



Acutec Home Inspectors

Shawn Gregg

LHI# 10724

Home Inspection Report



505 Laurel Oak Drive
Mandeville, La 70471

Acutec Home Inspectors

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Richard Wagner
505 Laurel Oak Drive



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Definitions

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

| | |
|----------------------|---|
| Acceptable | Inspected. Appears functional with no visible signs of major defect noted. |
| Not Present | System or component not present or not found. |
| Not Inspected | System or component was unable to be inspected due to one or more reasons. |
| Marginal | Inspected. System or component did not appear to be fully functional or safe and may requires repair or servicing. Further evaluation by a qualified professional is recommended. |
| Defective | Inspected. System or component did not appear to be functional or safe and appears to need immediate repair or replacement. Further evaluation by a qualified professional is recommended. |

General Information

Property Information

Property Address: 505 Laurel Oak Drive
City: Mandeville **State:** La **Zip:** 70471

Client Information

Client Name: Richard Wagner

Referrer Name: Tressa Bell

Inspection Company

Inspector Name Shawn Gregg
Company Name Acutec Home Inspectors
La. State License Number: LHI# 10724

A handwritten signature in black ink, appearing to be "Shawn Gregg", is written over a horizontal line.

Date: 04/14/2025

Company Address: P.O. Box 93
Inspection Company City: Slidell **State:** LA **Zip:** 70459
Inspection Company Phone: 985-290-8993
Inspection Company E-Mail: Shawn@AcutecLLC.com **Web:** www.AcvutecLLC.com
Report Name Wagner041425
Payment Amount: 425



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General Information (Continued)

Payment Method: Paypal Invoice

Conditions

People Present: Buyers, Buyer's Agent **Property Vac/Occ:** Vacant

Estimated Age: Not Verified **Entrance Faces:** Northwest

Start Time: 08:51 AM **End Time:** 12:50

Electric On: Yes

Water On: Yes

Weather: Clear **Soil Conditions:** Damp

Temperature Start: 68

Temperature End: 78

Building Type: Single family **Garage:** Attached

Sewage Disposal: Public **How Verified:**

Water Source: Public **How Verified:**

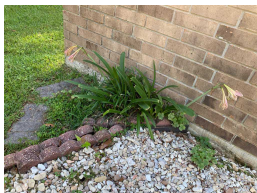
Excluded: Shed /Outbuilding

Not Inspected **Other:** This Home Inspection does not include a Termite Inspection.

Property Grounds

1. Acceptable **Driveway: Concrete:** Cracks noted.
2. Acceptable **Walkways: Concrete:**
3. Acceptable **Grading/ Grounds:** Only immediate area near structure was walked.
4. Marginal **Vegetation:** Vegetation around the exterior sidings. This condition promotes surface deterioration, growth and insect or moisture damage. Removal for further evaluation and keeping all plants 1 foot from structure is recommended.

Some areas of exterior and foundation are not visible and could not be evaluated.





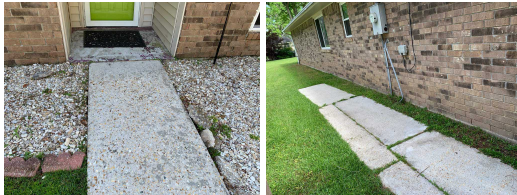
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Property Grounds (Continued)

5. Marginal

High soil: High soil to foundation noted. The soil should be pulled away from the structure for full evaluation by a licensed termite inspector and to prevent insect and moisture damage. Ideal conditions is having 4 or more inches of visible foundation.

Some areas of foundation were not visible and could not be evaluated.



6. Defective

Fences: Damaged fence and/or gate noted. Sections may need to be repaired or replaced. Further evaluation and repairs are recommended.



Exterior

1. Foundation type: Cement:

2. Siding type: Brick: Vinyl:

3. Acceptable

Pic:



4. Acceptable

Foundation: Partially visible/ inspected - Signs of previous repair or improvement noted.



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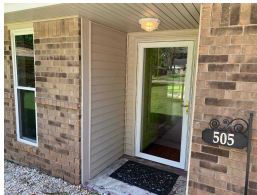
Exterior (Continued)

Foundation: (continued)



5. Acceptable

Vinyl Siding: Vinyl siding appeared to be installed over preexisting siding on structure. Any siding or materials behind was not visible and could not be evaluated for defects. There are areas prone to leak when siding is installed over existing siding. Penetrations and wall mounted equipment should be properly trimmed and sealed. Water may enter causing concealed damage, which can not be discovered during a visual inspection.



6. Marginal

Brick Veneer: One or more bricks are loose with signs of wall movement. These should be secured to prevent further movement, damage or injury.

The corner of the structure appeared to have moved with signs of ongoing sealant separation. Previous repair or improvement noted. Further evaluation and repair by a licensed contractor is recommended.

Cracks were found in one or more sections of brick veneer. A qualified contractor should evaluate to determine the cause of movement and to make necessary repairs or improvements, such as re-pointing mortar to prevent water intrusion and further deterioration in the future. Some areas with tight cracks may need only monitoring for further movement.





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Exterior (Continued)

7. Acceptable

Fascia:



8. Acceptable

Soffits:



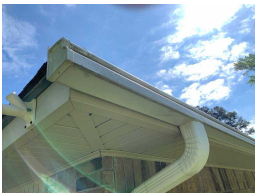
9. Acceptable

Soffit Vents: Present



10. Acceptable

Gutters: Installing gutters in one or more areas may help prevent damage to structure and improve drainage to the property.



11. Acceptable

Downspouts:



12. Acceptable

Front Entrance:



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Exterior (Continued)

Front Entrance: (continued)



13. Defective

Entry Doors: The sliding door was racked in the jamb. Improvement recommended. This door was not tested.

Moisture damaged components were present on the interior at this location.



14. Marginal

Entry Doors: The wall structure/ visible trim above the door was bowed. The cause was not determined.



15. Acceptable

Entry Doors: No screen installed.



