

This report is prepared exclusively for **Richard Moody**  
Inspected On: **05-06-2025**

## Company Information

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Published Report



Older raised home that is well maintained on the inside but very poorly kept on the exterior. Lot of items will need attention for general repairs and safety.



### Inspected By:



Jason Koonce, Louisiana State License  
#LHI #11404

# The Scope and Purpose of a Home Inspection

## Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection, and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend you attend the inspection.

## A home inspection is not an insurance policy.

This report does not substitute for or serve as a warranty or guarantee. Home warranties can be purchased separately from insuring firms that provide this service.

## A home inspection is visual and not destructive.

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging, or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden, or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking, they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing, which will limit the scope of the inspection.

## This is not an inspection for code compliance.

This inspection and report are not intended for city / local code compliance. During the construction, process structures are inspected for code compliance by municipal inspectors. Framing is open at this time, and conditions can be fully viewed. Framing is not open during inspections of finished homes, limiting the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all disciplines. Municipalities can adopt and phase in sections of the codes on their timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

## This is just our opinion.

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

## The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical, and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

## Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate for the house you are proposing to buy. To this end, we assist with the discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect in a building. Such inspections are available, but they are generally cost-prohibitive to most homebuyers.

## Your participation is requested.

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

# How to Read This Report

## Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get the critical information for important decision-making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos, and hot links to additional information.

The best way to get the layers of information presented in this report is to read your report online, which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with additional information.

This report can also be printed to a PDF file and printed on paper as desired.


## Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left-side margin.


Most sections will contain some descriptive information in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there might be no narrative observation comments in that section, and it may simply say "tested" or "inspected."


## Observation Labels


All narrative observations are colored, numbered, and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:


 **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.


 : *General Information and photos/videos*


 **Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

 **Limitations:** Conditions present at the time of inspection which limited the scope of this visual inspection

 **Monitor:** Items that should be watched to see if correction may be needed in the future.

 **Recommended Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

 **Due Diligence:** Observation, such as a buried oil tank, that may require further investigation to determine the severity and / or urgency of repair and is out the Home Inspection Scope of Services.

 **Inspection Notes:** A side information and /or comments elaborating on descriptions of systems in the home that the inspector might find useful to purchase decisions or home ownership. .

## Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during the inspection. This helpful overview is not a substitute for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report, as the Summary Page does not include photographs or photo captions.

# Summary Report

## Major Concerns

**⚠ G-5 Grounds:** The porch is in poor condition. The following safety concerns were noted:

- Nailed, no lag bolts used
- Rotting/Splitting wood
- Wood to concrete/ground contact
- Wood to siding contact noted
- Separation from home
- Loose railing

Recommend a qualified contractor repair or replace as necessary.

**⚠ G-7 Grounds:** The patio is in poor condition. Repair or update the patio in the near term.

- Extensive cracking noted
- Uneven surfaces noted
- Deteriorated material noted
- Not properly attached to home (nails/screws instead of lag bolts)

**⚠ G-9 Grounds:** Back patio structural support is minimal and failing. The one center joist is separated from the remainder of the framing, which is part of the loose board from the top of the deck. Additionally, the deck was attached via nails, not lag bolts. No clips/ties noted. A common, but not recommended practice.

Recommend replacing the deck by a qualified contractor for safety.

**⚠ E-1 Exterior:** Visible cracks were noted in the foundation as viewed from the exterior and interior. Recommend a structural engineer further evaluate and repair or replace as necessary.

**⚠ E-2 Exterior:** Creosote-treated foundation beams pose potential health and environmental concerns due to the toxic nature of creosote. While creosote has been used to preserve wood for its durability, it's now recognized as a potential carcinogen and is restricted for use. Additionally, the beams are showing signs of their long term use as a foundation and beginning to show cracks along the length of the beams, particularly in/near bolt locations.

Recommend further evaluation by a structural engineer and repair or replace as necessary.

**⚠ E-3 Exterior:** Extensive repairs are needed to the wood siding system on this building. Hire a qualified contractor to further evaluate and repair the siding system as needed to ensure reliable performance. Examples of specific observations noted during inspection include:

- Localized wood decay was noted in the siding
- Localized wood decay was noted in the trim
- 🛠 - Please note that the siding may require a complete replacement
- 🛠 - Please note that conditions noted today could risk concealed damage

**⚠ G1-1 Garage:** Wood to concrete/ground contact. This is conducive to both wood rot and wood destroying insects. Recommend a qualified contractor repair or replace as necessary.

**⚠ LR-2 Laundry Room:** Repairs are needed to the electric receptacles. 3 prong receptacle noted for the dryer. For safety purposes recommend a 4 prong receptacle. A four-prong receptacles considered modern standards for grounding and fire hazard safety. Recommend replace on a qualified contractor as soon as practical.

**⚠ ESE-1 Electric Service Equipment:** The electric panel was located in The same closet as the water heater not providing adequate clearance. Recommend further evaluation by qualify the electrician and repair, replace or relocate as necessary.

**⚠ CS-2 Crawl Space:** See foundation section for beam information.

## Repairs

**🛠 G-4 Grounds:** Conditions conducive to wood destroying organisms were noted around the site. The organic way to reduce risks from wood destroying organisms is to eliminate conducive conditions around the property.

- Remove old rotted wood retaining wall material
- Eliminate siding to soils contact
- Eliminate wood to soils contact

**🛠 G-6 Grounds:** The porch has been installed in contact with the building's siding. This can lead to wood decay and moisture control problems. Repair as needed to eliminate contact and repair any water damage if necessary.
















### General Contractor


**🛠 G-8 Grounds:** The patio has been installed in contact with the siding. This can lead to wood decay and moisture control problems. Repair as needed to eliminate contact and repair any water damage if necessary.

**🛠 E-6 Exterior:** Damaged and missing window screens were noted. Replace screens as needed.


**🛠 A-3 Attic:** Repairs are needed to the roof structure. Observations noted during inspection include:

Collar tie is rotted/broken where it meets rafter. This poses a structural integrity concern over time especially recommend repair or replace as necessary.

-  **A-6 Attic:** Kitchen/bath fan exhaust vents in the attic are not correctly vented to the exterior. Repair is needed for moisture control.
-  **A-7 Attic:** The HVAC ductwork in the attic is laying on the floor. It is recommended to be hung for moisture control and efficiency.
-  **CR-1 Common Rooms:** Repairs are needed to the window(s).
- Broken/missing hardware
-  **CR-8 Common Rooms:** Repairs are needed to the door(s).
- Broken/missing hardware was noted
-  **CR-9 Common Rooms:** Repairs are needed to the floor transition to the sliding glass doors this part is linoleum that has appeared to be burnt and crumbling in spots.
-  **B1-3 Bedroom:** Repairs are needed to the window(s). Corroded door latch prevented one window from being opened
- Cracked glass
-  **B1-5 Bedroom:** No carbon monoxide alarm was found outside of the sleeping bedroom. A CO alarm is recommended outside all sleeping areas for safety.
-  **B1-6 Bedroom:** Repairs are needed to the electric receptacles.
- Loose receptacle(s)
-  **B2-2 Bedroom 2:** Repairs are needed to the floors. Loose carpet makes for a trip pattern recommend repair places necessary
-  **B2-3 Bedroom 2:** Repairs are needed to the window(s).
- Cracked glass
-  **B2-6 Bedroom 2:** No carbon monoxide alarm was found outside of the sleeping bedroom. A CO alarm is recommended outside all sleeping areas for safety.
-  **B3-1 Bedroom 3:** Repairs are needed to walls and/or ceilings.
- Damaged areas
-  **B3-2 Bedroom 3:** Repairs are needed to the floors. Loose carpet in hallway up to and including the bedroom floor
-  **B3-3 Bedroom 3:** Closet light receptacle is missing and temporary is also non-operational recommend repair replace it as necessary by qualified contractor
-  **ESE-3 Electric Service Equipment:** There is no main breaker on this panel. Recommend a qualified electrician further evaluate and repair or replace as necessary.

 **P-2 Plumbing:** The water heater is located where a leak could damage interior finishes. Installation of a drain pan with a drain pipe to an exterior or unfinished location is recommended for improved moisture control.



- One option if a pan is not feasible is a moisture alarm system.

 **RCH-2 Roof and Chimney - Home:** The eaves had unusual lift for this style of roof system (Fortified roof, certificated 1/7/2025).


Recommend seller follow-up with roofing contractor for remediation of concerns to ensure the Fortified certificate remains valid with IBHS.


Examples of observations noted during inspection:


## Items for Monitoring


 **K-6 Kitchen:** Sink Cabinet: 

## Recommended Maintenance

 **G-2 Grounds:** Prune tree limbs and vegetation away from the building. This will help to protect the building from wood destroying organisms and other pests and rodents.


 **E-4 Exterior:** The fascia needs to be re-painted/refinished in the near term.


 **E-5 Exterior:** Recommend refinishing rafter tails for weatherization and rot prevention.


 **CR-5 Common Rooms:** One light bulb not working at time of inspection. Recommend replacing bulb and verifying operation prior to end of inspection period.


 **CR-7 Common Rooms:** Repairs are needed to the electric receptacles.


- Loose receptacle(s)


 **B-2 Bathroom:** High humidity area has the wallpaper beginning to peel at the seams. Recommend repair or replace as necessary by qualified professional.

 **B-5 Bathroom:** Caulking is needed around the toilet to secure the toilet and for moisture control.

 **B-10 Bathroom:** Overhead light does not appear to be operative light bulb could be burnt out recommend replacing light bulb and verifying function prior to end of inspection.

 **B21-2 Bathroom 2:** The sink faucet is leaking and requires repair.

 **B21-4 Bathroom 2:** Caulking is needed around the toilet to secure the toilet and for moisture control.

 **B1-2 Bedroom:** Carpet has minor staining and is starting to loosen in some areas.

## Due Diligence Items

🔍 **G-3 Grounds:** Large trees were noted near the building and on this site. To reduce risks from tree and limb-falls an arborist is recommended to evaluate the trees and prune or remove as needed.

