.

DRIVEWAY CONDITION: Appears serviceable.

DRIVEWAY CONCERNS: The following concerns were noted at the driveway: Cracks noted. Some cracking is to be expected as the property settles with age. Recommend monitoring for any future changes.

SIDEWALKS:

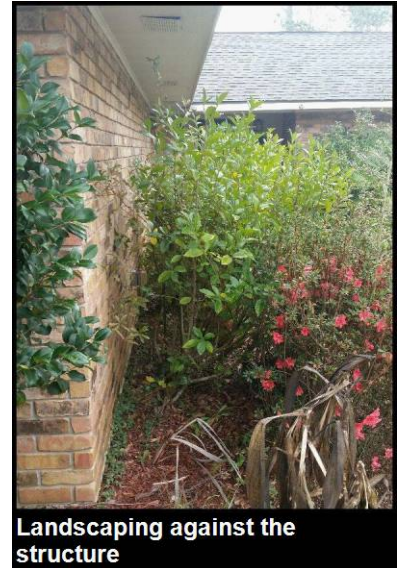
SIDEWALK TYPES: No public walk.

LANDSCAPING:

LANDSCAPING CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems.

LANDSCAPING CONCERNS: The following concerns were noted at the landscaping: Keep plants trimmed away from structure to help prevent moisture damage and pest intrusion. Trees planted close to structure.

EXAMPLE:



GRADING:

GRADING CONDITIONS:

As far as can be determined by a visual inspection, grade at foundation appears serviceable.

GRADING CONCERNS:

The following concerns were noted with grading: Evidence of poor drainage, Grade at foundation needs correction, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation, Soil level is high at the foundation.

PORCHES:

PORCH TYPES:

Concrete.

PORCH CONDITIONS:

Appears serviceable.

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



PATIO:

PATIO TYPE: Concrete.
PATIO CONDITION: Appears serviceable.

PATIO/PORCH COVER:

PATIO/PORCH TYPE: Enclosed patio.
PATIO/PORCH CONDITION: Appears serviceable.

FENCES & GATES:

FENCES & GATES TYPE: Wood.

FENCES & GATES CONDITION: Fences are typically not included as part of a home inspection, however a courtesy inspection was performed, and the fence appears serviceable, but signs of wear and aging noted. Monitor for problems.

FENCES & GATES CONCERNS: The following concerns were noted at the fence: Leaning areas noted, Moisture damage noted, Gate was locked/Unable to inspect.

ROOF - ATTIC - FLASHING SYSTEMS

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during several different prolonged rainfall events. This is not possible during a single event inspection. It can be reasonably assumed that most roof systems have some degree of hidden moisture penetration and/or moisture damage present which will not be visible during a standard home inspection. Improper depth of nail penetration into roofing shingles may lead to premature roofing failure. Unfortunately, depth of nail penetration is difficult to access without adversely effecting the water-tight envelope of the roof, and is not included as part of a routine home inspection. It is recommended that all home exhaust vents (dryer, bathroom, kitchen, etc.) are routed to the exterior. Tenting a home for fumigation can potentially damage a roof; reinspect for damage after treatment is completed. Industry standards require the home inspector to enter and inspect only those areas of the attic that are considered readily accessible (safe and decked walking areas). It is assumed that some areas of the attic are not decked for walking, therefore limiting the inspector's ability to inspect these areas. Attic observations include inspection of a representative number of structural components. Each individual component (beam, joist, board, etc.) is not inspected. Insulation is not moved during inspection, therefore areas hidden from view by insulation (decking, finish materials, vapor barriers, structural members, fixture supports, etc.) are not inspected. Some building materials (insulation, roofing, siding, etc.) have been shown to contain asbestos. The presence of asbestos in the home may necessitate removal, which may increase the expense of any other work being performed. Testing for asbestos in any materials in the home is beyond the scope of a home inspection. If you suspect asbestos materials in your home, it is recommended that an evaluation be performed by a qualified licensed contractor and remedy as needed prior to closing. Please be advised that some home owners insurance companies will send out their own roof inspector after closing, and they may have a different opinion (than the home inspector) of the condition and life expectancy of the roof. These inspectors are typically employees of the insurance companies, and are typically not licensed home inspectors or roofing contractors. As a result of their inspection, your home owners insurance company may require that you replace your roof to maintain your insurance coverage. Your home inspector cannot determine the standards that these inspectors apply to your home, and cannot predict if these inspectors will determine that your roof needs to be replaced. Home inspectors are not responsible for the determination of your home owners insurance company. If you have any concerns regarding the possibility that your insurance company will require a roof replacement, it is advised that you contact your insurance company prior to the end of your inspection period to discuss their requirements regarding the roof on the home. The home inspection company accepts no responsibility regarding the acceptability of the roof condition by your insurance company. The report is issued in consideration of the foregoing disclaimer.

ROOF:

- AGE OF ROOF IN YEARS:** Unknown.
- ROOF STYLE:** Gable, Hip.
- ROOF TYPE:** Composition Shingles.
- ROOF ACCESS:** Walked on roof.
- ROOF COVERING CONDITION:** Appears serviceable/within useful life.
- ROOF COVERING CONCERNS:** The following concerns were noted at the roof: Nails/Fasteners are exposed. Sealing is recommended, Nails/Fasteners are protruding from the roof surface, Lifted shingles noted, Rusting fasteners noted. Repair/replacement recommended.





EXPOSED FLASHINGS:

EXPOSED FLASHING TYPE: Metal, Rubber.

EXPOSED FLASHING CONDITION: Appears serviceable.

EXPOSED FLASHING CONCERNS: The following concerns were noted at the flashings: Rusty flashing is noted, Lifted flashing noted.





Missing flashing & pest entry point



ridge vent presses on rubber boot. Monitor

GUTTERS & DOWNSPOUTS:

GUTTERS & DOWNSPOUTS TYPE:

Partial. Consider installing additional gutters and downspouts to help with site drainage.

GUTTERS & DOWNSPOUTS CONDITION:

Appears serviceable.

ATTIC AND INSULATION:

ATTIC TYPE:

Attics are partial.