16. Defective

Windows: Broken window noted. Replace as necessary.

The thermal seal appears to be broken on one or more window assemblies as there are signs of moisture visible between the two layers of glass. When the seal is no longer air tight, the unit typically needs to be replaced. Some windows will not show signs until weather conditions change, others may be broken but not visible during inspection.



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Exterior (Continued)

Windows: (continued)

Included pictures are some of the windows that appeared defective at the time of inspection, but are only a representative of the possible number of windows with bad seals. All should be further evaluated by a qualified window professional.



17. Acceptable

Window Screens:



18. Marginal

Lighting: Bulbs are broken or missing from one or more fixtures. Replace and test all.

The fan blades were dropped down.



19. Marginal

Outlets: Non-GFCI protected outlets noted. All exterior outlets should be protected and have weatherproof covers for safety purposes.



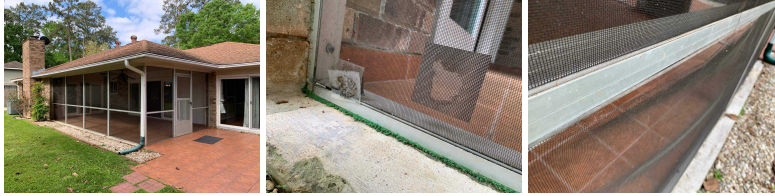


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Exterior (Continued)

20. Marginal

Porch / Patio: Loose and damaged screen noted.



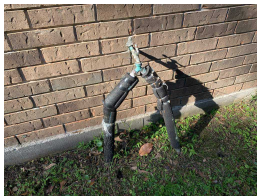
21. Acceptable

Columns: Metal columns, Wood, Interior



22. Acceptable

Hose Bibs: The purpose of buried hoses/ pipes was not determined.



23. Marginal

Other concern: Open gaps between materials noted. Adding a flexible sealant like polyurethane, silicone or caulk to open seams around the exterior can prevent moisture and insect entrance. It can also help reduce damage from high winds and rain getting behind materials. Areas typically included are when two different materials meet or change direction. These should be sealed to prevent insect and moisture from entering or damaging the structure. The condition of materials not visible could not be determined, further evaluation would be required by a qualified contractor.

All areas where materials meet or change direction should be sealed to help prevent gaps and damage over time.

Old sealant has split in areas.



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Exterior (Continued)

Other concern: (continued)



Garage/Carport

Garage

1. **Type of Structure:** Attached **Car Spaces:** 2

2. Acceptable **Garage Doors:** Metal



3. Acceptable

Pic:



4. Acceptable **Door Operation:** Motorized

5. Acceptable **Door Opener:** Chamberlain -

Modern garage door openers should be equipped with an auto-reverse safety sensor that stops the door if it is closing and comes down on top of someone or something. This sensor could not be verified present or functioning during this inspection and was not tested as damage or injury could result. This feature should be verified and tested by client to ensure it is present and working properly. If the sensor does not reverse the door or if not equipped, the opener should be replaced with a new unit. See manufacture information to determine the best means of testing the model installed.





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Garage/Carport (Continued)

6. Marginal

Opener Safety Beam: The safety beam sensors should be installed no more than 6 inches from the floor. Adjustments should be made to ensure safe operation.



7. Defective

Service Doors: Wood, Adding a self closing mechanism is recommended.

- No threshold or weather seal present. Gas fumes may enter the interior. A proper threshold and door seal should be installed.



8. Acceptable

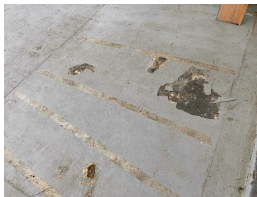
Electrical Outlets: GFCI Protected.

9. Acceptable

Electrical Lighting:

10. Marginal

Floor/Foundation: Loose and deteriorated surface material noted.





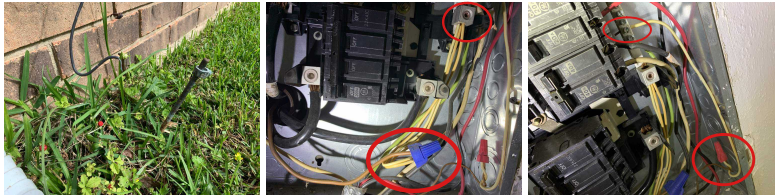
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Electrical

1. **Service Size Amps:** Not determined **Volts:** 110-240 Not verified
2. Marginal **Ground Rod:** Could not verify, further evaluation is recommended. -

A small ground rod was present, but no wires were connected.

Questionable ground connection noted inside the panel. Further evaluation by a licensed electrician is recommended.

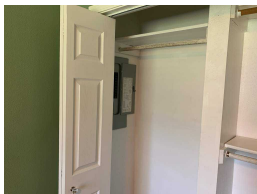


3. Acceptable **Main Breaker Size:** 200 Amps
4. **Main Disconnect Location:** Interior closet m, rear bedroom
5. **Main Panel Location:** Interior Closet



6. Marginal **Service Panel:** The panel was not easily accessible. Improvements should be made for easy access and service.

One or more breakers are not labeled or not clearly identifiable. Each breaker should be confirmed and properly labeled.



7. Defective **Service Panel:** Gaps where breakers/ knock out spacers are missing are dangerous. Plastic spacers are available to cover these holes, which should be installed.



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Electrical (Continued)

Service Panel: (continued)



8. Marginal

Breakers: One or more were tripped at the time of inspection. The cause of the tripped circuit or the location of the circuit within the structure was not verified. It is against the Standards of practice for a Licensed Home Inspector to turn on breakers that are found in the off position. Further evaluation recommended.

Marked STOVE.



9. Marginal

Service Line: Copper line feeding panel.

The insulated sheathing was stripped back too far, beyond the arc zone. This can be hazardous as exposed conductors may arc or come in contact with the cover or other items during servicing. A licensed electrician should evaluate further.