🔍 **CR-2 Common Rooms: Water stains were noted on wall/ceiling material. These tested dry at the time of inspection.** This indicates a prior moisture control problem which is difficult to verify or fully understand in the context of a one-time inspection. These can be from seasonal leaks or leaks that occur as a result of occupant behavior in the building. Inquire with the seller for additional information and repair stains/damage as needed. Monitor as additional repairs could be needed to address the underlying moisture control problem that may not be disclosed or evident at the time of the home inspection.

🔍 **B-4 Bathroom:** Previous water damage noted in sync cabinet. Currently testing dry with a moisture meter.  
Recommend inquiring of seller or previous leaks and repairs that were conducted.

# Property Inspection

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General Comments.....	p. 15
General Comments .....	p. 15
Inspection Methods .....	p. 15
Grounds.....	p. 15
Site Conditions .....	p. 15
Grounds Trees and Vegetation .....	p. 16
Driveway .....	p. 18
Porch.....	p. 18
Patio .....	p. 20
Exterior .....	p. 23
Foundation (Visible portion of foundation wall on exterior).....	p. 23
Siding.....	p. 24
Fascia .....	p. 25
Soffits .....	p. 25
Hose Bibbs.....	p. 25
Exterior Doors.....	p. 26
Windows (As viewed from the exterior).....	p. 26
Service Entry/Exterior Electrical.....	p. 26
Grounding .....	p. 26
Water Service .....	p. 26
Garage.....	p. 27
Garage Type.....	p. 27
Garage Walls and Ceilings .....	p. 27
Garage Floor .....	p. 27
Stairs - Garage .....	p. 28
Attic .....	p. 28
Attic General .....	p. 28
Roof Structure .....	p. 28
Attic Insulation .....	p. 30
Attic Ventilation and Ductwork.....	p. 30
Attic Chimneys and Plumbing.....	p. 31
Attic Electrical .....	p. 31

<b>Kitchen</b> .....	<b>p. 32</b>
Kitchen Photos .....	p. 32
Kitchen Sink .....	p. 32
Kitchen Countertops/ Cabinets .....	p. 35
Kitchen Finishes and Pantries .....	p. 35
Kitchen Appliances .....	p. 35
Kitchen Ventilation .....	p. 36
Ranges, Ovens and Cooktops .....	p. 36
Refrigerators and Ice Makers .....	p. 37
Diswasher .....	p. 38
Microwave and Other Appliances.....	p. 39
Sink Disposer .....	p. 39
<b>Common Rooms</b> .....	<b>p. 39</b>
Living Room.....	p. 39
Living Room Electrical .....	p. 40
Breakfast Area .....	p. 41
Breakfast Area Electrical .....	p. 43
Dining Room.....	p. 43
Dining Room Electrical .....	p. 45
<b>Bathroom</b> .....	<b>p. 46</b>
Bathroom General .....	p. 46
Bathrooms Finishes and Closets .....	p. 46
Bathroom Sinks and Cabinets.....	p. 47
Toilets and Bidets.....	p. 48
Tubs and Showers .....	p. 49
Bathroom Ventilation .....	p. 50
Bathroom Electrical.....	p. 50
<b>Bathroom 2</b> .....	<b>p. 51</b>
Bathroom General .....	p. 51
Bathrooms Finishes and Closets .....	p. 51
Bathroom Sinks and Cabinets.....	p. 51
Toilets and Bidets.....	p. 52
Tubs and Showers .....	p. 53
Bathroom Ventilation .....	p. 54
Bathroom Electrical.....	p. 55

<b>Bedroom</b> .....	<b>p. 55</b>
Bedroom Photos.....	p. 55
Bedroom Walls, Ceilings, Closets and Floors .....	p. 56
Bedroom Windows.....	p. 57
Bedroom Doors.....	p. 57
Bedroom Heating and Cooling .....	p. 58
Bedroom Electrical .....	p. 58
<b>Bedroom 2</b> .....	<b>p. 59</b>
Bedroom Photos.....	p. 59
Bedroom Walls, Ceilings, Closets and Floors .....	p. 60
Bedroom Windows.....	p. 60
Bedroom Doors.....	p. 61
Bedroom Heating and Cooling .....	p. 62
Bedroom Electrical .....	p. 62
<b>Bedroom 3</b> .....	<b>p. 63</b>
Bedroom Walls, Ceilings, Closets and Floors .....	p. 63
Bedroom Windows.....	p. 65
Bedroom Doors.....	p. 65
Bedroom Heating and Cooling .....	p. 66
Bedroom Electrical .....	p. 66
<b>Laundry Room</b> .....	<b>p. 67</b>
Laundry Walls, Ceilings, Closets and Floors .....	p. 67
Laundry Room Electrical .....	p. 67
Clothes Dryer .....	p. 69
Clothes Washer .....	p. 69
<b>Other Interior, Stairs and Safety</b> .....	<b>p. 69</b>
Stairs.....	p. 69
Stairs - Garage .....	p. 28
<b>Electric Service Equipment</b> .....	<b>p. 70</b>
Main Panel .....	p. 70
<b>Plumbing</b> .....	<b>p. 72</b>
Waste Piping.....	p. 72
Water Heater .....	p. 72

Heating and Cooling Systems .....	p. 74
Heat Pump / Air Conditioning.....	p. 74
Air Handler .....	p. 74
Air Filter .....	p. 75
Heating and Cooling Distribution.....	p. 76
Roof and Chimney - Home .....	p. 77
Roof Access.....	p. 77
Style of Roof.....	p. 77
Roof Covering Material and Condition .....	p. 78
Plumbing Vents .....	p. 78
Ventilation System.....	p. 78
Gutters.....	p. 78
Crawl Space .....	p. 79
Crawl Space.....	p. 79
Access.....	p. 80
Floor .....	p. 80
Beams .....	p. 80
Joists .....	p. 81
Vapor Barrier (Installed on ground).....	p. 81
Insulation .....	p. 81

# General Comments

## General Comments

**State of Occupancy:**  Occupied

**In Attendance:**  Client  Client's Agent

**Weather Conditions:**  Overcast  Humid  Windy

**Recent Rain/Snow (last 24 hours):**  No

**Temperature (Degrees Fahrenheit):**  79

**Building Type:** Single Family

**Year Built:**  1963

**Building Style:** Other-Raised

**Utilities - Turned On and Usable:**  Electric Services  Gas - Tank  Water - Well

## Inspection Methods

**Unless otherwise noted in an individual section, the methods used throughout the inspection are:** Visual, Infrared, Drone (Roof and upper level, non-walkable areas), Crawlspace Access, Attic Access

# Grounds

## Site Conditions

**Site Grade:**  No observed concerns

**Site Characteristics:**  Flat

**Site Photos:**  📷

*Photos show the site conditions at the time of inspection.*






## Grounds Trees and Vegetation

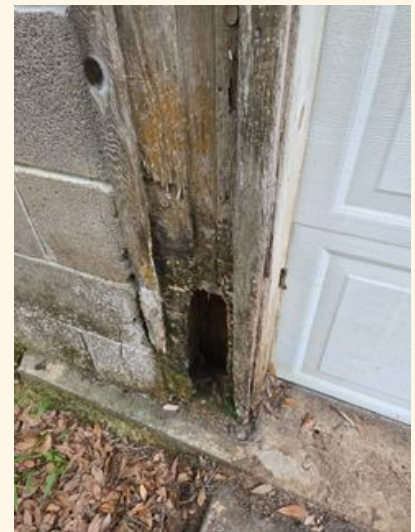
**Prune Trees and Vegetation:**  Yes

**Arborist Recommended:**  Yes

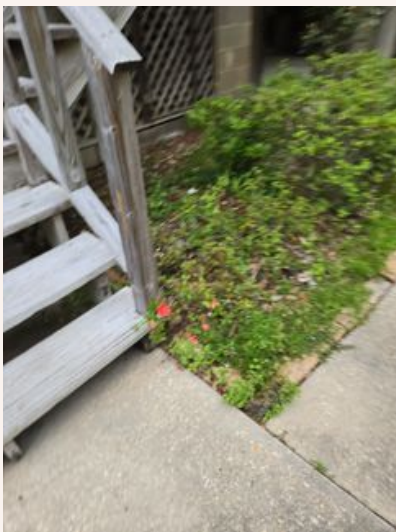
**Conditions Conducive to Wood Destroying Organisms:**  Present

 **(G-4) Repair:** Conditions conducive to wood destroying organisms were noted around the site. The organic way to reduce risks from wood destroying organisms is to eliminate conducive conditions around the property.

- Remove old rotted wood retaining wall material
- Eliminate siding to soils contact
- Eliminate wood to soils contact



**(G-2) Recommended Maintenance:** Prune tree limbs and vegetation away from the building. This will help to protect the building from wood destroying organisms and other pests and rodents.



🔍 **(G-3) Due Diligence:** Large trees were noted near the building and on this site. To reduce risks from tree and limb-falls an arborist is recommended to evaluate the trees and prune or remove as needed.



