INSPECTION REPORT

For the Property at:

4209 JEFFERSON PLACE

NEW ORLEANS, LA 70187

Prepared for: ROBERT SMITH

Inspection Date: Tuesday, April 27, 2010

Prepared by: Tom Axelrad

Axelrad & Associates
HOME INSPECTIONS, LLC

Axelrad & Associates, Home Inspections, LLC
4101 Cleveland Place
Metairie, LA 70003
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February 28, 2013

Dear Robert Smith,

RE: Report No. 1426, v.3
4209 Jefferson Place
New Orleans, LA
70187

Thank you for choosing Axelrad & Associates to perform your Property Inspection. I trust the experience was beneficial and that you find the accompanying inspection report satisfactory. Every effort has been made to provide you with useful information concerning the safety, function, performance and maintenance of your property.

Also included herein is the invoice as per our agreement, marked paid in full, for your files.

This inspection and report has been performed in accordance with the Standards and Practices and the Code of Ethics of the Louisiana State Board of Home Inspectors. A copy of these documents was provided and is also available on the LSBHI Web Site at http://www.lsbhi.state.la.us.

Please feel free to contact me with questions about the report or the property itself any time. Our consulting service via telephone or email is available at NO COST to you for as long as you own the property. Please do visit our web site at:

http://www.axelradhome.com.

Thanks again for allowing us to work with you and wishing you good fortune in your new venture. We sincerely hope you will see fit to recommend us to others.

Sincerely,

Tom Axelrad
on behalf of
Axelrad & Associates, Home Inspections, LLC

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INVOICE

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Client: Robert Smith

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For inspection at:
4209 Jefferson Place
New Orleans, LA
70187
on: Tuesday, April 27, 2010

Single Family Home over 4000 square feet @ $0.125/sf - 5000 sq ft	$625.00
Pool or Spa included in report	$25.00
Total	$650.00

PAID IN FULL - THANK YOU!

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This portion of the report is used to list potentially significant items that may require some cost, time or effort to remediate or that present possible safety issues. The information in this summary and report will provide you with the knowledge to make informed decisions about your home purchase.

This summary, however, must not be considered as the complete report. The entire report includes all of the text and reference material. The reference material includes the Web Links to more information or related articles. They are only available on the Internet version of the report. All links are in BLUE and are "clickable" when access to the internet is provided. Please note that all directional references (left, right) are from the street/front view, facing of the property.

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THE FOLLOWING LISTED DEFICIENCIES ARE THOSE DEEMED MOST SIGNIFICANT OVERALL AND SHOULD BE CONSIDERED PRIORITIES. ALL SAFETY ITEMS ARE ALSO LISTED BELOW, REGARDLESS OF COST TO CORRECT. SPECIFIC ISSUES QUESTIONED BY CLIENT ARE ALSO INCLUDED BELOW.

THESE, AS WELL AS ALL OTHER ISSUES, CONCERNS AND RECOMMENDATIONS ARE INCLUDED UNDER THEIR APPROPRIATE HEADINGS. YOU WILL FIND THE PHOTOGRAPHS THERE AS WELL.

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ALL ITEMS LISTED BELOW AND ELSEWHERE IN THIS REPORT SHOULD BE CONSIDERED TYPICAL FOR A PROPERTY OF THIS AGE, CONDITION, CONSTRUCTION TYPE AND LOCATION.

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Article on average component useful life of systems and equipment

Roofing

General

• Investigate Roof Warranty Transfer

For recent installations, upgrades and major roof repairs - Determine if any manufacturer's or roofing contractor's (installer) warrantees, guarantees exist, their provisions, and if they are transferable to the new owner. If available, determine notification deadlines and costs (if any) for transfer.

Task: Determination prior to closing

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Clogged

Lower rear gutter and left downspout is clogged with a soda bottle.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Remove

WALLS \ Soffits and fascia

Condition: • Soffit vent screen missing or broken - birds or other unwanted pests in attic. Nest visible.