FRAMING TYPES:

Conventional framing.

ACCESSIBILITY:

Restricted access to attic due to personal belongings at the garage attic. Only partially entered/partially inspected.

Attic is mostly accessible/was entered for inspection. However, due to the inherent design of attic spaces, and minimal walk boards, some areas are not conducive to

inspection.



Personal items block garage attic entrance



Personal items block garage attic entrance

ATTIC CONDITION:

Appears serviceable, but signs of wear and aging noted. Monitor for problems.

ATTIC CONCERNS:

The following concerns were noted at the attic: The following concerns were noted at the attic flooring: Minimal amount of walk boards were provided. Recommend additional boards be installed for ease of access. Loose flooring noted. Recommend securing before use, Staining is noted, Unable to determine the status of the stains. Active leakage may be present. Signs of past/present leakage, Recommend evaluation by a qualified licensed contractor and repair or replace as needed.



Main house attic



Evidence of past/present leaks



Close up of the stains

ATTIC ACCESS/STAIR CONDITION: Appears serviceable.

VENTILATION TYPES: Attic ventilation is provided by, Soffit vents, Ridge vents.

VENTILATION CONDITION: Appears serviceable.

VENTILATION CONCERNS: The following concerns were noted at the attic ventilation: pest entry point at loose vent.



Pest entry point

INSULATION TYPES: Fiberglass- Blown.

INSULATION CONDITION: Appears serviceable.

INSULATION CONCERNS: The following concerns were noted at the attic insulation: Some insulation is installed unevenly, Some insulation has been moved/disturbed. Recommend verifying reason with sellers, and replacing insulation to previous condition.

AVERAGE INSULATION DEPTH: 10-15 inches in most areas.

VAPOR BARRIER/RETARDER CONCERNS: Vapor barrier/retarder was not visible during inspection.

PLUMBING

All references made to Waste Lines in the report are made regarding the entire drain, waste and vent (DWV) systems. Any comments in the report regarding the type of pipe materials or plumbing methods are limited to visible, accessible areas only. All underground piping or pipes enclosed inside of walls related to water supply, waste, or sprinkler use cannot be viewed and are excluded from this inspection. Leakage or corrosion in underground piping, under slab piping or piping enclosed inside of walls cannot be detected by a visual inspection. It is highly recommended that a video pipe inspection by a qualified licensed plumber be performed prior to closing to determine the condition of the waste lines that are not visible during the home inspection. Inspector is not allowed to open any closed shut-off valves. Verify proper operation of closed shut-off valves with seller before act of sale. Be advised that some Polybutylene, Polyethylene and ABS plastic piping systems have experienced some documented problems. Contact the piping manufacturer or a qualified licensed plumber for further information. Testing for fuel pipe leaks and sizing is not performed. It is recommended that all gas appliances are connected to the fuel system with appropriate piping material. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Water temperature above 125 degrees is considered a potential safety hazard and should be corrected. Water temperature testing IS NOT performed during the home inspection due to the fact that conditions may change between the time the inspection is performed and the new owners take possession of the property. Regular testing of hot water temperature is recommended. Overflow drain pans are not checked for leaks during this inspection. Adequacy and function of private water and waste systems and water quality testing are beyond the scope of a home inspection. Testing should be performed by the appropriate testing agencies prior to closing. Water quality or hazardous materials (lead) testing is available from local testing labs. If gas service is not on at the time of the inspection, gas appliances cannot be inspected. Verify proper operation prior to closing. Testing for carbon monoxide or fuel gas leaks are beyond the scope of the typical home inspection, and therefore are not included. If any problems are suspected, proper evaluation prior to closing is recommended. Rust and/or debris in the supply water may be caused by a build up in the water heater, especially when a building has been vacant and the water has not been regularly used. Water heaters should be regularly flushed, according to manufacturer's instructions. If water heater problems are indicated, contact a licensed plumber for further evaluation. Older plumbing lines may be undersized according to current standards, and upgrades may be warranted. Newer washing machines often discharge a high volume of water, which may cause problems with older, undersized drain lines. If washer drain line problems are indicated, contact a licensed plumber for further evaluation.

MAIN LINE:

MAIN LINE MATERIAL AND SIZE: Plastic, Main line is 1 inch diameter.

MAIN VALVE LOCATION: Main water shut off valve is located: at the well equipment in garage.

MAIN LINE CONDITION: Appears serviceable.

SUPPLY LINES:

SUPPLY LINE MATERIALS: Copper, Plastic.

SUPPLY LINE CONDITION: Appears serviceable.

WASTE LINES:

WASTE LINE MATERIALS: Plastic.

WASTE LINE CONDITION: Appears serviceable.

WASTE LINE CONCERNS: A video pipe inspection is recommended on the property for the following reason(s): the age of the property/plumbing system.

WELL SYSTEM:

GENERAL INFORMATION: This property appears to have a water well system installed. Inspection of water well systems is considered beyond the normal scope of a home inspection. Any additional information regarding this system has been included as a courtesy to our clients, and should not be considered an exhaustive inspection. It is highly recommended that the system be inspected by a qualified licensed contractor prior to closing. Some jurisdictions may require this before a property transfer can be completed. Consult with

your real estate professional for further information.

SEPTIC SYSTEM:

SEPTIC SYSTEM GENERAL INFORMATION:

This property appears to have a septic system installed. Inspection of septic systems is considered beyond the normal scope of a home inspection. Any additional information regarding this system has been included as a courtesy to our clients, and should not be considered an exhaustive inspection. It is highly recommended that the system be inspected by a qualified licensed contractor prior to closing. Some jurisdictions may require this before a property transfer can be completed. Consult with your real estate professional for further information.

WATER HEATER:

WATER HEATER LOCATION: Utility closet.

WATER HEATER TYPE: Electric.

WATER HEATER MANUFACTURER: GE.

WATER HEATER CAPACITY: 40 Gallons.

WATER HEATER YEAR OF MANUFACTURE: 2008.

WATER HEATER CONDITION: Appears serviceable.