10. Acceptable

240 VAC Branch Circuits: Copper visible

11. Marginal

120 VAC Branch Circuits: Copper visible -

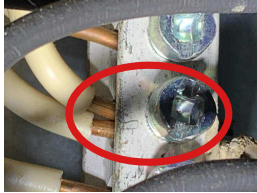
Multiple neutral wires (or neutral and ground together) are bundled together under one screw, each wire should be terminated under its own screw. This was the common, acceptable method used in the past. Current standards for new construction specify the wires be separated to prevent fire and other hazards.



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Electrical (Continued)

120 VAC Branch Circuits: (continued)



12. Defective

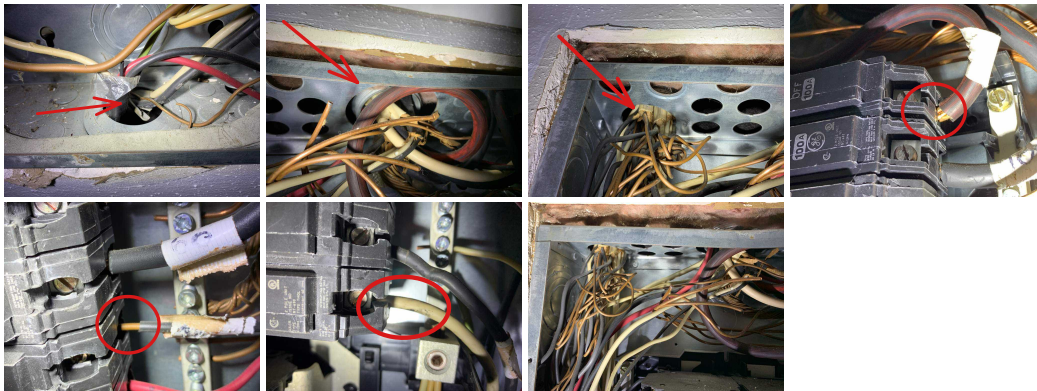
Conductor Type: Non-metallic sheathed cable -

Bushings were missing where wires enter box. Bushings prevent wire damage from metal holes and this helps prevent electrical and fire hazards from wires shorting out.

The protective insulation was cut back too far, beyond the arc shield on one or more wires. This creates exposed conductors in the panel. A licensed electrician should evaluate further to determine any necessary improvements.

White wires are neutral and black wires are Hot, which carry live electricity. When white wires are used on the Hot side, they must be marked with black tape or marker to identify being hot and help eliminate electrical hazards. One or more white wires are used as hot wires without proper markings, a qualified contractor should evaluate further.

There were several loose/ cut ground wires present. Further evaluation by a licensed electrician is recommended.



13. Not Present

AFCI: AFCI breakers are not present in older homes like they are in many locations of newer structures built today. They were not available years ago but are used on all



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Electrical (Continued)

AFCI: (continued)

newly built houses to help prevent fire. It is recommended that you consider adding to all applicable circuits for improved safety benefits.

14. Not Present

GFCI: GFCI devices are not present in older homes as they are in many locations of newer structures built today. It is recommended that you consider adding to all areas within 6' of a water source and all exterior circuits for improved safety.

15. Marginal

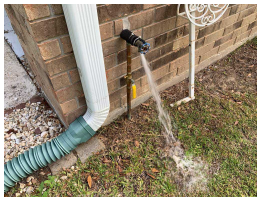
Other concern: Bent conduit present. The purpose was not determined.



Plumbing

1. Acceptable

Visible Service Line: Copper - Exposed pipes should be insulated to protect from damage and freezing.



2. Acceptable

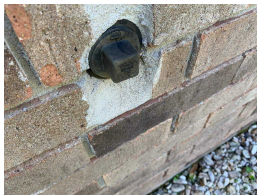
Main Water Shutoff: Right Side Wall Exterior

3. Acceptable

Visible Supply Lines: Copper

4. Acceptable

Visible Drain/ Waste Pipes: ABS plastic - Underground plumbing was not visible and could not be fully evaluated. For complete information regarding the concealed components, I recommend hiring a professional plumber with video equipment to evaluate further.





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Plumbing (Continued)

5. Acceptable **Visible Vent Pipes:** ABS plastic
Garage Water Heater

6. Acceptable **Operation:** Functional at time of inspection. All water heaters should be serviced annually.



7. **Manufacturer:** A.O. Smith



8. **Model Number:** E6-50H45DV 110 **Serial Number:** 1726106682567

9. **Type:** Electric **Capacity:** 50 Gal.

10. **Approximate Age:** Not confirmed. **Area Served:** Entire home, living area

11. Defective **TPRV and Drain Tube:** Plastic, partially visible.

The TPR Valve drain line should not be installed to route upward. Water can collect inside creating a blockage or causing moving parts to deteriorate. This may create a hazard when valve opens. The drain should be terminated within 6" of the floor/ground, preferably to the exterior.



12. Marginal

Overflow Pan: There was no pan present. It is recommended that an overflow pan be installed under water heaters installed on the Same floor level or over the living areas of the structure. This can help prevent damage if a leak occurred and is a current standard in some areas. A licensed plumber should evaluate further.



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Plumbing (Continued)

13. Acceptable

Electrical:

14. Acceptable

Shut Off valve:

Air Conditioning /Heat

It is recommend that a licensed HVAC technician service and evaluate all systems for proper installation and performance. A home inspection provides a minimum evaluation of the performance only.

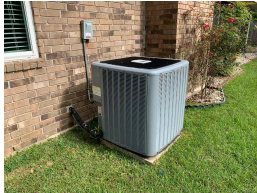
AC System

1. Defective

HVAC System Operation: The system did not respond to the thermostat controls. Further evaluation and repair by a licensed contractor is recommended.

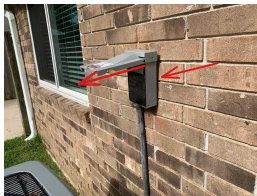
2. Acceptable

Exterior Unit: Pad mounted



3. Marginal

Electrical Disconnect: Electrical box is mounted loose to structure. This box can come loose and pose a fire and electrocution hazard. Repairs required.