## Driveway

**Driveway Condition:**  Satisfactory

**Material:**  Gravel/Dirt

## Porch

**Porch Condition:**  Poor

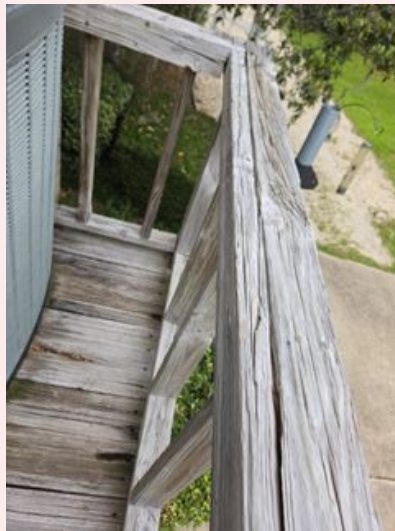
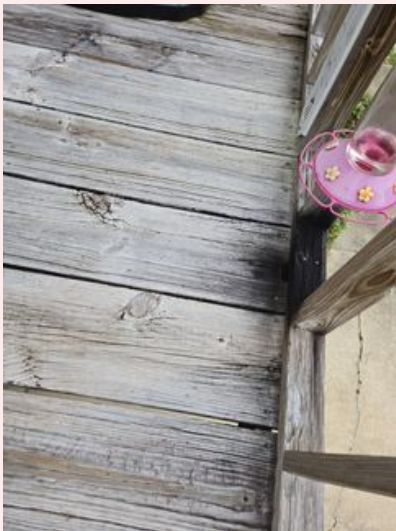
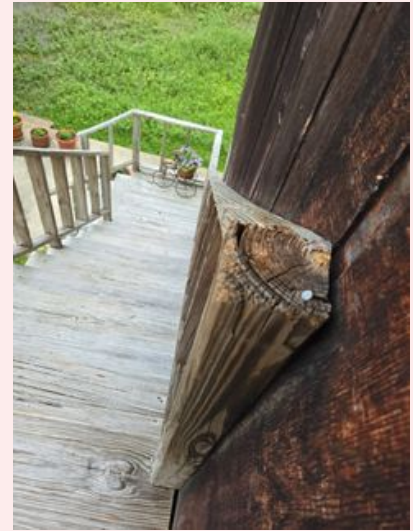
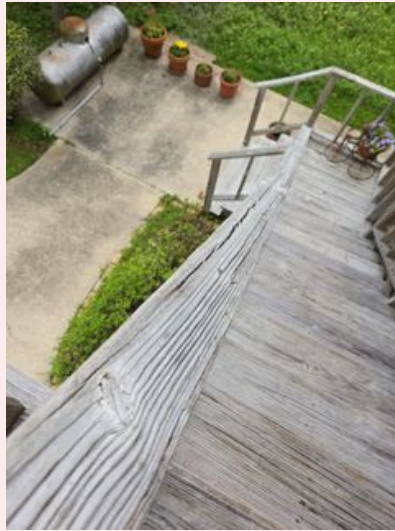
**Support Materials:**  Wood

**Floor Materials:**  Wood

**⚠️ (G-5) Major Concern:** The porch is in poor condition. The following safety concerns were noted:

- Nailed, no lag bolts used
- Rotting/Splitting wood
- Wood to concrete/ground contact
- Wood to siding contact noted
- Separation from home
- Loose railing

Recommend a qualified contractor repair or replace as necessary.





*(This video is only viewable online.)  
Railing is very loose and poses a safety risk.*

**🔧 (G-6) Repair:**

The porch has been installed in contact with the building's siding. This can lead to wood decay and moisture control problems. Repair as needed to eliminate contact and repair any water damage if necessary.

**General Contractor**



## Patio

**Patio Condition:**  Poor

**Material:**  Wood

**⚠️ (G-7) Major Concern:** The patio is in poor condition. Repair or update the patio in the near term.

- Extensive cracking noted
- Uneven surfaces noted
- Deteriorated material noted
- Not properly attached to home (nails/screws instead of lag bolts)



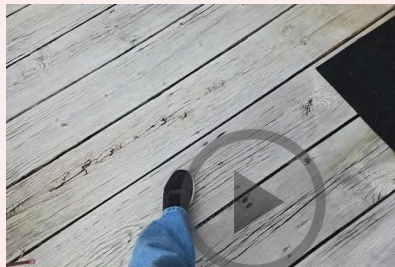
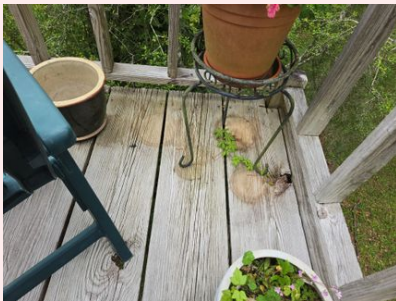
*Weather worn and warped materials which are starting to pull the nails loose and extending The cracking around the nails making them less effective*



*Uneven cupping and where on the various boards*



*Excessively weather worn and cracks beginning to show in the middle of the boards*



*(This video is only viewable online.)*

*Some boards are loose particularly in the middle where they have already pulled the nails free from the joist underneath*



*Additional decay noted under the flower pots and hummingbird Peter were additional moisture is added to the horizontal surfaces*



*Excessive where and we getting a board due to missing material*



*Wood rot and excessive material loss at end of board near joist*

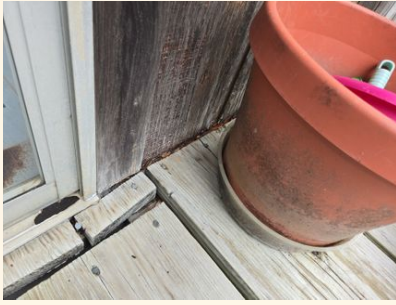


**⚠ (G-9) Major Concern:** Back patio structural support is minimal and failing. The one center joist is separated from the remainder of the framing, which is part of the loose board from the top of the deck. Additionally, the deck was attached via nails, not lag bolts. No clips/ties noted. A common, but not recommended practice.

Recommend replacing the deck by a qualified contractor for safety.



🔧 **(G-8) Repair:** The patio has been installed in contact with the siding. This can lead to wood decay and moisture control problems. Repair as needed to eliminate contact and repair any water damage if necessary.



## Exterior

Foundation (Visible portion of foundation wall on exterior)

**Foundation:**  Concrete block

**Condition:**  Cracks

⚠️ **(E-1) Major Concern:** Visible cracks were noted in the foundation as viewed from the exterior and interior. Recommend a structural engineer further evaluate and repair or replace as necessary.



**⚠ (E-2) Major Concern:** Creosote-treated foundation beams pose potential health and environmental concerns due to the toxic nature of creosote. While creosote has been used to preserve wood for its durability, it's now recognized as a potential carcinogen and is restricted for use. Additionally, the beams are showing signs of their long term use as a foundation and beginning to show cracks along the length of the beams, particularly in/near bolt locations. Recommend further evaluation by a structural engineer and repair or replace as necessary.



## Siding

**Material:**  Wood

**⚠ (E-3) Major Concern:** Extensive repairs are needed to the wood siding system on this building. Hire a qualified contractor to further evaluate and repair the siding system as needed to ensure reliable performance. Examples of specific observations noted during inspection include:

- Localized wood decay was noted in the siding
- Localized wood decay was noted in the trim
- 🛠 - Please note that the siding may require a complete replacement
- 🛠 - Please note that conditions noted today could risk concealed damage



## Fascia

Present

**Material:**  Wood

**Condition:**  Marginal

**Recommended Maintenance:**  Recommend painting/refinishing as needed

**🛠 (E-4) Recommended Maintenance:** The fascia needs to be re-painted/refinished in the near term.

## Soffits

Open rafters at eaves

**Material:**  Wood

**Condition:**  Marginal

**🛠 (E-5) Recommended Maintenance:** Recommend refinishing rafter tails for weatherization and rot prevention.

## Hose Bibbs

**Hose bibbs:**  Present  Not tested

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## Exterior Doors

**Main Entrance Door Condition:**  Satisfactory

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## Windows (As viewed from the exterior)

**Material:**  Metal

**Condition:**  Satisfactory

 **(E-6) Repair:** Damaged and missing window screens were noted. Replace screens as needed.

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## Service Entry/Exterior Electrical

**Location:**  Underground

**Meter and Service Entrance:**  Round

**Condition:**  Satisfactory

**Exterior Receptacles:**  None noted

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## Grounding

**Electrical Grounding:** Present - could not confirm

*During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.*

---

## Water Service

**Main Water Shut-off Location:**  Exterior

**Main Water Shut-off Condition:**  Satisfactory

**Water Entry Piping:**  Copper  Plastic

**Water Distribution Condition:**  Satisfactory

**Water Pipe Insulation:**  Satisfactory where visible

---



# Garage

## Garage Type

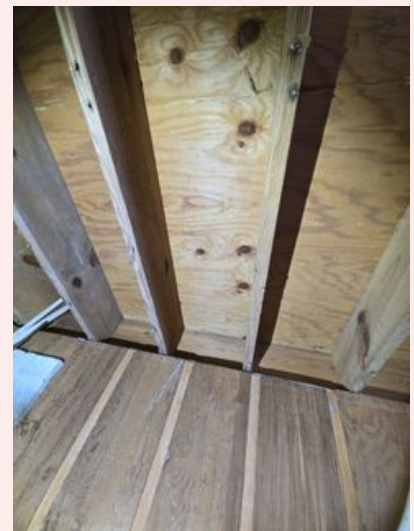
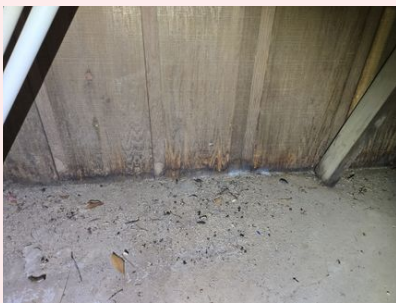
- Attached
- 3-Car

## Garage Walls and Ceilings

- Unfinished

**Walls and Ceilings:**  Poor  Microbial Growth Noted

**⚠️ (G1-1) Major Concern:** Wood to concrete/ground contact. This is conducive to both wood rot and wood destroying insects. Recommend a qualified contractor repair or replace as necessary.