WATER HEATER CONCERNS: The following concerns were noted at the water heater: Overflow drain pan is installed, but no drain piping visible. Recommend installing drain line to exterior location to protect the home from water damage in the event of a leak. No visible electrical disconnect provided.





No outlet / disconnect



Drain pan missing the drain line

WATER HEATER:

WATER HEATER LOCATION: Attic, Left.

WATER HEATER TYPE: Electric.

WATER HEATER MANUFACTURER: GE.

WATER HEATER CAPACITY: 50 Gallons.

WATER HEATER YEAR OF MANUFACTURE: 2002.

WATER HEATER CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems.

WATER HEATER CONCERNS: The following concerns were noted at the water heater: Older model appliance. Unit appears to be nearing the end of what is typically considered an average life expectancy for this type of equipment. Thermal blanket installed - unable to fully view tank, The following concerns were noted with water heater TPR valve: TPR valve piping terminates in the overflow drain pan drain line. It is preferred that this drain line is isolated and terminates at the exterior of the house. Correction is recommended.

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



Older water heater in attic

WATER HEATER:

WATER HEATER LOCATION: Attic, Left. Abandoned water heater noted.



Abandoned water heater in attic

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this is often performed by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that full visible inspection is impossible. The inspector is not allowed to light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. It is recommended that all homes with fuel burning appliances have carbon monoxide detectors installed according to manufacturer's specifications for additional safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, UV lights, humidifiers, humidistats and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Exterior air temperature below 65 degrees may prevent the testing of air conditioning equipment, as operation may cause damage. Overflow drain pans are not checked for leaks during this inspection. Duct tape is not recommended for use on HVAC system components, as tape material failure is likely to occur. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which may be costly to remedy.

DUCTWORK:

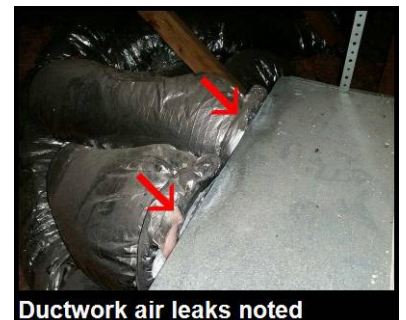
DUCTWORK TYPE: Flexible Round.

DUCTWORK CONDITION: Appears serviceable.

DUCTWORK CONCERNS: The following concerns were noted at the ducts/air supply system: Re-taping of duct connections is needed- Air leaks noted. Recommend sealing with foil tape and duct mastic.

Ductwork is not suspended off the attic floor as required by today's standards. This is important to know because when it comes time to change the HVAC system, it will be required to properly install the ductwork as well. (see diagram and example pics for details)

EXAMPLE:



Example:

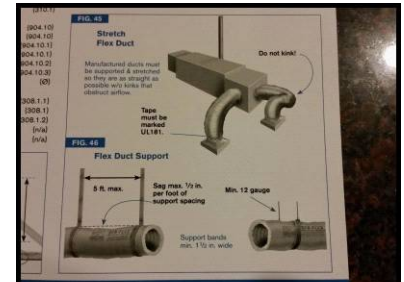


Diagram showing today's standards



Example of real life install

HVAC SYSTEM

AC CONDENSER/COMPRESSOR LOCATION: Exterior, Left compressor.

AC CONDENSER/COMPRESSOR TYPE: Central (Split system)

AC CONDENSER/COMPRESSOR MANUFACTURER: York.

AC CONDENSER/COMPRESSOR CAPACITY OF UNIT: 3 Tons.

AC CONDENSER/COMPRESSOR YEAR OF MANUFACTURE: 2006.

EQUIPMENT POWER SOURCE: 240 Volt, Electrical disconnect present, The following concerns were noted at the power source:
 Disconnect handle pull would not come out even after a little extra force. The disconnect handle should not require excessive pulling force to be removed. Improper serviceable access to AC disconnect panel. Panel should be mounted off to one side for proper clearance and serviceable access.
 Recommend repairs to the disconnect handle so it is easily removed. Add dielectric grease as needed.
 Missing strain relief/wire clamps at rear knockout.



AC CONDENSER/COMPRESSOR MAX RECOMMENDED FUSE/BREAKER SIZE:	25 Amps.
AC CONDENSER/COMPRESSOR CONDITION:	Appears serviceable, but signs of wear and aging noted. Monitor for problems.
AC CONDENSER/COMPRESSOR CONCERNS:	The following concerns were noted with the air conditioning condenser/compressor: Older model appliance. Unit appears to be nearing the end of what is typically considered an average life expectancy for this type of equipment. Recommend servicing system and checking refrigerant level. Coils appear to be dirty. Recommend cleaning.
AC EVAPORATOR LOCATION:	Attic, Left.
AC EVAPORATOR MANUFACTURER:	Unitary Products Group.
AC EVAPORATOR CAPACITY OF UNIT:	3 Tons.
AC EVAPORATOR YEAR OF MANUFACTURE:	2005.
INTERIOR SYSTEM CONDITION:	Appears serviceable, but signs of wear and aging noted. Monitor for problems.
INTERIOR SYSTEM CONCERNS:	The following concerns were noted at the interior AC system: Older model appliance. Unit appears to be nearing the end of what is typically considered an average life expectancy for this type of equipment.
CONDENSATE LINE/PAN:	Condensate line installed.
CONDENSATE LINE/PAN CONCERNS:	The following concerns were noted at the condensate drain line: Poor termination point noted. Missing proper pipe fitting. Connection has been made with tape.
HEATING SYSTEM TYPE AND FUEL SOURCE:	System Type: Forced Air, Fuel Type: Electric.
EQUIPMENT POWER SOURCE:	240 Volt, Electrical disconnect present.
HEATING SYSTEM MANUFACTURER:	Unitary Products Group.

HEATING SYSTEM CAPACITY OF UNIT: Approximately 10 KW.

HEATING SYSTEM YEAR OF MANUFACTURE: 2005.

HEATING SYSTEM CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems.

HEATING SYSTEM CONCERNS: The following concerns were noted at the heating system: Older model appliance. Unit appears to be nearing the end of what is typically considered an average life expectancy for this type of equipment.