4. Marginal

Exterior Refrigerant Lines: Entry point of lines at exterior siding is not sealed. This allows the freon line to condensate and water can drip down, causing damage to the structure.





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Air Conditioning /Heat (Continued)

5. **Manufacturer:** Daikin



6. **Model Number:** DX5SEA4810AA **Serial Number:** 2304263254

7. **Area Served:** Entire home, living area **Age exterior/ interior:** Appears to be approximately 2

8. **Type:** Central A/C and Heat **Capacity:** 4 Ton

9. **Cooling energy source:** Electric

10. **Heating energy source:** Electric



11. Acceptable

Condensate Removal: Covered with insulation.



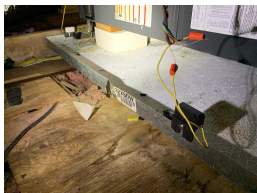
12. Acceptable

Interior Refrigerant Line: Partially visible.



13. Acceptable

Overflow Pan:





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Air Conditioning /Heat (Continued)

14. Acceptable **Exposed Ductwork:** Ductwork and connections should be checked to ensure proper and secure attachment



15. Acceptable **Filters:**
16. Marginal **Filters Housing:** The space behind the filter should be finished and sealed to prevent unfiltered air from entering system.



17. Marginal **Thermostats:** The unit did not respond to the controls.



Roof

Roof Surface

1. **Method of Inspection:** Inspected- Walked on roof.
2. Not Inspected **Limitations:** Some areas were not walked due to loose shingles and granules.
3. **Age:** Unknown
4. **Type:** Hip roof



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Roof (Continued)

5. Defective **Material:** Asphalt Shingles, Architectural -

The shingles were loose/ damaged and sliding free from the roof throughout.

Worn and damaged shingles noted.



6. Marginal **Decking Concerns:** With loose and missing shingles, the decking will require a full evaluation. All unused nails should be removed prior to installing shingles.

7. Marginal **Flashing:** There was a rain diverter installed in one or more areas. This flashing will slow the flow of water at the lower roof section, possibly creating water seepage and damage to concealed components under the shingles. Further evaluation is recommended.



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Roof (Continued)

Flashing: (continued)



8. Acceptable

Plumbing Vents: Lead boots



9. Acceptable

Chimney: Brick



10. Acceptable

Flue Cap: Metal



11. Marginal

Chimney Flashing: It is recommended that chimneys more than 30 wide have a cricket constructed on the high side to deflect water around either side. This is an area of concern when water builds up at the base during a hard rain.

Debris should be removed now for further evaluation and then regularly to prevent damage and leaks.

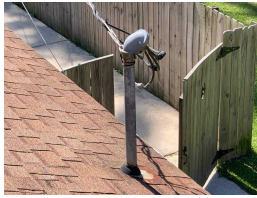




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Roof (Continued)

12. Acceptable **Electrical Mast:** Rusted flashing noted.



Interior Living Space

Living Space

1. Acceptable

Pic:



2. Acceptable

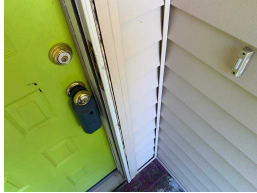
Doorbell:



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Interior Living Space (Continued)

Doorbell: (continued)



3. Marginal

Ceiling: Irregular cracks noted with possible signs of movement.

Previous repairs were noted.



4. Marginal

Walls: Damage with previous repairs noted.

Cracks were present in areas with possible signs of movement.



5. Defective

Floor Covering: Damaged flooring and trim noted throughout.

The floor appeared to be floating with open air below in areas. The flooring would drop down with cracking noises when stepped on.

Gaps were visible in flooring, the cause was not determined. Repair as necessary.

Broken tile noted.



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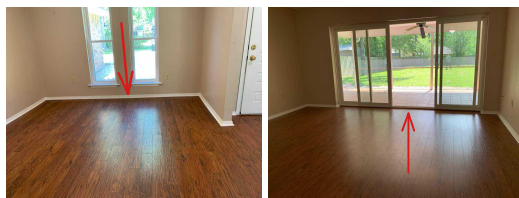
Interior Living Space (Continued)

Floor Covering: (continued)



6. Marginal

Floor: The floor did not appear to be level throughout. Further evaluation by a qualified contractor is recommended.



7. Marginal

Doors: One or more doors appear to need adjustment as they were difficult to operate or would stick in the jamb during testing. The cause was not determined, but may indicate structural movement. A further evaluation is recommended.



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Interior Living Space (Continued)

Doors: (continued)



- 8. Acceptable
- 9. Acceptable

Windows:

Electrical Switches: The purpose of some switches were not identified during the inspection. They may be for prewired ceiling fan, fixtures needing new light bulbs, or others not visible from switch location. They may indicate fixtures that are not functioning properly. Recommend further evaluation as necessary.

- 10. Defective

Electrical Outlets: Open ground indicated at one or more outlets when tested with handheld device. This should be corrected by a qualified contractor.



- 11. Acceptable

Ceiling Fans:



- 12. Not Inspected
- Smoke/Carbon Detectors:** One or more detectors were present. Test all during move in. , Carbon Monoxide detectors could not be verified -

Smoke and carbon detectors should be installed to meet current standards.





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Interior Living Space (Continued)

13. Marginal

Suspected Mold/ Growth:

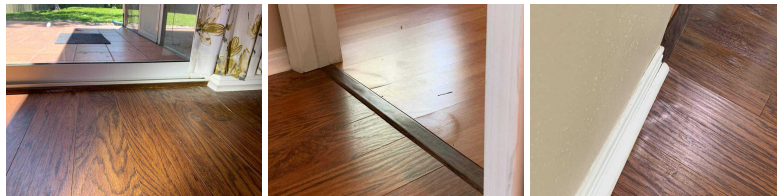
No mold inspection was performed.

Louisiana State law requires Home Inspectors to report on the suspected presence of mold growth within the structure.