Task: Correct

WALLS \ Trim
Condition: • Rot or insect damage
Small amount of rot (hole) on wood trim around flat roof platform. Because this is exposed to direct water intrusion, this will deteriorate rapidly unless repaired. The rot goes quite deep.
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration
Task: Repair

EXTERIOR GLASS \ Glass (glazing)
Condition: • Putty missing, cracked or deteriorated
2nd floor rear right bedroom window - glass was replaced and putty is missing or deteriorated.
Implication(s): Chance of water entering house | Increased heating and cooling costs
Task: Replace putty, paint

Electrical

DISTRIBUTION SYSTEM \ Lights
Condition: • Improper closet lighting
Incandescent bulb in closet too close to sheetrock. Fire hazard - safety issue
Implication(s): Fire hazard
Task: Recommend converting to florescent bulb

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Ground needed for 3-slot outlet
2nd floor, locations: 1. rear left bedroom, right wall 2. rear right bedroom, entry 3. office back wall 4. rear right bedroom front wall and back wall.
Implication(s): Electric shock
Task: Correct. See additional information in the Appendix of this report, "Grounded and Ungrounded Outlets"

Condition: • No GFI (Ground Fault Interrupter)
2nd floor, rear bathroom. Not required, but recommended for safety and to bring to current standards.
Implication(s): Electric shock

DISTRIBUTION SYSTEM \ Smoke detectors
Condition: • Near end of useful life, consider replacement (Link to safety article)
Due to apparent age, replacement of all smoke alarms in this home is recommended. Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced.
It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement. Click on the above link for more information.
Implication(s): Failure or malfunction of smoke alarm(s). SAFETY ISSUE
Task: Replace
Cost: Regular maintenance item

Heating

GAS FURNACE \ Venting system
Condition: • There are two vent pipes that are in the wall toward the front of the house and exit to the left of the upper attic hatch. It appears that they originally connected with a metal vent pipe and penetrated the roof, but no longer. These can also be seen to the right of the center door in the upper front attic. These appear to be old wall heater transite pipe, which is usually an indication of asbestos. The loose insulation around the pipes is also suspect.
Task: Further evaluation and testing is recommended. Please refer to the two articles on asbestos and transite pipe in the Appendix of this report for additional information.

Cooling & Heat Pump

AIR CONDITIONING \ Evaporator coil
Condition: • Dirty
Dirty registers throughout is an indication that the coils and unit needs cleaning. Limited view of some coils indicate a need for cleaning.
Implication(s): Increased cooling costs | Reduced comfort
Task: Include in recommended service

AIR CONDITIONING \ General
Condition: • Service Air Conditioning system to establish a baseline and schedule annual maintenance by licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life.
This should be done in conjunction with the heating system, each prior to the appropriate season, annually.
Task: Service system now due to age and lack of maintenance records.

Plumbing

FIXTURES AND FAUCETS \ Toilet
Condition: • Loose
Toilet in the master bath is very loose at the floor.
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house
Task: Check seal and secure.

FIXTURES AND FAUCETS \ Bathtub
Condition: • Caulking loose, missing or deteriorated
Master bath, tub surround, backsplash - missing or separated caulking.
Implication(s): Chance of water damage to contents, finishes and/or structure
Task: Correct to prevent water intrusion and damage

Interior

WINDOWS \ General
Condition: • Water leaks
Bedroom window appears to have leaked in the past. Tested negative for moisture, but towel was on window sill, so leaking may still occur from time to time. It also appears some repairs have been made.
Implication(s): Chance of damage to finishes and structure | Chance of damage to structure
Task: Monitor. Further investigation.

STAIRS \ Handrails
Condition: • Missing
There is no handrail for the upper portion of the interior stairs, between the first and second floor. This is a safety issue.
Implication(s): Fall hazard
Task: Install a handrail on either side for safety

STAIRS \ Guardrails
Condition: • Loose
Second floor guardrail is loose. This will continue to worsen if not addressed.
Implication(s): Fall hazard
Task: Repair, tighten

Pools/Spas

General
• Pool sweep is not functioning properly and requires service and repair

ELECTRICAL \ Pool lights
Condition: • Inoperative
Pool lights did not operate when tested at the control panel. There may be another switch or it may be necessary to program the remote to be able to operate the lights from the panel.
Task: Further investigation needed.

OVERALL RATING:

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar properties in the area:

Below Average __ Below Average/Average __ Average__ Average/Above Average ___ Above Average _X_

Comments: This is a late 1930-mid 1940 vintage Colonial Revival style custom home, located in the University area of New Orleans, LA. The home is generally well maintained and in above average condition for it's age, construction type and location. It has been upgraded significantly over time as well as recently. The structure appears sound, the roof is new and the electrical, plumbing and mechanical systems are in reasonably good working order, except where noted. Most of these systems have been upgraded in the past 3-5 years. There is also an in-ground pool added in 2007.