BLOWER FAN CONDITION: Appears Serviceable.

AIR FILTER SIZE: Filter size: 20" x 30"

AIR FILTER CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems.

AIR PLENUM / RETURN AIR SHAFT CONDITION: Appears serviceable.

AIR PLENUM / RETURN AIR SHAFT CONCERNS: The following concerns were noted at the return air shaft: Exposed framing noted in return air shaft, resulting in openings that may allow air intrusion which bypasses filter. Recommend sealing with approved materials. Recommend sealing opening at drain line.

GENERAL HVAC SUGGESTIONS: Due to age, Inspector Recommends evaluation by a qualified licensed contractor and repair or replace as needed.

HVAC SYSTEM

AC CONDENSER/COMPRESSOR LOCATION: Exterior, Rear compressor.

AC CONDENSER/COMPRESSOR TYPE: Central (Split system)

AC CONDENSER/COMPRESSOR MANUFACTURER: York.

AC CONDENSER/COMPRESSOR CAPACITY OF UNIT: 3 Tons.

AC CONDENSER/COMPRESSOR YEAR OF MANUFACTURE: 2006.

EQUIPMENT POWER SOURCE: 240 Volt, Electrical disconnect present, The following concerns were noted at the power source: Improper serviceable access to AC disconnect panel. Panel should be mounted off to one side for proper clearance and serviceable access. Disconnect handle was slightly difficult to remove but it did come out with additional Force, recommend Dielectric grease.

AC CONDENSER/COMPRESSOR MAX RECOMMENDED FUSE/BREAKER SIZE: 25 Amps.

AC CONDENSER/COMPRESSOR CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems.

AC The following concerns were noted with the air conditioning condenser/compressor:

CONDENSER/COMPRESSOR CONCERNS:

Missing/damaged insulation noted on refrigerant lines, Older model appliance. Unit appears to be nearing the end of what is typically considered an average life expectancy for this type of equipment. Questionable clearance around unit/restricted airflow. This may result in inefficient operation, increased utility bills and reduced life expectancy of the system. A minimum of 3' clearance at sides and 6' clearance from the top should be observed. Recommend servicing system and checking refrigerant level. Coils appear to be dirty. Recommend cleaning.



AC EVAPORATOR LOCATION:

Attic, Right.
Unit is not accessible due to personal belongings blocking access. Recommend further evaluation by licensed HVAC contractor after belongings are removed, prior to closing.

Note: unit provided good AC & Heat.

CONDENSATE LINE/PAN CONCERNS:

The following concerns were noted at the condensate drain line: Poor termination point noted. Missing proper connection fitting.



AIR FILTER SIZE:

Filter size: 20" x 30"

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



AIR FILTER CONDITION:	Appears serviceable.
AIR PLENUM / RETURN AIR SHAFT CONDITION:	Appears serviceable, but signs of wear and aging noted. Monitor for problems.
AIR PLENUM / RETURN AIR SHAFT CONCERNS:	The following concerns were noted at the return air shaft: Exposed framing noted in return air shaft, resulting in openings that may allow air intrusion which bypasses filter. Recommend sealing with approved materials. Recommend sealing opening at drain line.
GENERAL HVAC SUGGESTIONS:	Due to age and unable to access interior unit, Inspector Recommends evaluation by a qualified licensed contractor and repair or replace as needed.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

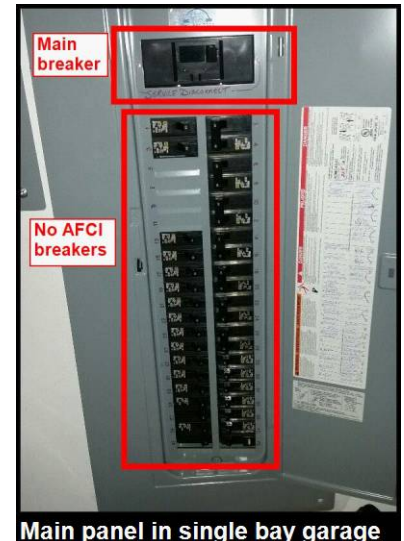
INCOMING SERVICE: Underground.
VOLTAGE: 120/240 Volt.
OVERCURRENT PROTECTION TYPE: Circuit breakers.
INCOMING SERVICE CONDITION: Appears serviceable.

INCOMING SERVICE CONCERNS: The following concerns were noted at the grounding electrode system: Missing intersystem bonding terminal bar from the service enclosure/meter pan. This newer device allows other systems (phone, CATV, etc.) an easily accessible location to bond to the grounding electrode system. Consider upgrading/installing this device.

SERVICE CAPACITY: 225 Amps, The above referenced panel rating is based on, rating of the breaker size.

ELECTRICAL PANELS:

MAIN PANEL LOCATION: Garage.



Main panel in single bay garage

MAIN PANEL CONDITION: Circuit and wire sizing correct so far as visible, Grounding system is present.

MAIN PANEL CONCERNS: The following concerns were noted at the main electrical panel: The following concerns were noted at AFCI/GFCI breakers: No AFCI (arc fault circuit interrupter) breakers were visible. Recommend installing AFCI breakers to comply with current safety standards.

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



Close up of main panel circuits.
No AFCI's

ELECTRICAL SUB-PANEL
SUB-PANEL/DISCONNECT
LOCATION:

Garage.



Subpanel in single bay garage

SUB-PANEL/DISCONNECT
CONDITION:

Circuit and wire sizing correct so far as visible, Grounding system is present.

SUB-PANEL/DISCONNECT
CONCERNS:

The following concerns were noted at the electrical sub-panel: Disconnected wiring noted inside of the panel. Unable to verify the function of this wiring. Recommend verifying the reason with seller prior to closing. Wire sheathing extending into the inside of panel box.