According to the EPA, mold is present everywhere, in every house, even this house. It is suspected that mold or growth is in this house.

There were one or more areas with visible growth or signs of possible water leaks, which could promote growth, noted inside this structure. Please see pictures showing growth observed and/or possible leaks or stains reported during this inspection, throughout this report.

The details of the growth are unknown and determining it is beyond the scope of this home inspection. All areas of elevated humidity or signs of moisture, stains should be evaluated by a qualified contractor as these can promote growth and adverse conditions.



Kitchen

Kitchen

1. Acceptable

Pic:



2. Acceptable

Sink:



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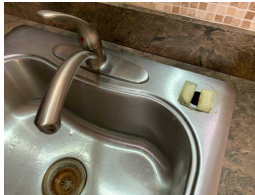
Kitchen (Continued)

Sink: (continued)



3. Acceptable

Sink Fixtures: Missing components noted.



4. Acceptable

Drainage:

5. Acceptable

Dishwasher: Appeared to function when tested on normal setting at the time of inspection.



6. Marginal

Electrical Outlets: Non-GFCI circuit within 6 foot of water. GFCI outlets should be installed as safety devices.



7. Defective

Stove /Cooktop: The unit appeared to have no power when tested.

There did not appear to be an Anti-tip bracket installed. This safety feature is to prevent the stove from tipping forward, especially while the door is open. A bracket should be installed.



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Kitchen (Continued)

Stove /Cooktop: (continued)



8. Acceptable

Ventilator: Appeared functional when tested on multiple speeds at the time of inspection., Recycled air vent only. It is recommended that it vents to the exterior.



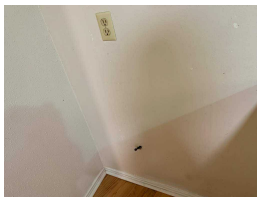
9. Defective

Oven The unit appeared to have no power when tested.



10. Not Present

Refrigerator: Water line/ valve for water/ice was not tested. It should be tested.



11. Acceptable

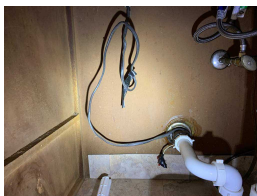
Cabinets:

12. Acceptable

Counter Tops:

13. Defective

Electrical: Loose wires were present under the kitchen sink.





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Laundry Room/Area

Laundry Room/Area

1. Acceptable

Pic:



2. Acceptable

Electrical:

3. Acceptable

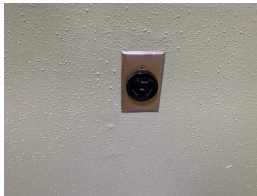
Washer Hose Bib: No Leaks noted, visual only.

4. Acceptable

Washer Drain: No leaks noted, visual only.

5. Acceptable

Electrical Connetions: Appeared to have power present when tested with handheld device held near outlet at the time of inspection.



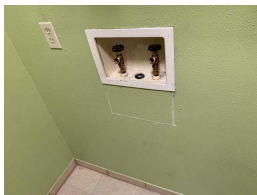
6. Not Inspected

Dryer Vent: Dryer vents should be cleaned prior to use and regularly after. Vertical vents can become clogged and should be cleaned regularly. This vent should be cleaned prior to use.



7. Marginal

Walls: Modifications, incomplete repair noted. The purpose was not determined.





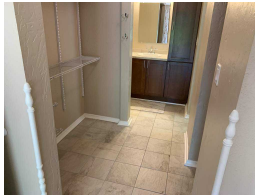
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Bathroom

Primary bedroom full Bathroom

1. Acceptable

Pic:



2. Acceptable

Sink:



3. Acceptable

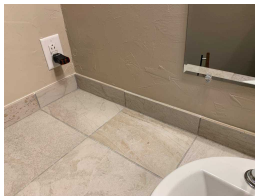
Faucets/ Valves:

4. Acceptable

Drain/ Pipes:

5. Acceptable

Electrical: GFCI protected near sink.

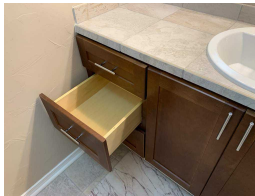


6. Acceptable

Light Fixtures:

7. Marginal

Counter/Cabinet: One or more self closing drawers did not function properly.



8. Not Present

Tub trap:

9. Acceptable

Shower/Surround:





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Bathroom (Continued)

10. Acceptable

Shower Faucets:



11. Acceptable

Shower Drain:

12. Acceptable

Toilets: Appears functional when flushed.

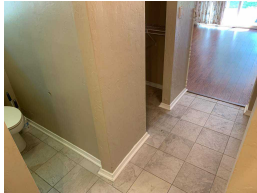


13. Acceptable

Ventilation:

14. Not Present

Doors: This bathroom has no doors.



Second full bath Bathroom

15. Acceptable

Pic:



16. Acceptable

Sink:



17. Acceptable

Faucets/ Valves:

18. Acceptable

Drain/ Pipes:



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Bathroom (Continued)

19. Acceptable **Electrical:** GFCI protected near sink.



20. Acceptable

Light Fixtures:

21. Acceptable

Counter/Cabinet:

22. Acceptable

Tub/Surround:



23. Acceptable

Tub Drain:

24. Acceptable

Tub Faucets:

25. Not Inspected **Tub trap:** Not serviceable



26. Marginal

Shower/Surround: Loose or missing grout. The grout/ caulk at the seams has split open leaving a small gap. Moisture can enter and damage materials if not sealed tight. Any leaks or damage present were not visible during home inspection and would require a licensed contractor to evaluate further. Re-grout all areas necessary. A flexible sealant like polyurethane should be used in corners to help prevent leaks and damage.





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Bathroom (Continued)

27. Acceptable

Shower Faucets:



28. Marginal

Toilets: Appears functional when flushed. -

The toilet was not secured tight to the floor. The wax seal and surrounding components should be evaluated for damage from water leaks. The toilet should be removed for a full evaluation and reinstalled properly. To prevent leaks and damage, toilets should be tightened and then secured with silicone to prevent movement. Although others may appear tight, all should be checked by a qualified plumber. Concealed damage and growth may be present.