## Garage Floor

**Material:**  Gravel

## Stairs - Garage

None

**Handrail:**  Satisfactory  Marginal  Poor  Safety hazard  Handrail loose  
 Handrail missing  Handrail incomplete

**Risers/ Treads:**  Satisfactory  Marginal  Poor  Risers/treads uneven  Loose  
 Damaged  Loose carpet

**Window(s):**  Satisfactory  Marginal  Poor  Safety Glass Needed by Stairs

## Attic

### Attic General

**Access:**  Pulldown

**Inspection Method:**  Walked

**Location:**  Bedroom 1

**Flooring:**  Partial

**Moisture Control Problems:**  None noted



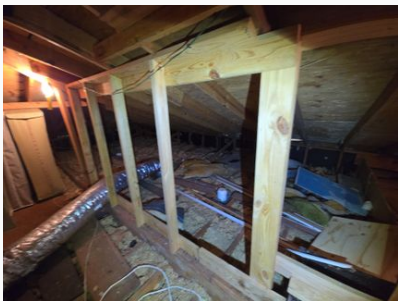
## Roof Structure

**Roof Structure:**  Rafters  Wood  Collar ties  Repairs needed



**Roof Sheathing:**  Plywood

**Ceiling Joists :**  Dimensional lumber



### 🔧 (A-3) Repair:

Repairs are needed to the roof structure. Observations noted during inspection include:  
Collar tie is rotted/broken where it meets rafter. This poses a structural integrity concern over time especially recommend repair or replace as necessary.



## Attic Insulation

**Insulation Material :**  Fiberglass batts  Fiberglass loose

*Insulation Material:* 📷



**Insulation Locations:**  Between ceiling joists

**Insulation Condition:**  Satisfactory

**Vapor Barriers:**  Not visible

## Attic Ventilation and Ductwork

**Roof Venting:**  Ventilation appears adequate

**Bath and Kitchen Fan Exhaust:**  Venting into the attic

**HVAC Ductwork:**  Satisfactory

✂️ **(A-6) Repair:** Kitchen/bath fan exhaust vents in the attic are not correctly vented to the exterior. Repair is needed for moisture control.



*Unknown vent purpose.  
The floor in this area appears to  
be old roof structure. This is  
likely an old vent that is no  
longer in use. Unable to  
determine at time of inspection.*

✂️ **(A-7) Repair:** The HVAC ductwork in the attic is laying on the floor. It is recommended to be hung for moisture control and efficiency.



## Attic Chimneys and Plumbing

**Plumbing Vents:**  Satisfactory

**Vents and Flue Pipes:**  Satisfactory

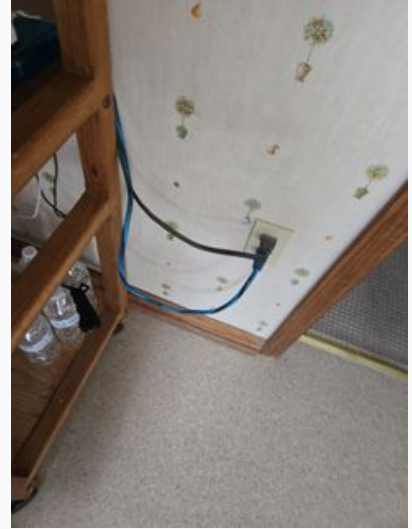
## Attic Electrical

**Attic Electrical:**  Appears satisfactory

# Kitchen

## Kitchen Photos

*Kitchen electrical at time of inspection.*



## Kitchen Sink

**Sink:**  Satisfactory

*Kitchen Sink:* 📷



*(This video is only viewable online.)*

**Faucet:**  No leaks found

**Functional Flow:**  Satisfactory

*Functional Flow:* 📹 📷



*(This video is only viewable online.)*

**Hot Water at Faucet:**  Yes

Faucet Hot Water: 📷



**Sink Cabinet :**  Satisfactory

**Waste Piping:**  No leaks Noted

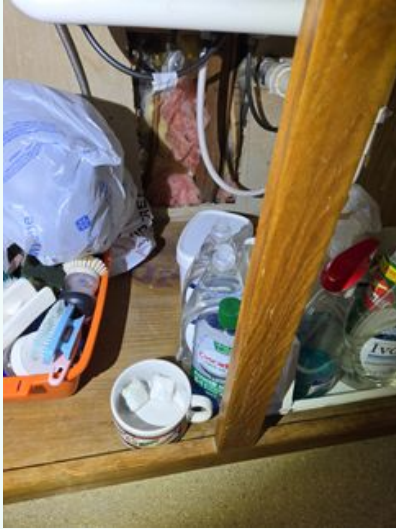
**Functional Drainage:**  Satisfactory

Functional Drainage: 📷/📹



(This video is only viewable  
online.)

📷 (K-6) Monitor: Sink Cabinet: 📷



*Previous moisture damage noted. This can lead to microbial growth underneath however does not appear to be an active leak. Recommend monitor and repair or replace as necessary by qualified contractor.*



## Kitchen Countertops/ Cabinets

**Countertops:**  Satisfactory  📷

**Cabinets:**  Satisfactory

## Kitchen Finishes and Pantries

**Kitchen Floors:**  Satisfactory

**Floor Materials:** Laminate

**Kitchen Walls and Ceilings :**  Satisfactory

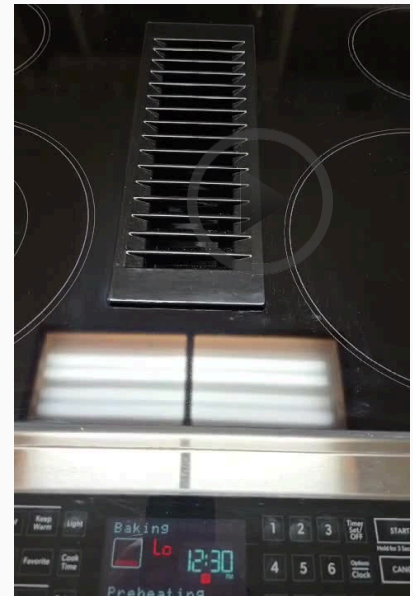
**Kitchen Closet :**  Satisfactory

## Kitchen Appliances

**Limitations:** An inspection of all built in appliances is performed at each inspection. These, and any other appliances, are inspected **as a courtesy** and only remark on their functionality at the time of inspection, not their effectiveness. Any functionality or operation after the completion of the inspection is not assessed or recommended upon for useable life expectancy. For a more detailed, technically exhaustive, appliance inspection, contact a qualified professional.

## Kitchen Ventilation

**Exhaust Fan:**  Operable



*(This video is only viewable online.)*

## Ranges, Ovens and Cooktops

**Range:**  Electric  Tested and operating 📹

*This shows the functions of the range operating at the time of inspection.*



## Refrigerators and Ice Makers

**Refrigerator:**  None noted  📷

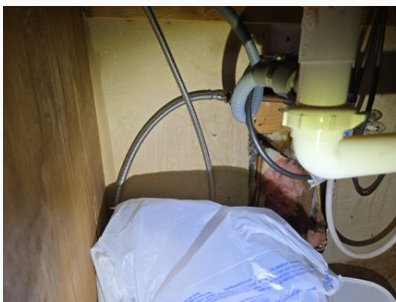
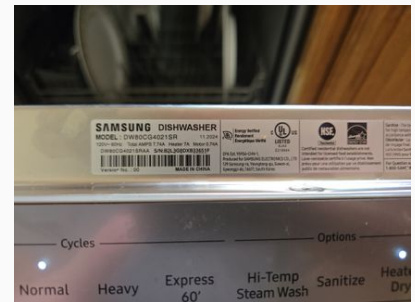
*This shows an infrared image of the refrigerator/freezer operating.*



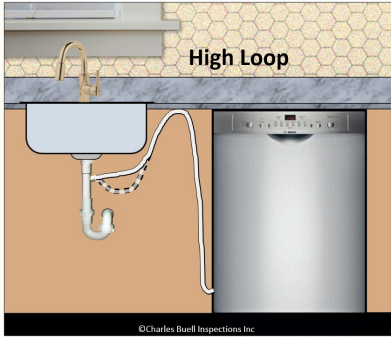
## Dishwasher

**Dishwasher:**  Operable

**Dishwasher Air Gap:**  Just a high loop



📌 **Inspection Notes:** No [air gap](#) noted for the dishwasher waste line but they did run a high loop. This is not done to WA state standards, but is generally satisfactory and many jurisdictions in the state allow for simply a "high loop" installation.



## Microwave and Other Appliances

**Microwave:**  Not tested

**Trash Compactor:**  None noted

## Sink Disposer

**Disposal:**  None noted

# Common Rooms

## Living Room

**Walls and Ceilings:**  Satisfactory

**Moisture Stains:**  Yes  Tested dry

**Floor:**  Satisfactory

**Floor Coverings:** Carpet

**Ceiling Fan:**  None

**Heat Source Present:**  Yes

**Cooling source present:**  Yes

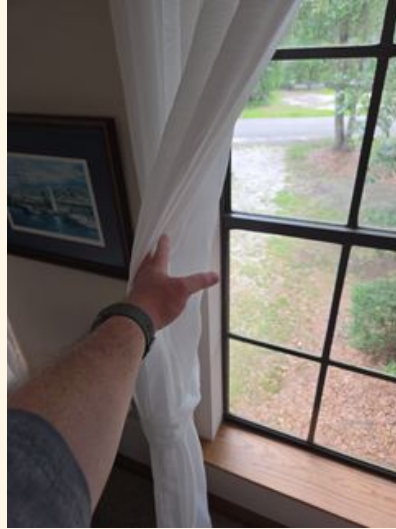
**Window Materials:**  Metal

**Window Style:**  Single hung

**Window Condition:**  Satisfactory  Repairs needed

✂️ **(CR-1) Repair:** Repairs are needed to the window(s).

- Broken/missing hardware



🔍 **(CR-2) Due Diligence:** Water stains were noted on wall/ceiling material. These tested dry at the time of inspection. This indicates a prior moisture control problem which is difficult to verify or fully understand in the context of a one-time inspection. These can be from seasonal leaks or leaks that occur as a result of occupant behavior in the building. Inquire with the seller for additional information and repair stains/damage as needed. Monitor as additional repairs could be needed to address the underlying moisture control problem that may not be disclosed or evident at the time of the home inspection.