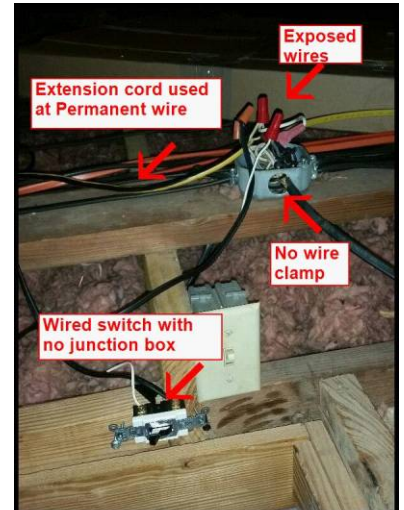


CONDUCTORS:

ENTRANCE CABLE TYPE: Copper.
BRANCH WIRING TYPE: Copper.
BRANCH WIRING CIRCUIT CONDUCTORS: Type of conductor noted: Non-Metallic cable.
BRANCH WIRING CIRCUIT CONDITIONS: Appears serviceable.
BRANCH WIRING CIRCUIT CONCERNS:

The following concerns were noted at the branch wiring circuits: Open junction boxes are noted- Covers are needed in the following area(s): Attic, Connections not made within junction boxes- Hazardous condition exists. Correction needed in the following area(s): Attic, Extension cord used as permanent wiring. This is not recommended by current safety standards, Lamp cord used as permanent wiring. This is not recommended by current safety standards, Bare wires are noted, Recommend exposed wiring be properly protected. Recommend evaluation by a qualified licensed electrician and repair or replace as needed.

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



Electrical concerns in garage attic



Exposed wires in main attic at left



Missing junction box cover in main attic



CEILING FANS

CEILING FANS CONDITION: Appears serviceable.

CEILING FANS CONCERNS: The following concerns were noted at the ceiling fans: Vibrating/wobbling, Fan is noisy while operating.

SWITCHES & OUTLETS:

SWITCHES & OUTLETS CONCERNS:

The following concerns were noted with the switches and outlets: Due to stored personal items in garage blocking access to wall outlets, inspector was unable to test the garage outlets for proper GFCI protection. Recommend verifying proper GFCI protection on ALL exterior outlets and garage outlets.

Ground Fault Circuit Interrupter (GFCI) outlets are recommended at all locations where you can come in contact with water and electricity at the same time. Consider upgrading to comply with current codes and safety recommendations. Ground Fault Circuit Interrupter (GFCI) outlets are recommended at the following areas: (ALL) Exterior outlets, Garage/carport outlets, Bathroom outlets, Kitchen counter-top outlets. No visible mounted outlets noted in the following locations: Permanently installed kitchen island. Recommend evaluation by a qualified licensed electrician and repair or

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



replace as needed.

INTERIOR

The condition of walls behind wall coverings, paneling, furnishings and appliances cannot be judged. The inspector is prohibited from moving personal belongings during the inspection. Only the general condition of visible portions of floors is included in this inspection. If it is reported that some areas are not readily accessible during the inspection, it is highly recommended that the purchaser request access to these areas, and have them evaluated by an appropriate qualified licensed contractor prior to closing on the house. The home inspector and inspection company accept no responsibility for areas that were reported as inaccessible during the inspection. Additionally, if any areas of the home were not accessible due to personal belongings, it is highly recommended that the buyer personally perform a thorough inspection during their final walk through. It is the client's sole responsibility to perform a thorough inspection during their final walk through, paying particular attention to any areas that were not fully accessible during the home inspection. Please discuss your subsequent inspection options with your real estate representative prior to closing. The home inspector is not responsible for any damage discovered after the closing in any of the areas noted in the home inspection report as inaccessible due to personal belongings. Please exercise due diligence in regards to subsequent inspections. As a general rule, cosmetic deficiencies of walls, ceilings and flooring are considered normal wear and tear and are not reported. Proper spacing below interior doors is recommended to allow adequate flow of conditioned air between rooms. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture or other items. The condition of areas concealed by personal belongings or other floor coverings is not inspected. There have been class action lawsuits filed against some manufacturers and distributors of laminate type flooring due to elevated formaldehyde levels. Unless previously contracted for formaldehyde testing, inspector does not perform formaldehyde level testing on the home inspection. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information regarding the condition of windows. All fireplaces and chimneys should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Consult the manufacturer's instructions to verify proper clearance to combustible materials at the firebox and chimney and necessity for or proper installation of a stop-clip on flue dampers of gas log units. Interior areas of the chimney/flue are not fully accessible during a visual inspection, and are not fully inspected. The installation of glass doors on fireplaces (according to manufacturers' specifications) is recommended for increased safety. Verify that any home alarm system sensors are not installed through the framing of windows, which may void window warranties and allow water intrusion to occur. The proper function of smoke and carbon-monoxide detectors/alarms are not tested, and are not included as part of this inspection. The National Fire Protection Association recommends that home owners test smoke detectors/alarms once a month, and replace them when they are 10 years old. There are different types of smoke detectors/alarms, and some are considered better than others. The home inspector does not verify the type of detectors/alarms installed. Smoke and carbon monoxide detectors/alarms have a limited service life, and should be upgraded according to the manufacturer's recommendations. The home inspector does not verify the age of detectors/alarms installed. Smoke and carbon monoxide detectors/alarms should be installed according to current code requirements and the manufacturer's instructions. The home inspector does not verify proper installation techniques. Please be advised that testing of smoke and carbon monoxide detectors/alarms may not guarantee that the alarms will function as intended during actual emergency conditions. It is recommended that these items be inspected and maintained by a qualified professional on a regular basis. Please refer to the manufacturer's specifications for more information regarding smoke and carbon monoxide detectors/alarms and their maintenance.

DOORS:

**MAIN ENTRY DOOR
CONDITION:**

Appears serviceable, but signs of wear and aging noted. Monitor for problems.

**MAIN ENTRY DOOR
CONCERNS:**

The following concerns were noted at the main entry door: Damage noted at door frame. Difficult to latch and lock.

OTHER EXTERIOR DOORS:

Type/Location: Standard rear door, CONDITION: Appears serviceable, Glass noted in other exterior door, and it appears to be tempered safety type, CONCERNS: Moisture damage noted to door.

Type/Location: Standard side door, CONDITION: Appears serviceable, Glass noted in other exterior door, and it appears to be tempered safety type, The following concerns were noted at the other exterior doors: Missing strike plate at frame.