29. Acceptable

Ventilation:

Fireplace

The proper manufactures installation and operation of fireplaces could not be evaluated during this home inspection and should be evaluated by a professional.

All fireplaces should be serviced prior to its use.

Gas fireplaces without automatic wall switches are not lit per the standards of practice as written by the LSBHI.

Fireplace

1. Marginal

Fireplace Construction: Brick. -

Possible movement and/ or signs of leaks noted with visible signs inside and out.



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Fireplace (Continued)

Fireplace Construction: (continued)



2. **Type:** Wood burning

3. Not Present **Fireplace Insert:**

4. Acceptable **Damper:** Rust or buildup visible. A professional cleaning and service is recommended.



5. Acceptable **Surrounding:** Brick - No screen installed.

6. Not Present **Flue:** Not accessible.

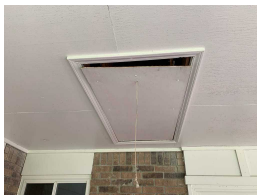
7. Acceptable **Mantel:**

Attic

Attic

1. Defective **Steps/ Entry:** The drop down stairs do not close tight to ceiling when closed. This access should be fire rated and properly sealed. Repairs or adjustments are recommended.

The interior hatch was paired or sealed closed. It was not opened.



2. **Method of Inspection:** Inspected- From inside the attic.

Walked/crawled through accessible attic areas.



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Attic (Continued)

Many areas were not accessible and were not inspected. Some areas had insufficient floor decking, headroom and other obstacles that presented unsafe conditions for full evaluation. Some systems and components could not be fully evaluated. A further evaluation is recommended once conditions have been improved.

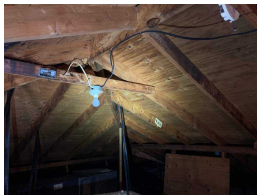
3. Marginal **Floor Decking:** Partially decked. - Floor decking was loose or may be too weak to support people walking in the attic. All decking should be of adequate material and properly secured to prevent injury.



4. Marginal **Lighting:** One or more lights appeared nonfunctional. Change bulbs and evaluate further.

Exposed light bulb fixtures present. It is recommended that a protective cage or globe be installed to help prevent injury and fire.

Plastic L.E.D. bulbs may be a temporary and safer alternative to the glass bulbs.



5. Defective **Wiring/Electrical:** Wires terminate in attic. These should be in a junction box to prevent electrical and fire hazards.

Exposed wire splices/ connections visible. These should be made inside a junction box.





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Attic (Continued)

Wiring/Electrical: (continued)



6. Acceptable **Roof Structure Framing:** Wood Rafters, partially visible.



7. Acceptable **Ceiling structure Framing:** Wood Joist, partially visible.



8. Marginal **Sheathing:** Plywood, partially visible
- Water stains/damage present in one or more areas. Further evaluation required.

There were no visible H clips between decking boards in areas. Uneven decking noted.



9. Marginal **Ventilation:** Soffit vents, Ridge vent, Turbine fan -

When multiple types of ventilation are combined, the affective movement of air may be diminished. Further evaluation recommended.

Determining adequate ventilation is beyond the scope of this Home Inspection.



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Attic (Continued)

Ventilation: (continued)

One or more attic spaces appeared to be hot or humid as compared to the exterior temperature.

Further evaluation and repair by a licensed contractor is recommended.



10. Acceptable

Insulation: Loose Fiberglass, Fiberglass Batts



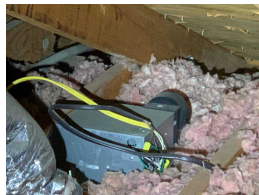
11. Acceptable

Insulation Depth: +/-6 varies

12. Not Inspected **Vapor Barrier:** Paper/plastic backed batts visible in areas

13. Marginal

Bathroom Fan Venting: Bathrooms vent into attic and may cause moisture damage to components of the structure. This is a common method used years ago, but venting to the outside will reduce moisture in the attic.





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Structure

1. **Structure Type:** Wood frame- not accessible.
2. **Foundation Type:** Concrete slab, partially visible.
3. **Bearing Walls:** Wood frame- not accessible.
4. **Floor Material:** Poured concrete slab
5. Not Inspected **Other concern:** Remodel, structural additions or alterations were performed in one or more areas of the property.

Determining the use of permits or proper construction methods or materials is beyond the scope of this home inspection and would require further evaluation by a qualified contractor.

Final Comments

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This Home Inspection was performed in accordance with The Louisiana State Boards Standards of Practice and Code of Ethics. For details regarding what was inspected, refer to your provided copy of the Standards of Practice and the Inspection Agreement. If a large Font copy of any documents related to this inspection are needed, they will be provided upon request.

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Thank you for choosing Acutec Home Inspectors for your inspection needs. I am here to serve your needs so if you have any questions, please feel free to contact me at (985) 290-8993.



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Marginal Summary

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

Property Grounds

- 1. Vegetation:** Vegetation around the exterior sidings. This condition promotes surface deterioration, growth and insect or moisture damage. Removal for further evaluation and keeping all plants 1 foot from structure is recommended.

Some areas of exterior and foundation are not visible and could not be evaluated.

- 2. High soil:** High soil to foundation noted. The soil should be pulled away from the structure for full evaluation by a licensed termite inspector and to prevent insect and moisture damage. Ideal conditions is having 4 or more inches of visible foundation.

Some areas of foundation were not visible and could not be evaluated.

Exterior

- 3. Brick Veneer:** One or more bricks are loose with signs of wall movement. These should be secured to prevent further movement, damage or injury.

The corner of the structure appeared to have moved with signs of ongoing sealant separation. Previous repair or improvement noted. Further evaluation and repair by a licensed contractor is recommended.