## Living Room Electrical

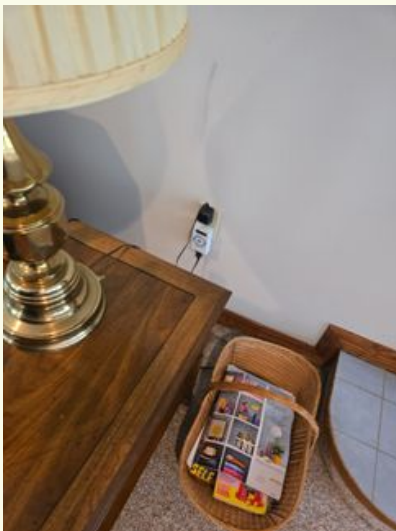
**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Not accessible (not tested)  Repairs needed

**Ceiling Fan:**  Satisfactory



**Limitations:** Occupants personal belongings blocking the pack to most outlets or they are filled up unable to test represent the majority.



## Breakfast Area

**Walls and Ceilings:**  Satisfactory

**Moisture Stains:**  No

**Closets:**  None

**Floor:**  Marginal

**Floor Coverings:** Carpet

**Ceiling Fan:**  None

**Electrical Receptacles (Outlets):**  Tested and operable

Heat Source Present:  Yes

Cooling source present:  Yes

Window Materials:  Metal

Window Style:  Single hung

Window Condition:  Satisfactory



**🔧 (CR-5) Recommended Maintenance:**

One light bulb not working at time of inspection. Recommend replacing bulb and verifying operation prior to end of inspection period.



**📍 Inspection Notes:** Minor stains and holes in carpet

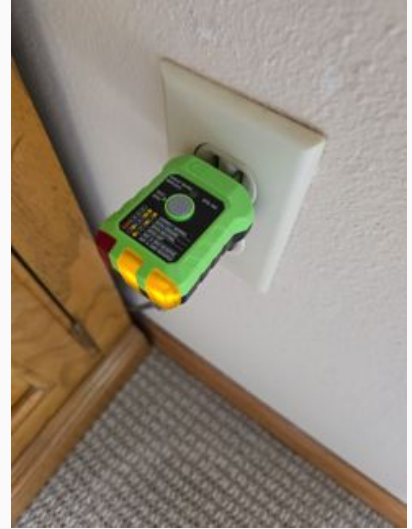


## Breakfast Area Electrical

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Not accessible (not tested)  Repairs needed

**Ceiling Fan:**  Satisfactory



**(CR-7) Recommended Maintenance:** Repairs are needed to the electric receptacles.

- Loose receptacle(s)



## Dining Room

**Walls and Ceilings :**  Satisfactory

**Moisture Stains:**  No

**Floor:**  Satisfactory  Repairs needed

**Floor Coverings:** Carpet

**Ceiling Fan:**  Satisfactory


**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Not accessible (not tested)

**Heat Source Present:**  Yes


**Cooling source present:**  Yes

**Doors:**  Repairs Needed

 **(CR-8) Repair:** Repairs are needed to the door(s).

- Broken/missing hardware was noted

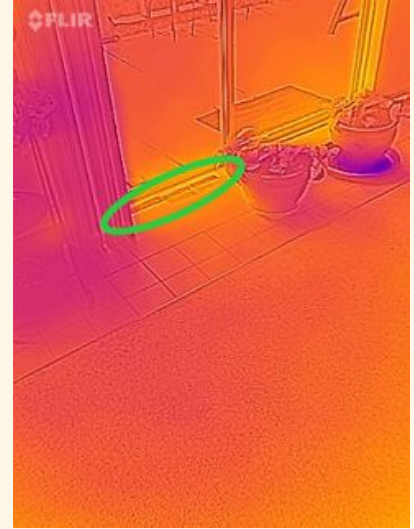


 **(CR-9) Repair:** Repairs are needed to the floor transition to the sliding glass doors this part is linoleum that has appeared to be burnt and crumbling in spots.





*Thermal imaging of sliding glass door transitions.*



*Thermal imaging of sliding glass door transitions.*

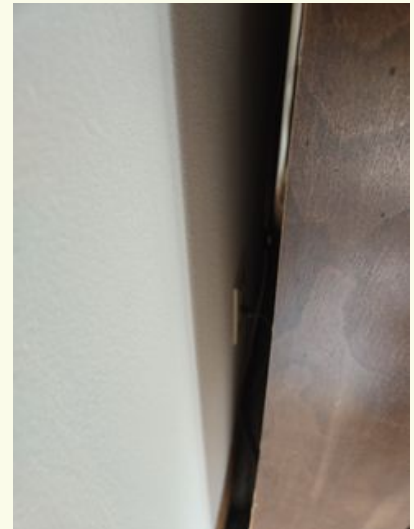
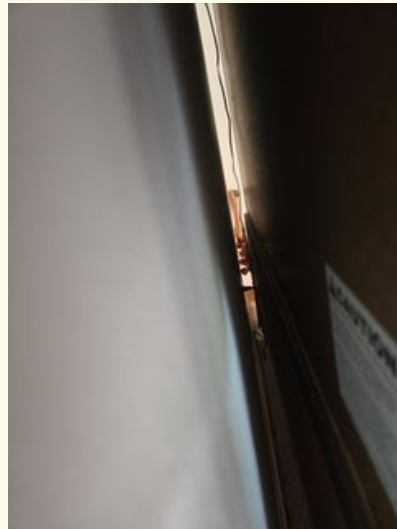
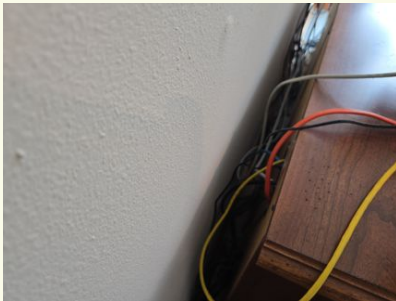
## Dining Room Electrical

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Not accessible (not tested)  Repairs needed

**Ceiling Fan:**  Satisfactory

**Limitations:** Person belongings make the receptacles unreachable not tested as a result



# Bathroom

## Bathroom General




## Bathrooms Finishes and Closets

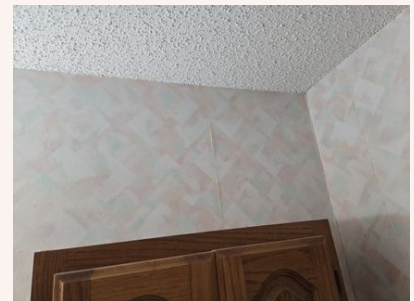
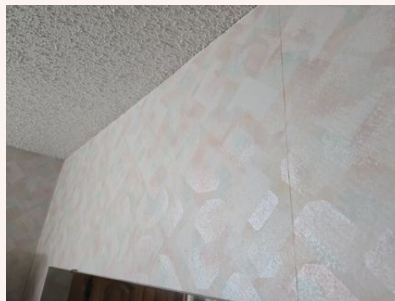
**Floors:**  Satisfactory

**Floor Covering:** Tile

**Walls and Ceilings:**  Satisfactory  Marginal

**Closet:**  Satisfactory

 **(B-2) Recommended Maintenance:** High humidity area has the wallpaper beginning to peel at the seams. Recommend repair or replace as necessary by qualified professional.





## Bathroom Sinks and Cabinets

**Sink:**  Satisfactory

**Faucet:**  No leaks found

**Functional Flow:**  Satisfactory

**Hot Water at Faucet:**  Yes

**Sink Cabinet :**  Satisfactory  Marginal

**Waste Piping:**  No leaks Noted

**Functional Drainage:**  Satisfactory



*(This video is only viewable online.)*



#### 🔍 (B-4) Due Diligence:

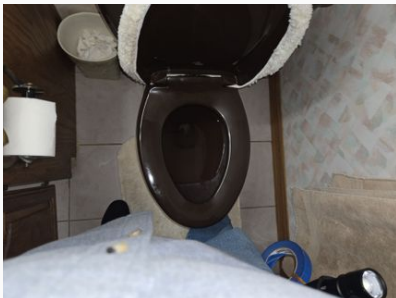
Previous water damage noted in sync cabinet. Currently testing dry with a moisture meter.  
Recommend inquiring of seller or previous leaks and repairs that were conducted.



## Toilets and Bidets

**Toilet:**  Satisfactory/tested

**Caulking Needed:**  Around the toilet



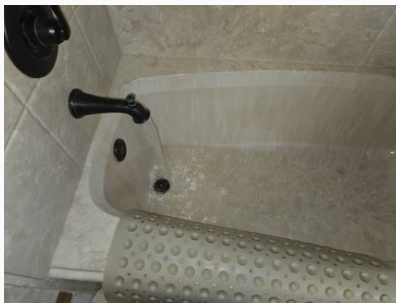
**🔧 (B-5) Recommended Maintenance:** Caulking is needed around the toilet to secure the toilet and for moisture control.



## Tubs and Showers

**Bathtub:**  Satisfactory/tested

*Tub/Shower Condition:* 📷 🗑️



**Tub and Shower Materials:**  Acrylic/fiberglass

**Water Flow:**  Satisfactory

**Hot Water at Faucets:**  Present



## Bathroom Ventilation

**Ventilation Type:**  Fan

*Bathroom Ventilation:* 📷/👤  
*Fan and heater both appear to be operating correctly.*



*(This video is only viewable online.)*

## Bathroom Electrical

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Not accessible (not tested)

**Ceiling Fan:**  None

**🔧 (B-10) Recommended Maintenance:** Overhead light does not appear to be operative light bulb could be burnt out recommend replacing light bulb and verifying function prior to end of inspection.