Where no recommendation or other statement is made regarding a specific system or item, it appeared to be and was

considered functioning in a satisfactory manner at the time of the inspection. This inspection and report is subject to the inherent limitations of a visual, non-invasive procedure that is not technically exhaustive.
Some photographs may be enhanced for the purpose of clarity. If stock photographs are used, they are so identified.

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Cost estimates on recommended repairs, replacements or maintenance items are beyond the scope of home inspections. However, as a general reference you may wish to refer to the link below "Guidelines for Repair Costs".

This is the end of the Introduction and Summary section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

General Guidelines for Repair Costs

Description and Inventory

General: • The Description sections of this report identify components in the building by material or type. This is provided as an inventory, and only limited observations or comments on conditions are included here. Most are found in the Recommendation sections of each category.

General: • Roof estimated age and condition
Note: The asphalt shingle roof appears to be new (2-3 years) and installed in a workmanlike manner. There was no evidence of current leakage nor any mechanical damage observed.

Sloped roofing material: • Gable roof

Sloped roofing material: • Architectural or "Dimensional" asphalt shingles
Note: Dimensional shingles have a shadow near the top of the exposure to give them added depth and definition. They are generally higher quality and have a longer life than standard three tab asphalt shingles. Asphalt shingles are made up of a base material, usually fiberglass mat (sometimes organic felt), an asphalt body or coating, and ceramic coated mineral surfacing granules. The base is the structure of the shingle and gives it strength. The asphalt coating provides the shingle with the ability to resist weathering and to remain stable at various temperatures. The granules protect the asphalt from ultraviolet rays, provide color, add needed weight and some additional fire resistance. These shingles have self-sealing strips just above the nail line and usually referred to as "seal tab" shingles. With proper maintenance and no adverse conditions, the normal life expectancy of a architectural asphalt shingle roof is 25-35 years, depending on the quality of the shingle, the manufacturer and the workmanship of the installation.

Proper attic ventilation will also add to the life of an asphalt roof.

Flat roofing material:

• Modified bitumen
A small section of flat roof at the rear serves as a platform for the stand-by gas generator. This roof is a modified bitumen type. It is polymer-modified asphalt bonded to fiberglass to form sheets of roofing membrane. Typically torched on or mopped into the roof and UV protected by granules, foil or paint. 36" sheets with a 3" overlap. Modified bitumen has been popular since the early 1980's as an alternative to built-up flat roofs. Visual inspection cannot determine if 1 or 2 plys or membrane type . Reasonable expected lifespan is 15-20 years. To extend life, partial repairs and maintenance are often done instead of total replacement.

Probability of leakage:

• Low

1. *Architectural asphalt shingle roof*

2. *Flat roof platform - modified bitumen*

Limitations and Inspection Methods

Inspection performed: • From the attic to view the underside and structure, decking

Inspection performed: • By walking on roof • With binoculars from the ground • From roof edge

Recommendations and Observations

General

1. • The Recommendations Sections describe suggested repairs, improvements and/or upgrades to the property. The condition is outlined first along with any implications, if applicable. A course of action may be suggested along with related items to help with prioritizing property improvement activities.

2. • Investigate Roof Warranty Transfer
For recent installations, upgrades and major roof repairs - Determine if any manufacturer's or roofing contractor's (installer) warrantees, guarantees exist, their provisions, and if they are transferable to the new owner. If available, determine notification deadlines and costs (if any) for transfer.
Task: Determination prior to closing

3. • No roof recommendations as a result of this inspection.

Description and Inventory

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Away from house

Wall surfaces - wood: • Painted wood trim on windows, doors and decorative trim.

Wall surfaces - wood:
• Boards
Painted wood - lap siding

Soffit and fascia: • Wood

Driveway: • Concrete

Walkway: • Concrete

Exterior steps: • Concrete

Patio: • Flagstone

Fence:
• Metal

3. *Iron fence and gate*

4. *Rear parking area/driveway*

Recommendations and Observations

ROOF DRAINAGE \ Gutters

4. Condition: • Clogged

Lower rear gutter and left downspout is clogged with a soda bottle.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Remove