Cracks were found in one or more sections of brick veneer. A qualified contractor should evaluate to determine the cause of movement and to make necessary repairs or improvements, such as re-pointing mortar to prevent water intrusion and further deterioration in the future. Some areas with tight cracks may need only monitoring for further movement.

- 4. Entry Doors:** The wall structure/ visible trim above the door was bowed. The cause was not determined.

- 5. Lighting:** Bulbs are broken or missing from one or more fixtures. Replace and test all.

The fan blades were dropped down.



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Marginal Summary (Continued)

6. **Outlets:** Non-GFCI protected outlets noted. All exterior outlets should be protected and have weatherproof covers for safety purposes.
7. **Porch / Patio:** Loose and damaged screen noted.
8. **Other concern:** Open gaps between materials noted. Adding a flexible sealant like polyurethane, silicone or caulk to open seams around the exterior can prevent moisture and insect entrance. It can also help reduce damage from high winds and rain getting behind materials. Areas typically included are when two different materials meet or change direction. These should be sealed to prevent insect and moisture from entering or damaging the structure. The condition of materials not visible could not be determined, further evaluation would be required by a qualified contractor.

All areas where materials meet or change direction should be sealed to help prevent gaps and damage over time.

Old sealant has split in areas.

Garage/Carport

9. **Garage Opener Safty Beam:** The safety beam sensors should be installed no more than 6 inches from the floor. Adjustments should be made to ensure safe operation.
10. **Garage Floor/Foundation:** Loose and deteriorated surface material noted.

Electrical

11. **Ground Rod:** Could not verify, further evaluation is recommended. -

A small ground rod was present, but no wires were connected.

Questionable ground connection noted inside the panel. Further evaluation by a licensed electrician is recommended.

12. **Service Panel:** The panel was not easily accessible. Improvements should be made for easy access and service.

One or more breakers are not labeled or not clearly identifiable. Each breaker should be confirmed and properly labeled.



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Marginal Summary (Continued)

13. Breakers: One or more were tripped at the time of inspection. The cause of the tripped circuit or the location of the circuit within the structure was not verified. It is against the Standards of practice for a Licensed Home Inspector to turn on breakers that are found in the off position. Further evaluation recommended.

Marked STOVE.

14. Service Line: Copper line feeding panel.

The insulated sheathing was stripped back too far, beyond the arc zone. This can be hazardous as exposed conductors may arc or come in contact with the cover or other items during servicing. A licensed electrician should evaluate further.

15. 120 VAC Branch Circuits: Copper visible -

Multiple neutral wires (or neutral and ground together) are bundled together under one screw, each wire should be terminated under its own screw. This was the common, acceptable method used in the past. Current standards for new construction specify the wires be separated to prevent fire and other hazards.

16. Other concern: Bent conduit present. The purpose was not determined.

Plumbing

17. Garage Water Heater Overflow Pan: There was no pan present. It is recommended that an overflow pan be installed under water heaters installed on the Same floor level or over the living areas of the structure. This can help prevent damage if a leak occurred and is a current standard in some areas. A licensed plumber should evaluate further.

Air Conditioning /Heat

18. AC System Electrical Disconnect: Electrical box is mounted loose to structure. This box can come loose and pose a fire and electrocution hazard. Repairs required.

19. AC System Exterior Refrigerant Lines: Entry point of lines at exterior siding is not sealed. This allows the freon line to condensate and water can drip down, causing damage to the structure.

20. AC System Filters Housing: The space behind the filter should be finished and sealed to prevent unfiltered air from entering system.



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Marginal Summary (Continued)

21. **AC System Thermostats:** The unit did not respond to the controls.

Roof

22. **Roof Surface Decking Concerns:** With loose and missing shingles, the decking will require a full evaluation. All unused nails should be removed prior to installing shingles.

23. **Roof Surface Flashing:** There was a rain diverter installed in one or more areas. This flashing will slow the flow of water at the lower roof section, possibly creating water seepage and damage to concealed components under the shingles. Further evaluation is recommended.

24. **Roof Surface Chimney Flashing:** It is recommended that chimneys more than 30 wide have a cricket constructed on the high side to deflect water around either side. This is an area of concern when water builds up at the base during a hard rain.

Debris should be removed now for further evaluation and then regularly to prevent damage and leaks.

Interior Living Space

25. **Living Space Ceiling:** Irregular cracks noted with possible signs of movement.

Previous repairs were noted.

26. **Living Space Walls:** Damage with previous repairs noted.

Cracks were present in areas with possible signs of movement.

27. **Living Space Floor:** The floor did not appear to be level throughout. Further evaluation by a qualified contractor is recommended.

28. **Living Space Doors:** One or more doors appear to need adjustment as they were difficult to operate or would stick in the jamb during testing. The cause was not determined, but may indicate structural movement. A further evaluation is recommended.

29. **Living Space Suspected Mold/ Growth:**

No mold inspection was performed.

Louisiana State law requires Home Inspectors to report on the suspected presence of mold growth within the structure.



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Marginal Summary (Continued)

According to the EPA, mold is present everywhere, in every house, even this house. It is suspected that mold or growth is in this house.

There were one or more areas with visible growth or signs of possible water leaks, which could promote growth, noted inside this structure. Please see pictures showing growth observed and/or possible leaks or stains reported during this inspection, throughout this report.

The details of the growth are unknown and determining it is beyond the scope of this home inspection. All areas of elevated humidity or signs of moisture, stains should be evaluated by a qualified contractor as these can promote growth and adverse conditions.

Kitchen

- 30. Kitchen Electrical Outlets:** Non-GFCI circuit within 6 foot of water. GFCI outlets should be installed as safety devices.

Laundry Room/Area

- 31. Laundry Room/Area Walls:** Modifications, incomplete repair noted. The purpose was not determined.