# Bathroom 2

## Bathroom General



## Bathrooms Finishes and Closets

**Floors:**  Satisfactory

**Floor Covering:** Laminate

**Walls and Ceilings:**  Satisfactory

**Closet:**  Satisfactory

## Bathroom Sinks and Cabinets

**Sink:**  Satisfactory

**Faucet:**  Leaks noted

**Functional Flow:**  Satisfactory

**Hot Water at Faucet:**  Yes

**Sink Cabinet :**  Satisfactory

**Waste Piping:**  No leaks Noted

**Functional Drainage:**  Satisfactory

*(This video is only viewable  
online.)*



*(This video is only viewable  
online.)*

**🔧 (B21-2) Recommended Maintenance:**

The sink faucet is leaking and requires repair.



*Minor leak noted. Recommend  
maintenance to stop leak.*

## Toilets and Bidets

**Toilet:**  Satisfactory/tested

**Caulking Needed:**  Around the toilet



**🔧 (B21-4) Recommended Maintenance:**

Caulking is needed around the toilet to secure the toilet and for moisture control.



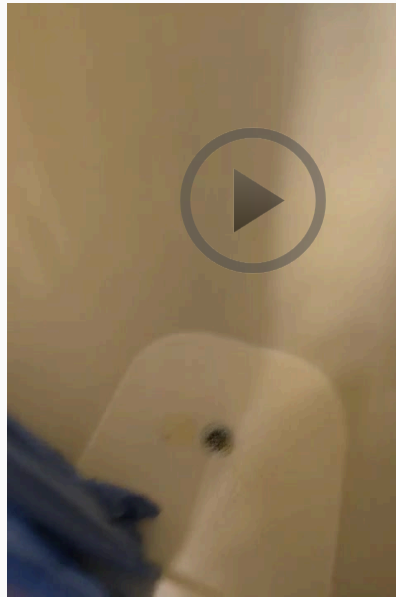
## Tubs and Showers

**Shower:**  Satisfactory

**Tub and Shower Materials:**  Acrylic/fiberglass

**Water Flow:**  Satisfactory

**Hot Water at Faucets:**  Present

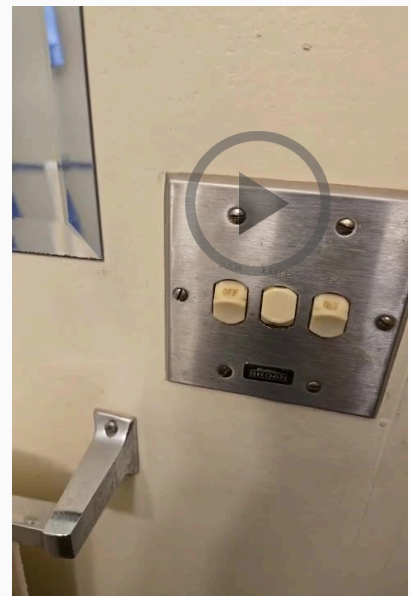


*(This video is only viewable online.)*

## Bathroom Ventilation

**Ventilation Type:**  Fan

*Bathroom Ventilation:* 📷 📹



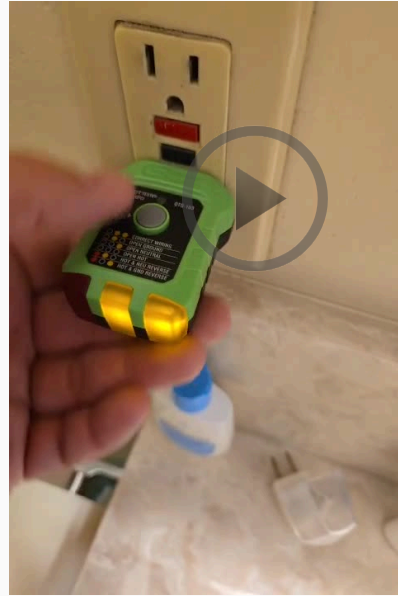
*(This video is only viewable online.)*

## Bathroom Electrical

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Tested and operable

**Ceiling Fan:**  None



*(This video is only viewable online.)*

## Bedroom

### Bedroom Photos



## Bedroom Walls, Ceilings, Closets and Floors

**Walls and Ceilings:**  Satisfactory

**Moisture Stains:**  No

**Closets:**  Satisfactory  Full of personal property: walls/ceiling/floor not visible

**Floor:**  Satisfactory  Marginal

**Floor Coverings:** Carpet

**Limitations:** The closet was full of personal belongings which limited the scope of this inspection. Walls, floors and ceilings were not very visible.



**(B1-2) Recommended Maintenance:** Carpet has minor staining and is starting to loosen in some areas.



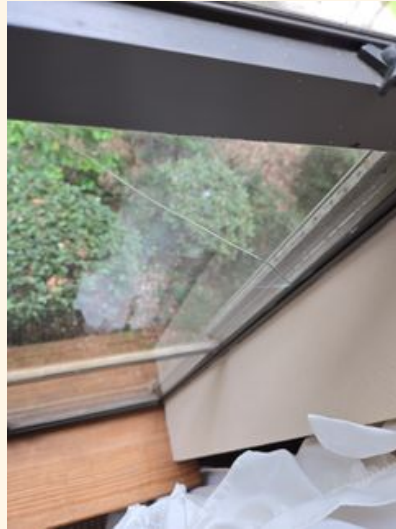
## Bedroom Windows

**Window Material:**  Metal

**Window Style:**  Single hung

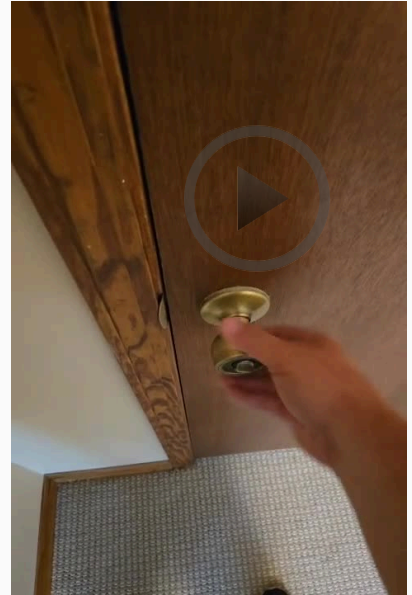
**Window Condition:**  Repairs needed

- 🔧 **(B1-3) Repair:** Repairs are needed to the window(s).  
Corroded door latch prevented one window from being opened
- Cracked glass



## Bedroom Doors

**Bedroom Doors:**  Satisfactory



*(This video is only viewable online.)*

## Bedroom Heating and Cooling

**Heat Source:**  Present

**Cooling Source:**  Present

## Bedroom Electrical


**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Not accessible (not tested)  Repairs needed

**Smoke Alarm:**  Present

**Carbon Monoxide Alarm Located Outside Sleeping Area:**  None found

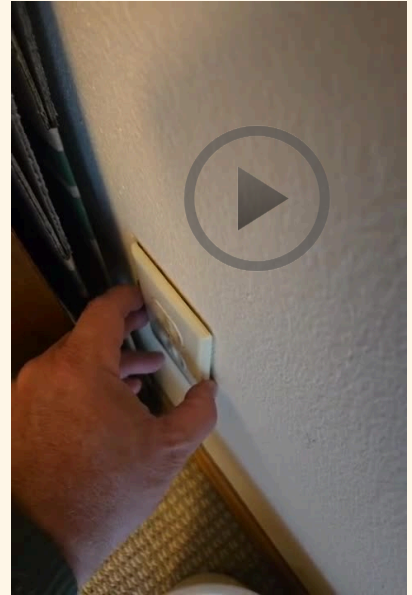
**Ceiling Fan:**  None

 **(B1-5) Repair:** No carbon monoxide alarm was found outside of the sleeping bedroom. A CO alarm is recommended outside all sleeping areas for safety.

**🔧 (B1-6) Repair:**

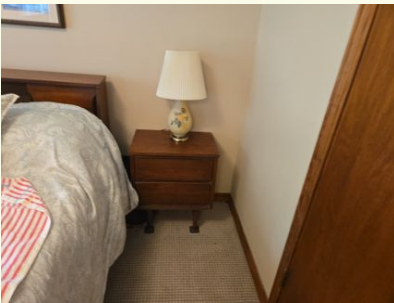
Repairs are needed to the electric receptacles.

- Loose receptacle(s)



*(This video is only viewable online.)*

**🚫 Limitations:** Person belongings make the receptacles unreachable not tested as a result. If accessible, outlet was tested.



# Bedroom 2

## Bedroom Photos



## Bedroom Walls, Ceilings, Closets and Floors

**Walls and Ceilings :**  Satisfactory

**Moisture Stains:**  No

**Closets:**  Full of personal property: walls/ceiling/floor not visible

**Floor:**  Repairs needed

**Floor Coverings:** Carpet

### (B2-2) Repair:

Repairs are needed to the floors.

Loose carpet makes for a trip pattern recommend repair places necessary



### Limitations:

The closet was full of personal belongings which limited the scope of this inspection. Walls, floors and ceilings were not very visible.




## Bedroom Windows

**Window Material:**  Metal

**Window Style:**  Single hung

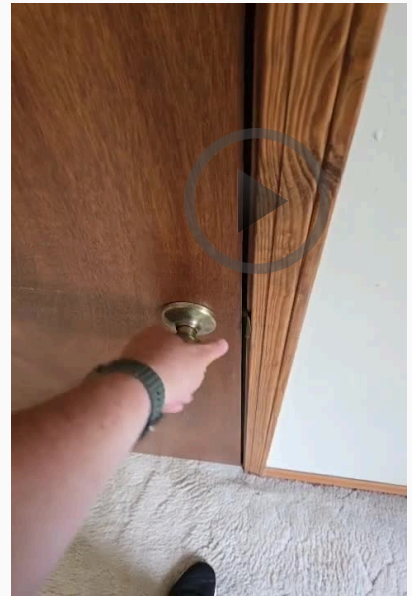
**Window Condition:**  Repairs needed

-  **(B2-3) Repair:** Repairs are needed to the window(s).
- Cracked glass



## Bedroom Doors

**Bedroom Doors:**  Satisfactory



*(This video is only viewable online.)*

## Bedroom Heating and Cooling

**Heat Source:**  Present

**Cooling Source:**  Present

## Bedroom Electrical

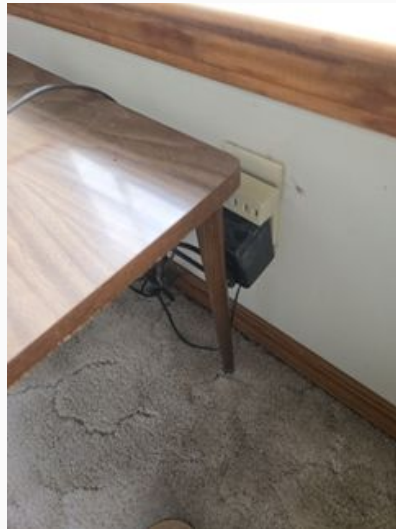
**Electrical Switches:**  Present


**Electrical Receptacles (Outlets):**  Tested and operable

**Smoke Alarm:**  Present

**Carbon Monoxide Alarm Located Outside Sleeping Area:**  None found

**Ceiling Fan:**  None



 **(B2-6) Repair:** No carbon monoxide alarm was found outside of the sleeping bedroom. A CO alarm is recommended outside all sleeping areas for safety.



