

3/2/17

Henry Fourmaux

58174 Edgewood.

Slidell La 70458

House Call Home Inspection
Paul Fortmayer LA LHI # 10899
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Confidential Inspection Report

,

March 2, 2017

Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 3/2/17.
START TIME OF INSPECTION: 2pm.
CLIENT NAME: Henry Fourmaux.
INSPECTION SITE: 58174 Edgewood.
INSPECTION SITE CITY/STATE/ZIP: Slidell La 70458.

CLIMATIC CONDITIONS:

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

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF STRUCTURE: 18.
BUILDING TYPE: 1 family.
STORIES: 2
SQUARE FOOTAGE OF RESIDENCE: 3111/4137.
SPACE BELOW GRADE: Crawl space.

UTILITY SERVICES:

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

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? No, Unfurnished.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Selling agent, Purchaser.

PAYMENT INFORMATION:

TOTAL FEE: \$605.
PAID BY: Check.

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

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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 assessed 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 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

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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, Traditional stucco, Fiber-cement siding.

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, Peeling paint noted. Loose siding noted. Recommend caulking/sealing intersections between dissimilar building materials, Missing kick-out flashing noted at roof/wall intersection(s).

TRIM:

TRIM MATERIAL: Wood, Metal, Fiber-cement.

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

TRIM CONCERNS: The following concerns were noted at the exterior trim: Pest entry points noted. Recommend sealing all penetrations to prevent access. Peeling paint noted. Moisture stains/damage noted and have been observed at the following locations: Wall trim & Window trim.

CRAWL SPACE:

CRAWL SPACE ACCESSIBILITY: Crawl space was too low to enter. Unable to fully inspect. Areas was viewed from exterior accessible areas only.

FRAMING TYPE: As far as visible during inspection, the framing structure includes, typical wood framing.

CRAWL SPACE CONDITION: Appears serviceable.

COLUMNS/SUPPORTS/PIER TYPE: Masonry block.

COLUMNS/SUPPORTS/PIER CONDITION: Appear serviceable.

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VAPOR BARRIER/RETARDER CONCERNS: No vapor barrier/retarder was noted.

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: Gravel.
DRIVEWAY CONDITION: Appears serviceable.

SIDEWALKS:

SIDEWALK TYPES: No public walk.

LANDSCAPING:

LANDSCAPING CONDITION: Appears serviceable.

GRADING:

GRADING CONDITIONS: Flat site.

SHED:

SHED CONDITION: Detached sheds are typically not included as part of a home inspection, however a courtesy inspection was performed, and the shed appears serviceable.
SHED CONCERNS: The following concerns were noted at the shed: Electrical concerns noted. Power is not GFCI protected, reverse polarity noted at outlets.

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.
- ROOF TYPE:** Composition Shingles.
- ROOF ACCESS:** Walked on roof.
- ROOF COVERING CONDITION:** TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of worn & damaged areas. This maintenance should help ensure the weather tightness of the building and should be performed on a regular basis.
- ROOF COVERING CONCERNS:** Loss of granules at the shingles is noted and is usually the result of typical weathering and aging of roof covering. Previous repairs noted. Verify reason with seller and monitor the area for on-going or future problems.



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EXPOSED FLASHINGS:

EXPOSED FLASHING TYPE: Metal.
EXPOSED FLASHING CONDITION: Appears serviceable, but signs of wear and aging noted. Monitor for problems.

ATTIC AND INSULATION:

ATTIC TYPE: Attic is full size.
FRAMING TYPES: Conventional framing.
ACCESSIBILITY: Attic is mostly accessible/was entered for inspection. However, due to the inherent design of attic spaces, some areas are not conducive to inspection.
ATTIC CONDITION: Appears serviceable.
ATTIC CONCERNS: The following concerns were noted at the attic: The following concerns were noted at the attic flooring: Loose flooring noted. Recommend securing before use.
ATTIC ACCESS/STAIR CONDITION: Appears serviceable.
VENTILATION TYPES: Attic ventilation is provided by, Soffit vents, Ridge vents.
VENTILATION CONDITION: Appears serviceable.
INSULATION TYPES: Fiberglass batts.
INSULATION CONCERNS: The insulation is installed with the vapor barrier wrong side up.
AVERAGE INSULATION DEPTH: 6-10 inches in most areas.
VAPOR BARRIER/RETARDER: Kraft paper on fiberglass insulation.
VAPOR BARRIER/RETARDER CONDITION: Visible areas of the vapor barrier/retarder appear serviceable.

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:

Galvanized, Main line is 3/4 inch diameter.

MAIN VALVE LOCATION:

Main water shut off valve is located: at the left side of the house.

MAIN LINE CONDITION:

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

MAIN LINE CONCERNS:

The following concerns were noted at the main water line: Shut off valve handle is broken/missing.