INTERIOR DOORS CONCERNS: The following concerns were noted at the interior doors: The laundry bath door, the hall closet door, and master bathroom door all rub at the frame, adjustments are recommended.
Some doors are self swinging.

WINDOWS:

TYPES OF WINDOWS INSTALLED: Aluminum.

WINDOW CONDITION: Accessible windows were inspected. Windows as a group are generally operational and appear serviceable, but wear and aging noted. Monitor for problems.

WINDOW CONCERNS: The following concerns were noted at the windows: Damaged/Missing exterior screens noted. Some windows were difficult to operate. Recommend cleaning and lubrication. Limited access to windows due to personal belongings.

FLOORING:

FLOORING TYPE: Carpet, Laminate, Tile.

FLOORING CONDITION: General condition appears serviceable.

FIREPLACE/WOOD BURNING DEVICES:

FIREPLACE/WOOD BURNING DEVICES LOCATION: Location #1: Den.

FIREPLACE/WOOD BURNING DEVICES TYPE: Prefabricated metal.

FIREPLACE/WOOD BURNING DEVICES CONCERNS: The following concerns were noted at the fireplace: It is always Recommended to fully cleaning and inspection a previously used fireplace prior to first use.

SMOKE / FIRE DETECTOR:

SMOKE / FIRE DETECTOR COMMENTS: Noted, but not tested.

SMOKE / FIRE DETECTOR CONCERNS: We suggest additional smoke detectors be installed in appropriate locations.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. If items are stored in the garage it is assumed that some areas were not fully accessible for inspection. Inspectors are prohibited from moving personal belongings during the inspection. Attached garages should have a completely fire rated envelope, including continuous fire rated sheetrock, house entry door(s), and attic access doors. Any improper openings in this envelope may compromise the integrity of the fire wall, and should be corrected to restore proper fire rating. House entry doors from the garage are to be properly fire rated, weather-stripped and should be equipped with a self-closing mechanism for safety. All automatic garage door openers should have functional auto-reverse mechanisms, including an electric beam and a pressure sensitive safety reverse feature. It is often difficult to determine if an automatic garage door opener is equipped with a pressure sensitive safety reverse feature. It is often difficult to test the proper operation of a garage door pressure sensitive safety reverse feature without the risk of damaging the door and related hardware. If the inspector notes that the feature was not tested during the inspection, it is recommended that proper installation and function of this important safety feature be verified by a qualified licensed contractor prior to closing. Structures with an attached garage should have functional carbon monoxide detectors installed in all recommended locations.

GARAGE - CARPORT TYPE:

GARAGE - CARPORT

Attached, Three car.

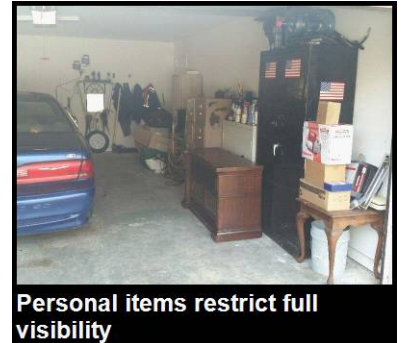
LOCATION:



Personal items restrict full visibility



Personal items restrict full visibility



ROOF:

GARAGE - CARPORT ROOF CONDITION: Same as house.

FLOOR:

GARAGE - CARPORT FLOOR CONDITION: Appears serviceable.

GARAGE - CARPORT FLOOR CONCERNS: . Cracks noted. Some cracking is to be expected as the property settles with age. Recommend monitoring for any future changes.

FIRE WALL:

GARAGE FIRE WALL CONDITION: Appears serviceable.

GARAGE FIRE WALL CONCERNS: The following concerns were noted with the fire wall: Repair any openings with approved materials to restore its fire rating, Attic access panel is not fire-rated. House entry door is not fire-rated. Recommend upgrades for safety.





Not fire-rated: attic & house entry door



Repair ceiling damage at garage motor

VEHICLE DOOR(S):

TYPE OF OPERATION: Automatic.

VEHICLE DOOR(S) CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems. Garage door opener appears serviceable.

VEHICLE DOOR(S) CONCERNS: The following concerns were noted with the vehicle door: Pressure sensitive safety reverse feature was not tested as part of this inspection due to the risk of damage to the garage door in the event of an inoperable/not installed pressure sensitive device. Unable to verify installation of pressure sensitive safety reverse feature. It is highly recommended that the proper installation and operation of this feature be verified prior to the close of the sale/using the garage door. Some damage/deterioration noted, Dented areas noted, Significant damage is noted, Some hardware is damaged and repairs are needed. Recommend evaluation by a qualified licensed contractor and repair or replace as needed.

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



Dents & damage noted



Damage at the control arm



HOUSE ENTRY DOOR:

GARAGE HOUSE ENTRY DOOR Appears serviceable.

CONDITION:

GARAGE HOUSE ENTRY DOOR CONCERNS: The following concerns were noted at the house entry door from the garage: The door does not appear to be fire-rated. Recommend installing a fire-rated door for additional safety. Hollow core interior type door installed.

WALLS-CEILING:

GARAGE WALLS-CEILING Appear serviceable.

CONDITION:

GARAGE WALLS-CEILING CONCERNS: The following concerns were noted at the walls/ceiling: not fully visible due to personal items.

KITCHEN - APPLIANCES - LAUNDRY - WETBAR

Inspection of refrigerators, freezers and built-in ice makers are outside the scope of the inspection. Operation of ice maker supply line is not included in this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances and personal belongings are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned, and are not tested during the inspection. If sellers are leaving any personal movable property (appliances) for the buyer, it is recommended that these appliances be tested by a qualified licensed contractor prior to closing.

KITCHEN SINK / CABINETS / COUNTERTOPS:

KITCHEN SINK CONDITION: Appears serviceable, Faucet appears serviceable, Hand sprayer appears serviceable, Drain appears serviceable.

KITCHEN CABINETS/COUNTERTOPS CONDITION: Cabinets and counter tops appear serviceable.