Bathroom

- 32. Primary bedroom full Bathroom Counter/Cabinet:** One or more self closing drawers did not function properly.
- 33. Second full bath Bathroom Shower/Surround:** Loose or missing grout. The grout/ caulk at the seams has split open leaving a small gap. Moisture can enter and damage materials if not sealed tight. Any leaks or damage present were not visible during home inspection and would require a licensed contractor to evaluate further. Re-grout all areas necessary. A flexible sealant like polyurethane should be used in corners to help prevent leaks and damage.
- 34. Second full bath Bathroom Toilets:** Appears functional when flushed. -

The toilet was not secured tight to the floor. The wax seal and surrounding components should be evaluated for damage from water leaks. The toilet should be removed for a full evaluation and reinstalled properly. To prevent leaks and damage, toilets should be tightened and then secured with silicone to prevent movement. Although others may appear tight, all should be checked by a qualified plumber. Concealed damage and growth may be present.



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Marginal Summary (Continued)

Fireplace

35. Fireplace Fireplace Construction: Brick. -

Possible movement and/ or signs of leaks noted with visible signs inside and out.

Attic

36. Attic Floor Decking: Partially decked. - Floor decking was loose or may be too weak to support people walking in the attic. All decking should be of adequate material and properly secured to prevent injury.

37. Attic Lighting: One or more lights appeared nonfunctional. Change bulbs and evaluate further.

Exposed light bulb fixtures present. It is recommended that a protective cage or globe be installed to help prevent injury and fire.

Plastic L.E.D. bulbs may be a temporary and safer alternative to the glass bulbs.

38. Attic Sheathing: Plywood, partially visible
- Water stains/damage present in one or more areas. Further evaluation required.

There were no visible H clips between decking boards in areas. Uneven decking noted.

39. Attic Ventilation: Soffit vents, Ridge vent, Turbine fan -

When multiple types of ventilation are combined, the affective movement of air may be diminished. Further evaluation recommended.

Determining adequate ventilation is beyond the scope of this Home Inspection.

One or more attic spaces appeared to be hot or humid as compared to the exterior temperature.

Further evaluation and repair by a licensed contractor is recommended.

40. Attic Bathroom Fan Venting: Bathrooms vent into attic and may cause moisture damage to components of the structure. This is a common method used years ago, but venting to the outside will reduce moisture in the attic.



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Defective Summary

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

Property Grounds

- 1. Fences:** Damaged fence and/or gate noted. Sections may need to be repaired or replaced. Further evaluation and repairs are recommended.

Exterior

- 2. Entry Doors:** The sliding door was racked in the jamb. Improvement recommended. This door was not tested.

Moisture damaged components were present on the interior at this location.

- 3. Windows:** Broken window noted. Replace as necessary.

The thermal seal appears to be broken on one or more window assemblies as there are signs of moisture visible between the two layers of glass. When the seal is no longer air tight, the unit typically needs to be replaced. Some windows will not show signs until weather conditions change, others may be broken but not visible during inspection.

Included pictures are some of the windows that appeared defective at the time of inspection, but are only a representative of the possible number of windows with bad seals. All should be further evaluated by a qualified window professional.

Garage/Carport

- 4. Garage Service Doors:** Wood, Adding a self closing mechanism is recommended.
 - No threshold or weather seal present. Gas fumes may enter the interior. A proper threshold and door seal should be installed.

Electrical

- 5. Service Panel:** Gaps where breakers/ knock out spacers are missing are dangerous. Plastic spacers are available to cover these holes, which should be installed.



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Defective Summary (Continued)

6. Conductor Type: Non-metallic sheathed cable -

Bushings were missing where wires enter box. Bushings prevent wire damage from metal holes and this helps prevent electrical and fire hazards from wires shorting out.

The protective insulation was cut back too far, beyond the arc shield on one or more wires. This creates exposed conductors in the panel. A licensed electrician should evaluate further to determine any necessary improvements.

White wires are neutral and black wires are Hot, which carry live electricity. When white wires are used on the Hot side, they must be marked with black tape or marker to identify being hot and help eliminate electrical hazards. One or more white wires are used as hot wires without proper markings, a qualified contractor should evaluate further.

There were several loose/ cut ground wires present. Further evaluation by a licensed electrician is recommended.

Plumbing

7. Garage Water Heater TPRV and Drain Tube: Plastic, partially visible.

The TPR Valve drain line should not be installed to route upward. Water can collect inside creating a blockage or causing moving parts to deteriorate. This may create a hazard when valve opens. The drain should be terminated within 6 of the floor/ ground, preferably to the exterior.

Air Conditioning /Heat

8. AC System HVAC System Operation: The system did not respond to the thermostat controls. Further evaluation and repair by a licensed contractor is recommended.

Roof

9. Roof Surface Material: Asphalt Shingles, Architectural -

The shingles were loose/ damaged and sliding free from the roof throughout.



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Defective Summary (Continued)

Worn and damaged shingles noted.

Interior Living Space

10. Living Space Floor Covering: Damaged flooring and trim noted throughout.

The floor appeared to be floating with open air below in areas. The flooring would drop down with cracking noises when stepped on.

Gaps were visible in flooring, the cause was not determined. Repair as necessary.

Broken tile noted.

11. Living Space Electrical Outlets: Open ground indicated at one or more outlets when tested with handheld device. This should be corrected by a qualified contractor.

Kitchen

12. Kitchen Stove /Cooktop: The unit appeared to have no power when tested.

There did not appear to be an Anti-tip bracket installed. This safety feature is to prevent the stove from tipping forward, especially while the door is open. A bracket should be installed.

13. Kitchen Oven The unit appeared to have no power when tested.

14. Kitchen Electrical: Loose wires were present under the kitchen sink.

Attic

15. Attic Steps/ Entry: The drop down stairs do not close tight to ceiling when closed. This access should be fire rated and properly sealed. Repairs or adjustments are recommended.

The interior hatch was paired or sealed closed. It was not opened.

16. Attic Wiring/Electrical: Wires terminate in attic. These should be in a junction box to prevent electrical and fire hazards.



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Defective Summary (Continued)

Exposed wire splices/ connections visible. These should be made inside a junction box.