WASTE LINES:

WASTE LINE MATERIALS:

Plastic.

WASTE LINE CONDITION:

Appears serviceable, Plumbing vents appear serviceable.

FUEL SYSTEM:

METER/TANK LOCATION:

Meter located at: front of house.

FUEL SYSTEM CONDITION:

System appears serviceable.

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

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professional for further information.

DRAIN TERMINATION POINT: Front yard.

WATER HEATER:

WATER HEATER LOCATION: Exterior, Rear.

WATER HEATER MANUFACTURER: GE.

WATER HEATER CAPACITY: 40 Gallons.

WATER HEATER YEAR OF MANUFACTURE: 1999.

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. The following concerns were noted with water heater TPR valve: Valve is leaking.

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.

HVAC SYSTEM

AC CONDENSER/COMPRESSOR LOCATION: Exterior, Rear compressor.
AC CONDENSER/COMPRESSOR TYPE: Central (Split system)
AC CONDENSER/COMPRESSOR MANUFACTURER: Carrier.
AC CONDENSER/COMPRESSOR CAPACITY OF UNIT: 3 Tons.
AC CONDENSER/COMPRESSOR YEAR OF MANUFACTURE: 2016.
EQUIPMENT POWER SOURCE: 240 Volt, Electrical disconnect present.
AC CONDENSER/COMPRESSOR MAX RECOMMENDED FUSE/BREAKER SIZE: 30 Amps.
AC CONDENSER/COMPRESSOR CONDITION: Appears operational.
AC EVAPORATOR LOCATION: Attic, Upper.
AC EVAPORATOR MANUFACTURER: Carrier.
AC EVAPORATOR CAPACITY: 3 Tons.

OF UNIT:

AC EVAPORATOR YEAR OF MANUFACTURE: 2016.

INTERIOR SYSTEM CONDITION: Appears serviceable.

CONDENSATE LINE/PAN: Condensate line installed.

HVAC CONTROL PANEL/THERMOSTAT CONDITION: Appear serviceable.

HEATING SYSTEM TYPE AND FUEL SOURCE: System Type: Forced Air, Heat pump, Fuel Type: Electric.

HEATING SYSTEM MANUFACTURER: Carrier.

HEATING SYSTEM CAPACITY OF UNIT: Approximately 10 KW.

HEATING SYSTEM CONDITION: Appears operational.

BLOWER FAN CONDITION: Appears Serviceable.

AIR PLENUM / RETURN AIR SHAFT CONDITION: Appears serviceable.

HVAC SYSTEM

AC CONDENSER/COMPRESSOR LOCATION: Exterior, Rear compressor.

AC CONDENSER/COMPRESSOR TYPE: Central (Split system)

AC CONDENSER/COMPRESSOR MANUFACTURER: Carrier.

AC CONDENSER/COMPRESSOR CAPACITY OF UNIT: 5 Tons.

AC CONDENSER/COMPRESSOR YEAR OF MANUFACTURE: 2016.

EQUIPMENT POWER SOURCE: 240 Volt, Electrical disconnect present.

AC CONDENSER/COMPRESSOR MAX RECOMMENDED FUSE/BREAKER SIZE: 50 Amps.

AC CONDENSER/COMPRESSOR CONDITION: Appears operational.

AC EVAPORATOR LOCATION: Closet.

AC EVAPORATOR MANUFACTURER: Carrier.

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AC EVAPORATOR CAPACITY OF UNIT: 5 Tons.
AC EVAPORATOR YEAR OF MANUFACTURE: 2016.
INTERIOR SYSTEM CONDITION: Appears serviceable.
CONDENSATE LINE/PAN: Condensate line installed.
HVAC CONTROL PANEL/THERMOSTAT CONDITION: Appear serviceable.
HEATING SYSTEM TYPE AND FUEL SOURCE: System Type: Forced Air, Heat pump, Fuel Type: Electric.
HEATING SYSTEM MANUFACTURER: Carrier.
HEATING SYSTEM CAPACITY OF UNIT: Approximately 20 KW.
HEATING SYSTEM CONDITION: Appears operational.
BLOWER FAN CONDITION: Appears Serviceable.
AIR PLENUM / RETURN AIR SHAFT CONDITION: Appears serviceable.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

INCOMING SERVICE: Overhead.
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.