KITCHEN CABINETS/COUNTERTOPS CONCERNS: Viewing below sink area is restricted. The following concerns were noted at the kitchen cabinets/counter tops: Holes noted inside of cabinets around plumbing. Recommend sealing to prevent pest entry.

RANGE/COOK TOP AND OVEN:

RANGE/COOK TOP AND OVEN TYPE: Electric: Separate cook top, Wall mounted oven.

RANGE/COOK TOP AND OVEN CONDITION: Appears serviceable.

RANGE/COOK TOP AND OVEN CONCERNS: The following concerns were noted at the range/cook top and oven: control panel is loose at the cabinet face.

VENTILATION:

VENTILATION TYPE: External venting.

VENTILATION CONDITION: Fan/Hood operational.

VENTILATION CONCERNS: Power button seemed to stick a little.

DISHWASHER:

DISHWASHER CONDITION: Appears serviceable, Air gap device or high-loop is present on drain line- Proper installation.

GARBAGE DISPOSAL:

GARBAGE DISPOSAL CONDITION: Appears serviceable, Wiring appears serviceable.

GARBAGE DISPOSAL CONCERNS: The following concerns were noted at the disposal: missing cover plate on the outlet below the sink.

MICROWAVE

MICROWAVE CONDITION: None installed.

TRASH COMPACTOR:

TRASH COMPACTOR CONDITION: Appears serviceable.

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



LAUNDRY:

LAUNDRY LOCATION: Utility room.

LAUNDRY WATER AND WASTE CONDITION: Plumbing appears serviceable, Homeowner was not available during the inspection. Laundry plumbing was not tested. Inspector is not allowed to operate movable personal appliances. Recommend verifying proper operation of plumbing before close of transaction.

LAUNDRY ELECTRICAL AND GAS CONDITION: Electrical outlet is grounded, 240V Service-operational, 4 prong outlet provided.

DRYER VENTING CONDITION: Dryer venting is provided, and appears serviceable.

DRYER VENTING CONCERNS: Keep clean for safety.

LAUNDRY CABINETS/COUNTERTOPS CONDITION: Cabinets and counter tops appear serviceable.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. It is recommended that all bathrooms have a functional exhaust vent fan for proper ventilation. Bath trap access panels are recommended for visual inspection during pest control audits. It is recommended that windows installed inside of the bathtub/shower area are constructed of tempered safety type glass.

BATHROOM AREA:

- BATH LOCATION:** Master bedroom.
- BATH SINK CONDITION:** Sink appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
- BATH SINK CONCERNS:** The following concerns were noted at the bathroom sink drain: Stopper did not operate properly/needs adjustment, The following concerns were noted at the bathroom sink: faucet aerators are missing.
- TOILET CONDITION:** Appears serviceable.
- TUB/SHOWER PLUMBING FIXTURES CONDITION:** Fixtures appear serviceable, Drain appears serviceable, Shower head appears serviceable.
- TUB/SHOWER PLUMBING FIXTURES CONCERNS:** The following concerns were noted at the tub/shower drain: improper bath trap panel noted at the exterior. Bath trap should be easily accessible, not sealed to wall. Inspector is not allowed to remove sealant to gain entry. There is also another bath trap panel in the master. This panel is blocked by framework. Unable to inspect below the tub. Recommend upgrading to a proper bath trap access panel. The drain is slow at tub. Recommend further evaluation.
- TUB/SHOWER AND WALLS CONDITION:** Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.
- TUB/SHOWER AND WALLS CONCERNS:** The following concerns were noted at the tub surround: recommend sealing at the tub to floor seam. Grout is cracked.
- BATH HEAT/VENTILATION CONDITION:** Appears serviceable.
- BATH HEAT/VENTILATION CONCERNS:** Bathroom exhaust vents terminate into the attic insulation. Potential for moisture problems exist. Recommend terminating the vent to the exterior.

BATHROOM AREA:

- BATH LOCATION:** Laundry, Half.
- BATH SINK CONDITION:** Sink appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
- BATH SINK CONCERNS:** The following concerns were noted at the bathroom cabinets/counter tops: Holes noted inside of cabinets around plumbing. Recommend sealing to prevent pest entry.
- TOILET CONDITION:** Appears serviceable.
- BATH HEAT/VENTILATION CONDITION:** Appears serviceable.

BATHROOM AREA:

- BATH LOCATION:** Hall.
- BATH SINK CONDITION:** Sink appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
- BATH SINK CONCERNS:** The following concerns were noted at the bathroom sink: Surface cracks noted at sink.

	The following concerns were noted at the bathroom cabinets/counter tops: Holes noted inside of cabinets around plumbing pipes. Recommend sealing to prevent pest entry. Viewing below sink area is restricted.
TOILET CONDITION:	Appears serviceable.
TOILET CONCERNS:	The following concerns were noted at the toilet: The toilet is loose at floor, Lazy flush in noted.
TUB/SHOWER PLUMBING FIXTURES CONDITION:	Fixtures appear serviceable, Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER PLUMBING FIXTURES CONCERNS:	The following concerns were noted at the tub/shower drain: No visible bath trap access was provided to see below the tub. Area below tub was not inspected.
TUB/SHOWER AND WALLS CONDITION:	Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.
BATH HEAT/VENTILATION CONDITION:	Appears serviceable.
BATH HEAT/VENTILATION CONCERNS:	Bathroom exhaust vents terminate into the attic insulation. Potential for moisture problems exist. Recommend terminating the vent to the exterior.
BATHROOM AREA:	
BATH LOCATION:	Between bedrooms.
BATH SINK CONDITION:	Sink appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
BATH SINK CONCERNS:	The following concerns were noted at the bathroom sink drain: Stopper missing, The following concerns were noted at the bathroom sink: Surface cracks noted at sink. The following concerns were noted at the bathroom cabinets/counter tops: Holes noted inside of cabinets around plumbing pipes. Recommend sealing to prevent pest entry.
TOILET CONDITION:	Appears serviceable.
TOILET CONCERNS:	The following concerns were noted at the toilet: The toilet is loose at floor, Lazy flush in noted.
TUB/SHOWER PLUMBING FIXTURES CONDITION:	Fixtures appear serviceable, Drain appears serviceable, Shower head appears serviceable.
BATH HEAT/VENTILATION CONDITION:	Appears serviceable.
BATH HEAT/VENTILATION CONCERNS:	The following concerns were noted with bathroom ventilation: Bathroom exhaust vents terminate into the attic insulation. Potential for moisture problems exist. Recommend terminating the vent to the exterior.