*It's supposed to be a smoke alarm not a CO2 and is located between bedrooms two and three*

## Bedroom 3

### Bedroom Walls, Ceilings, Closets and Floors

**Walls and Ceilings:**  Drywall repairs needed

**Moisture Stains:**  No

**Closets:**  Full of personal property: walls/ceiling/floor not visible

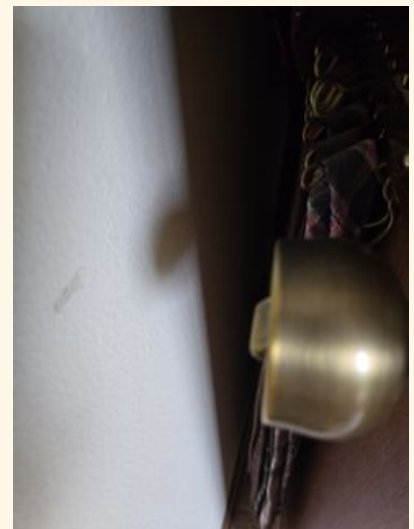
**Floor:**  Repairs needed

**Floor Coverings:** Carpet


#### (B3-1) Repair:

Repairs are needed to walls and/or ceilings.


- Damaged areas

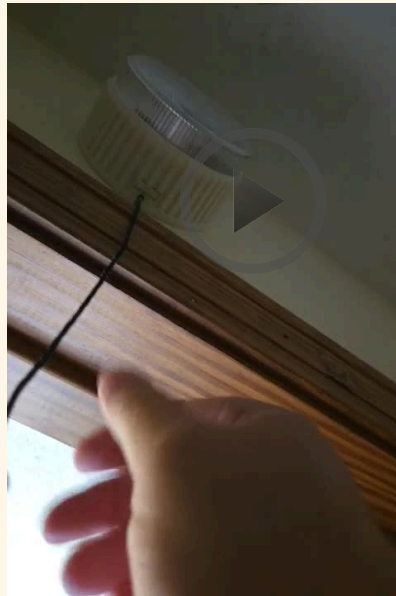


*Cool and drywall from door knob lock*


 **(B3-2) Repair:** Repairs are needed to the floors.  
Loose carpet in hallway up to and including the bedroom floor

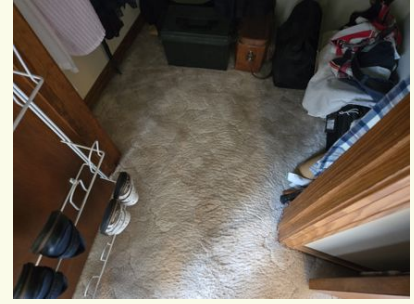


 **(B3-3) Repair:** Closet light receptacle is missing and temporary is also non-operational  
recommend repair replace it as necessary by qualified contractor



*(This video is only viewable  
online.)*

 **Limitations:** The closet was full of personal belongings which limited the scope of this inspection. Walls, floors and ceilings were not very visible.



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## Bedroom Windows

**Window Material:**  Metal

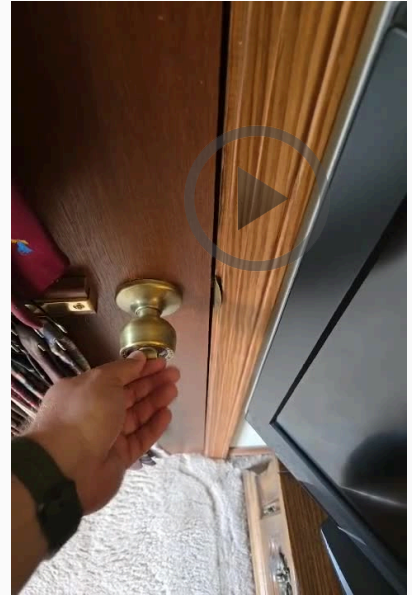
**Window Style:**  Single hung

**Window Condition:**  Satisfactory

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## Bedroom Doors

**Bedroom Doors:**  Satisfactory



*(This video is only viewable online.)*

## Bedroom Heating and Cooling

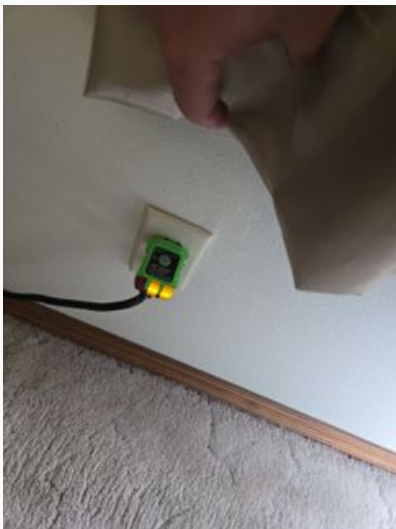
**Heat Source:**  Present

**Cooling Source:**  Present

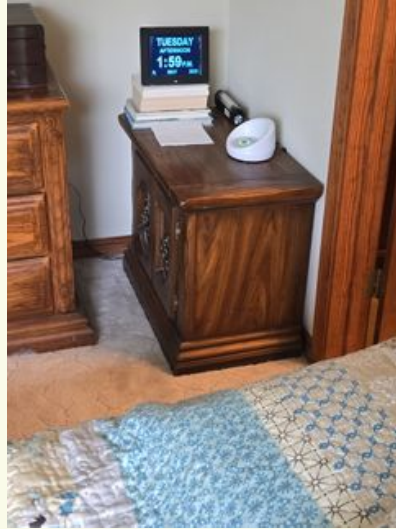
## Bedroom Electrical

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Tested and operable



**Limitations:** Not all electrical receptacles are available from personal belongings.



# Laundry Room

## Laundry Walls, Ceilings, Closets and Floors

**Walls and Ceilings:**  Satisfactory

**Moisture Stains:**  No

**Closets:**  None

**Floor:**  Satisfactory

**Floor Coverings:** Laminate

## Laundry Room Electrical

**Electrical Switches:**  Present

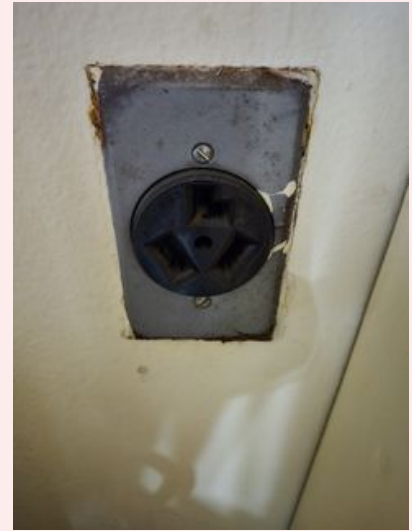
**Electrical Receptacles (Outlets):**  Repairs needed

**Ceiling Fan:**  None

**⚠️ (LR-2) Major Concern:**

Repairs are needed to the electric receptacles.

3 prong receptacle noted for the dryer. For safety purposes recommend a 4 prong receptacle. A four-prong receptacles considered modern standards for grounding and fire hazard safety. Recommend replace on a qualified contractor as soon as practical.



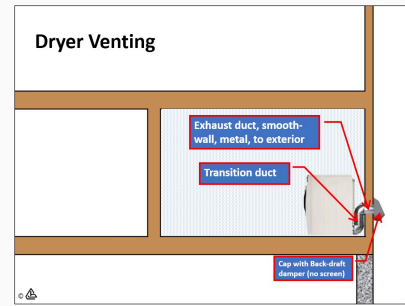
*Laundry closet light switch is opposite from laundry*



## Clothes Dryer

**Clothes Dryer:**  Present

*It is recommended to use rigid all-metal duct for the dryer exhaust. If rigid all-metal duct cannot be used, then flexible all-metal ducting should be used.*



**Clothes Dryer Condition:**  Satisfactory

**Dryer Exhaust Condition:**  Not visible

## Clothes Washer

**Clothes Washer:**  Present

**Clothes Washer Condition:**  Satisfactory

**Washer Hook-up Lines/ Valves:**  Satisfactory



## Other Interior, Stairs and Safety

### Stairs

None

**Handrail:**  Satisfactory  Marginal  Poor  Safety hazard  Handrail loose

Handrail missing  Handrail incomplete

**Risers/ Treads:**  Satisfactory  Marginal  Poor  Risers/treads uneven  Loose  
 Damaged  Loose carpet

**Window(s):**  Satisfactory  Marginal  Poor  Safety Glass Needed by Stairs

---

## Stairs - Garage

None

**Handrail:**  Satisfactory  Marginal  Poor  Safety hazard  Handrail loose  
 Handrail missing  Handrail incomplete

**Risers/ Treads:**  Satisfactory  Marginal  Poor  Risers/treads uneven  Loose  
 Damaged  Loose carpet

**Window(s):**  Satisfactory  Marginal  Poor  Safety Glass Needed by Stairs

---

# Electric Service Equipment

## Main Panel

**Location:** Closet

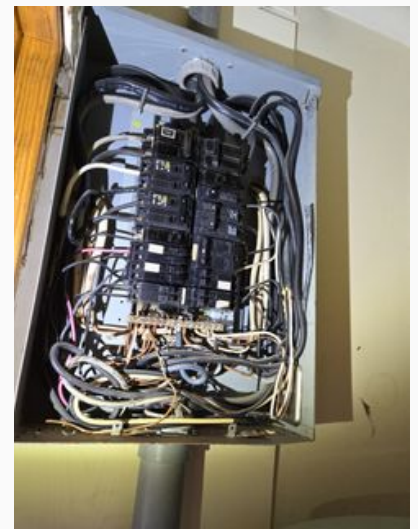
**Panel Manufacturer:** ITE Corporation

**Adequate Clearance to Panel:** No - Inadequate working clearance

**Amperage:** Unknown

**Panel Condition:** 📷

*This shows the electric service equipment for the building.*



**Service Conductor Condition:** Satisfactory

**Breakers are Labeled:**  Yes

**GFCI Breakers:**  None noted

**AFCI Breakers:**  None noted

**⚠ (ESE-1) Major Concern:** The electric panel was located in The same closet as the water heater not providing adequate clearance. Recommend further evaluation by qualify the electrician and repair, replace or relocate as necessary.