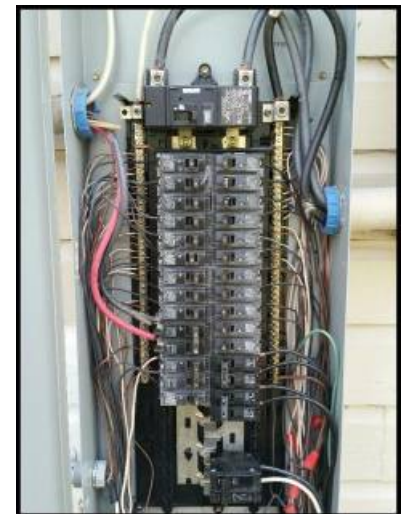
SERVICE CAPACITY: 225 Amps, The above referenced panel rating is based on, rating of the breaker size.

ELECTRICAL PANELS:

MAIN PANEL LOCATION: Exterior of house: Rear.

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: Unused openings in the panel are missing covers, White wire used as hot circuit not properly marked (Should be painted/taped black), 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. Breakers tripped at the panel during the inspection.



ELECTRICAL SUB-PANEL

SUB-PANEL/DISCONNECT LOCATION: Laundry.

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: 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.

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:

Bare wires are noted in attic. Recommend protecting bare wires.

SWITCHES & OUTLETS:

SWITCHES & OUTLETS CONDITION:

Accessible switches and outlets were tested. As a whole, outlets and switches throughout the house are in serviceable condition.

SWITCHES & OUTLETS CONCERNS:

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.

LIGHTING:

LIGHTING CONDITION:

Accessible lights were tested. As a whole, lighting throughout the house is in serviceable condition.

LIGHTING CONCERNS:

The lights are not operational in some areas, possibly due to bad bulbs. Recommend verifying proper operation of lights before closing. Home inspector does not change bulbs during the home inspection.

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.

WINDOWS:

WINDOW CONDITION: Accessible windows were inspected. Windows as a group are generally operational and appear serviceable.

WINDOW CONCERNS: The following concerns were noted at the windows: missing top trim flashing above windows. Recommend sealing and keep sealed regularly.

INTERIOR WALLS:

INTERIOR WALL MATERIALS: Drywall.

INTERIOR WALL CONDITION: General condition appears serviceable.

INTERIOR WALLS CONCERNS: Small hole(s) noted.

CEILINGS:

CEILING TYPE: Drywall.

CEILING CONDITION: General condition appears serviceable.

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CEILING CONCERNS: Small hole(s) noted.

FLOORING:

FLOORING TYPE: Wood.

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

FLOORING CONCERNS: Uneven areas noted, Squeaks noted.

STAIRS & HANDRAILS:

**STAIRS & HANDRAILS
CONDITION:** Interior stairs appear serviceable.

**STAIRS & HANDRAILS
CONCERNS:** The following concerns were noted at the stairs/handrails: The ends of the handrails should return to the wall.



SMOKE / FIRE DETECTOR:

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

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, Drain appears serviceable.

KITCHEN SINK CONCERNS: Leakage is present, noted at the spray wand.

KITCHEN CABINETS/COUNTERTOPS CONDITION: Cabinets and counter tops appear serviceable, but signs of wear and aging noted. Monitor for problems.

RANGE/COOK TOP AND OVEN:

RANGE/COOK TOP AND OVEN TYPE: Gas: Free-standing.

RANGE/COOK TOP AND OVEN CONDITION: Appears serviceable.

VENTILATION:

VENTILATION CONCERNS: No fan present.

LAUNDRY:

LAUNDRY LOCATION: Utility room.

LAUNDRY WATER AND WASTE CONDITION: Plumbing appears serviceable, No washing machine installed/Plumbing was not fully tested. Recommend verifying proper operation of plumbing before close of transaction.

LAUNDRY ELECTRICAL AND GAS CONDITION: 240V Service provided.

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

DRYER VENTING CONCERNS: The following concerns were noted at the dryer vent: Dryer improperly vented, vents into the crawlspace.

LAUNDRY SINK CONDITION: Appears serviceable.

LAUNDRY SINK CONCERNS: Leakage is present, noted at the drain line.

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: Hall, Half.
BATH SINK CONDITION: Sink appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
TOILET CONDITION: Appears serviceable.
BATH HEAT/VENTILATION CONDITION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Master bedroom.
BATH SINK CONDITION: Sink appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
TOILET CONDITION: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES CONDITION: Fixtures appear serviceable, Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER PLUMBING FIXTURES CONCERNS: Leaking is noted below the bathtub. Recommend sealing.
TUB/SHOWER AND WALLS CONDITION: Enclosure appears serviceable.
BATH WHIRLPOOL TUB CONDITION: Appears serviceable.
BATH HEAT/VENTILATION CONDITION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Upstairs.
BATH SINK CONDITION: Sink appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
TOILET CONDITION: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES CONDITION: Fixtures appear serviceable, Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS CONDITION: Tub and shower areas appear serviceable, Shower walls appear serviceable.
BATH HEAT/VENTILATION CONDITION: Appears serviceable.