5. *Clogged downspout (bottle)*

WALLS \ Soffits and fascia

5. Condition: • Soffit vent screen missing or broken - birds or other unwanted pests in attic. Nest visible.

Task: Correct

6. *Animal or bird nest in attic - open soffit*

WALLS \ Trim

6. Condition: • Rot or insect damage

Small amount of rot (hole) on wood trim around flat roof platform. Because this is exposed to direct water intrusion, this will deteriorate rapidly unless repaired. The rot goes quite deep.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Repair

7. *Wood rot on roof trim*

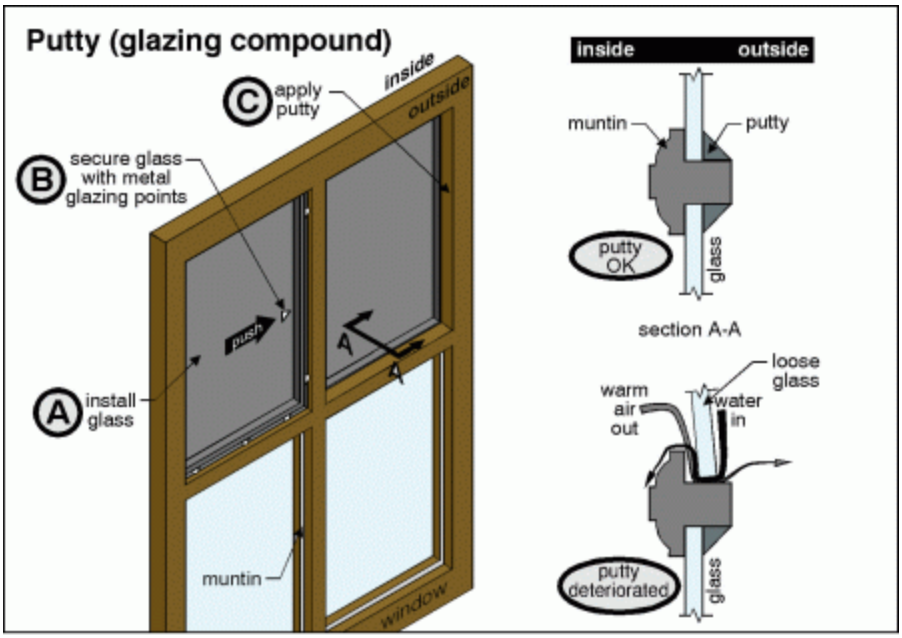
EXTERIOR GLASS \ Glass (glazing)

7. Condition: • Putty missing, cracked or deteriorated

2nd floor rear right bedroom window - glass was replaced and putty is missing or deteriorated.

Implication(s): Chance of water entering house | Increased heating and cooling costs

Task: Replace putty, paint



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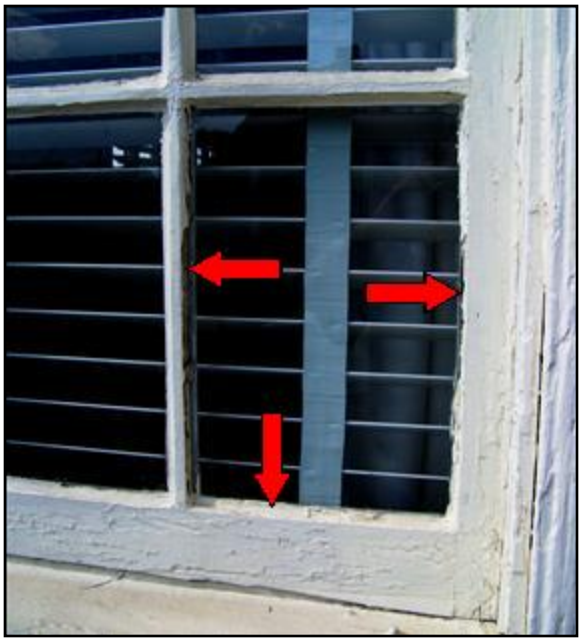