**🔧 (ESE-3) Repair:**

There is no main breaker on this panel. Recommend a qualified electrician further evaluate and repair or replace as necessary.



# Plumbing

## Waste Piping

**Sewer Type:**  On-site Septic System

**Additional Inspections Recommended:**  Septic System - Further Investigate

**Drain/Waste/Vent Pipe:**  PVC

**Condition:**  Satisfactory

**Support:**  Satisfactory

## Water Heater

**Manufacturer:**  A.O.Smith

**Data Plate:**  

*This shows the data plate for the water heater.*



**Approximate Age:** 2024

**Water Heater Type:**  Gas tank

**Fuel Type:**  Gas

**Capacity:**  60 Gallons

**Water Heater Condition:**  Satisfactory

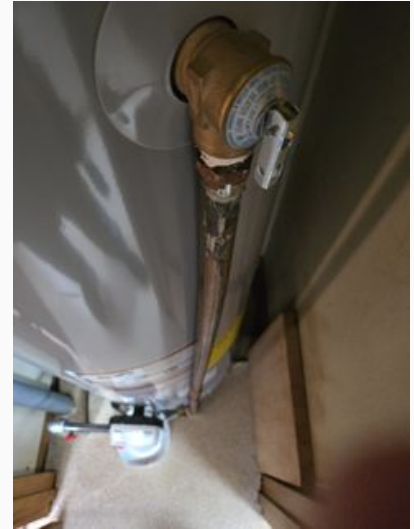
**Relief Valve:**  Present

**Drain Pan:**  None noted - recommended

**Vent Pipe:**  Direct vent

**Gas shut off valve:**  Present

**Combustion Air Venting Present:**  Present



**🔧 (P-2) Repair:**

The water heater is located where a leak could damage interior finishes. Installation of a drain pan with a drain pipe to an exterior or unfinished location is recommended for improved moisture control.

- One option if a pan is not feasible is a moisture alarm system.



# Heating and Cooling Systems

## Heat Pump / Air Conditioning

**Air Conditioning/Heat Pump:**  Air Conditioner

**Location:** Left Elevation

**Energy Source:**  Electric

**Unit Type:**  Ducted split system

**Outside Disconnect :**  Present

**Level:**  Yes

**Proper Clearance (air flow):**  Yes

**Insulation:**  Present

**Data Plate:**  

*This shows a photo of the Air Conditioner data plate.*



**Approximant Age:** 2006

**Listed Size:** 4.5 tons

**Condition:**  Satisfactory

## Air Handler

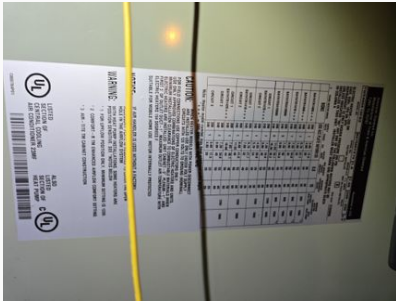
Present

**General:**  Central system

**Fuel Source:**  Electric

Evaporator Coil:  Not visible

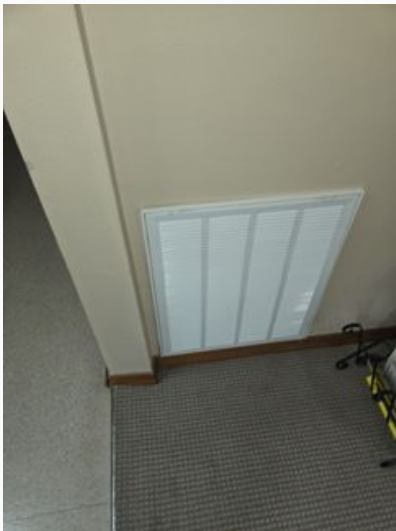
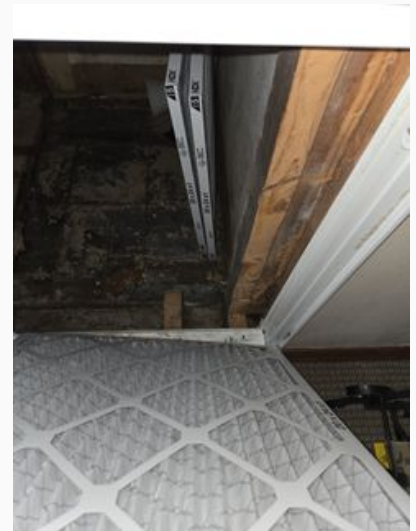
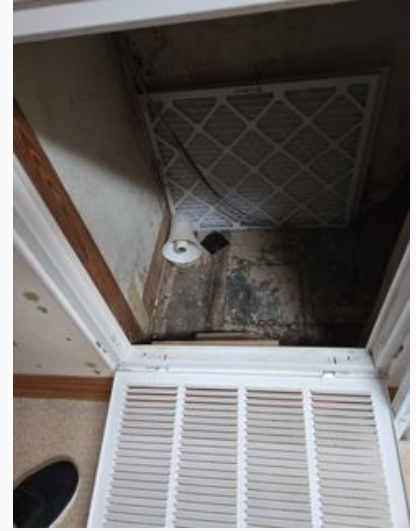
Condensation Line/Drain:  To exterior



## Air Filter

Filtration Type:  Disposable

Filter Condition:  Satisfactory



## Heating and Cooling Distribution

**Distribution Method:**  Ductwork

**Distribution System Condition:**  Tested and operating 📷

*Thermal images show the heating distribution system operating at the time of inspection.*



## Roof and Chimney - Home

### Roof Access

**Visibility:**  All

**Inspection Methods:**  Ground  Drone

*A drone was used to inspect the roof. This ensures the safety of the inspector and prevents the inspector from damaging the roof when walking on it.*



### Style of Roof

**Type:**  Hip

## Roof Covering Material and Condition


**Roof Covering Material:**  Composition shingles

**Roof Covering Condition:**  Satisfactory

**Issues:**  Repairs needed

**Layers:**  1

**Approximate Age of Roof Covering:**  New

 **(RCH-2) Repair:** The eaves had unusual lift for this style of roof system (Fortified roof, certificated 1/7/2025).

Recommend seller follow-up with roofing contractor for remediation of concerns to ensure the Fortified certificate remains valid with IBHS.

Examples of observations noted during inspection:



## Plumbing Vents

Present

**Condition:**  Satisfactory

## Ventilation System

**Type:**  Powered

## Gutters

Present

Material:  Metal

Condition:  Satisfactory

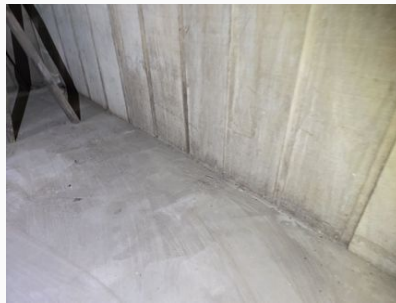
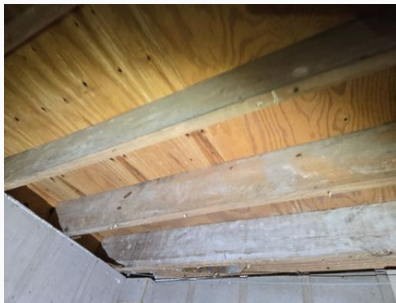
# Crawl Space

## Crawl Space

General Photos 📷

*This includes general representative photos of the crawl space.*





**Foundation Type:** Full crawl space  
**Conditioned (Heated/ Cooled):** No

## Access

**Location:** Exterior  
**Inspection Method:** Walked

## Floor

**Material:** Concrete  
**Condition:** Satisfactory, Typical cracks

## Beams

**Material:** Wood  
**Condition:** Poor

**⚠️ (CS-2) Major Concern:** See foundation section for beam information.

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## Joists

**Material:** Wood

**Condition:** Satisfactory

✦ **Inspection Notes:**

Right elevation appears to be an addition from the original home. Recommend 2X12's for floor joists to ensure they hold up over time.



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## Vapor Barrier (Installed on ground)

**Present:** Present

**Material:** Concrete

**Condition:** Satisfactory

---

## Insulation

None noted

# Invoice -- Property Inspection

**Report #** 250505A

**Inspection Date:** 2025-05-06

**Property inspected for:**

Richard Moody  
105 W Pearl Dr. Slidell, LA 70461

Home Inspection	\$500.00
Discounts	-\$100.00
	<b>\$400.00</b>
	<b>DUE</b>

**Thank you for your business!**



107 Technologies

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**Inspected by:**

Jason Koonce  
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