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
C(985) 237-8292 F(270) 717-7361
PFortmayer@HouseCallUSA.net



POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. While some comments may be made regarding the areas of the pool below the water line, these are provided as a courtesy, and are intended to be general informational statements only. Inspector accepts no liability for areas below ground or below the water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time, or through leak testing by a qualified and experienced pool contractor. Therefore, leak detection is not included as part of this inspection. Comments regarding pool plumbing is based on a general inspection of visual plumbing lines only. Pool filtering devices are not disassembled to determine the condition of any installed filter media/elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection. Pool plumbing and filtration valves are not operated during the home inspection. It is highly recommended that all pools be enclosed by a minimum of 6 foot non-climbable type fencing, complete with self-closing and locking doors/gates for safety. It is recommended to verify proper operation of the pool and its related equipment with the sellers' pool maintenance company. Inspector does not verify that drain covers are entrapment resistant type, as they are located below the water line and can be difficult to view. It is recommended that entrapment resistant drain covers be installed for safety at all drains in the pool and/or hot tub. As plastic materials (drains, skimmers, etc.) expand and contract at different rates than pool wall materials (concrete, fiberglass, etc.), openings and leaks will often result. It is recommended that regular inspection and sealing of these intersections be performed by the homeowner or qualified, licensed contractor.

POOL SURFACE:

POOL TYPE: In ground.
POOL SURFACE TYPE: Fiberglass.
POOL SURFACE CONDITION: Appears Serviceable.

POOL/HOT TUB SKIMMER & BASKET:

SKIMMER & BASKET CONDITION: Appears Serviceable.

POOL/HOT TUB RAILINGS AND ACCESSORIES:

POOL/HOT TUB RAILINGS AND ACCESSORIES CONDITION: Handrails are serviceable.

POOL LIGHT:

POOL LIGHT CONDITION: Pool light(s) appear serviceable.
POOL LIGHT CONCERNS: The following concerns were noted with the pool light(s): No GFCI protection was evident at pool light(s)

POOL/HOT TUB PUMPING EQUIPMENT:

PUMP/MOTOR MANUFACTURER (MAIN): Century/Centurion brand pump.
PUMP/MOTOR HP RATING (MAIN): 1 HP motor.
PUMP/MOTOR CONDITION (MAIN): Appears serviceable, but signs of wear and aging noted. Monitor for problems.
PUMP/MOTOR CONCERNS (MAIN): The following concerns were noted at the pump/motor: Loose/missing wire clamp noted at motor wiring, Gasket between the pump and motor is leaking. Leakage noted where the return pipe is attached at the top of the pump. Motor is noisy while running. Worn bearings may be indicated.



PUMP/MOTOR MANUFACTURER (CLEANER):	AO Smith brand pump.
PUMP/MOTOR HP RATING (CLEANER):	3/4 HP motor.
PUMP/MOTOR CONDITION (CLEANER):	Appears serviceable, but signs of wear and aging noted. Monitor for problems.
PUMP/MOTOR CONCERNS (CLEANER):	The following concerns were noted at the pump/motor: No visible electrical bonding was observed at the motor, Unprotected wires noted at motor, Loose/missing wire clamp noted at motor wiring, Leakage noted where the return pipe is attached at the top of the pump. Motor is extremely noisy while running. Bearings are likely worn and replacement is recommended. A qualified pool contractor should be called to make further evaluation and recommendations for repair or replacement.





LEAF BASKET CONDITION: Appears serviceable.

LEAF BASKET CONCERNS: The following concerns were noted at the pump leaf basket, Leaking noted at the leaf basket.



POOL/HOT TUB FILTER / TREATMENT SYSTEMS:

PRIMARY FILTERING TYPE: Sand.

PRIMARY FILTERING CONDITION: Appears serviceable.

PRESSURE GAUGE READING: >10 PSI.

FILTER RATING: Maximum pressure rating of installed filter system: 50 PSI.

POOL/HOT TUB WATER TREATMENT SYSTEM TYPE: In-line chlorinator type.



POOL/HOT TUB WATER TREATMENT SYSTEM CONDITION: Appears serviceable.

VISIBLE POOL/HOT TUB PLUMBING LINES:

VISIBLE POOL/HOT TUB PLUMBING LINES CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems.

VISIBLE POOL/HOT TUB PLUMBING LINES CONCERNS: The following concerns were noted at the visible plumbing lines: Leakage noted at piping at the following area(s): Pump, General piping, Leak noted where the return pipe is attached at the top of the pump. A valve handle is broken and cannot be operated. Replace handle as needed. Pipes lack proper support. Nonprofessional repairs noted. A qualified pool contractor should be called to make further evaluation and recommendations for repair or replacement.



POOL/HOT TUB ELECTRIC CONTROLS:

POOL/HOT TUB ELECTRIC CONTROLS CONDITION: Timer is serviceable.

POOL/HOT TUB ELECTRIC CONTROLS CONCERNS: The following concerns were noted at the electric controls: GFCI protection is recommended for all electrical equipment serving the swimming pool. Recommend

upgrading current breakers to GFCI type for additional electrical protection.



EQUIPMENT POWER SOURCE: 120 Volt, Electrical disconnect present.

POOL DECKING:

POOL DECKING TYPE: Finished concrete.

POOL DECKING CONDITION: Appears serviceable.

POOL DECKING CONCERNS: Cracks noted. Some cracking is to be expected as the property settles with age. Recommend monitoring for any future changes.

POOL ENCLOSURE:

POOL ENCLOSURE TYPE: Fencing.

POOL ENCLOSURE CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems.

POOL ENCLOSURE CONCERNS: The following concerns were noted at the pool enclosure: No self closing/locking devices noted on gates and doors.
Note: gates do have padlocks.