8. *Window putty missing*

Description and Inventory

Configuration: • Piers

Foundation material: • Masonry block

Floor construction: • Joists • Wood beams • Subfloor - plank

Exterior wall construction: • Wood frame

Roof and ceiling framing:
• Rafters/roof joists
• Plank sheathing

9. *Foundation and floor structure*

10. *Floor structure*

Limitations and Inspection Methods

Attic/roof space: • Entered but access was limited • Inspected from access hatch

Crawl space: • Entered but access was limited • Inspected from access hatch

Recommendations and Observations

FOUNDATIONS \ Performance

8. Condition: • Acceptable

FLOORS \ Sills

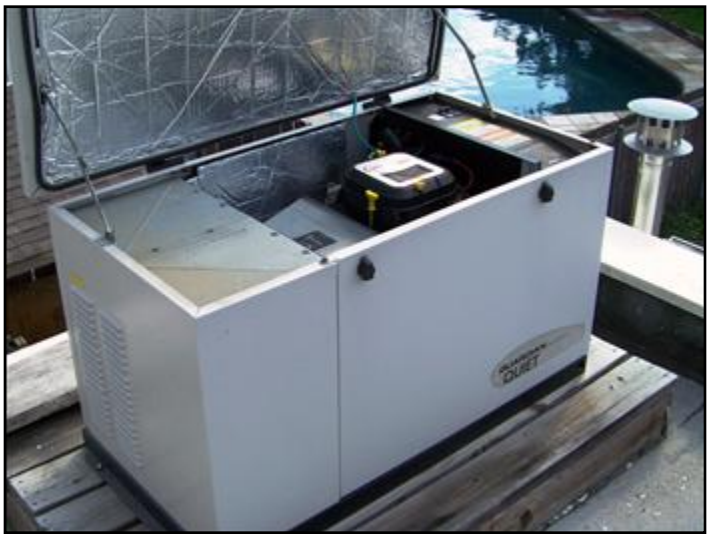
9. Condition: • Rot or insect damage

Minor amount of old damage to front left corner and portion of subfloor. Non-structural. No active insects found, per termite inspector on site.

Description and Inventory

Service entrance cable and location: • Underground copper

Service size: • Stand By (Back-Up) Generator - Generac Brand
Note: Guardian Series 17 KW listed, 16 KW peak, natural gas with fully automatic 100 Amp transfer switch. The generator is located on the flat roof platform above the utility room at the rear. Serial No. 4431821



11. *Natural gas back up generator 16 KW*

12. *Back up generator transfer switch & breakers*

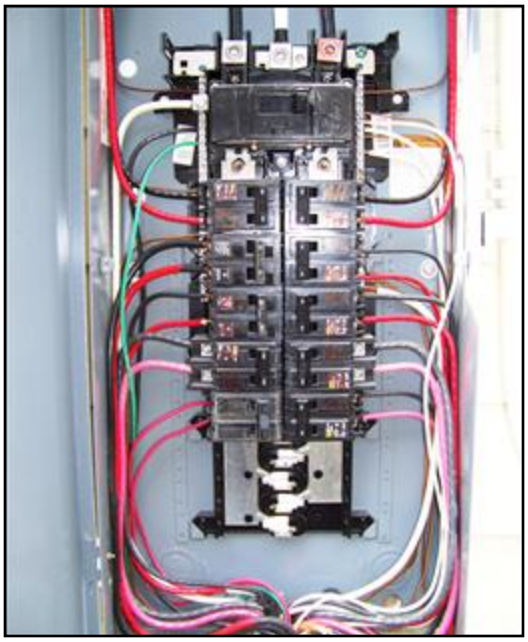
Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating:
• 200 Amps
Combination panel (see below-Distribution panel rating)

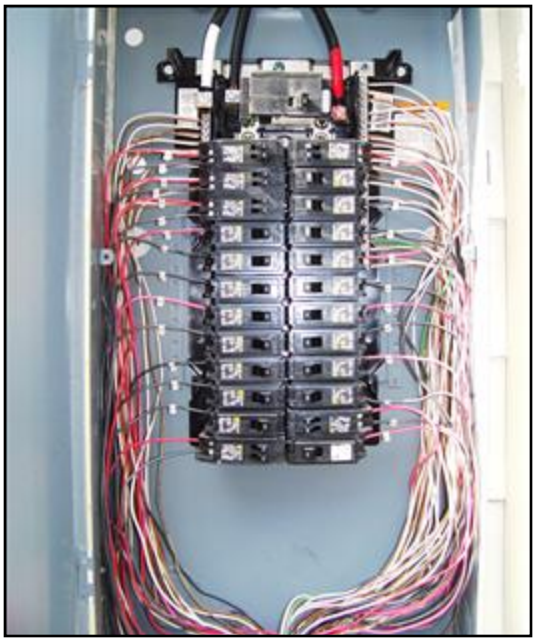
Main disconnect/service box type and location: • Breakers, left side exterior wall

System grounding material and type: • Copper - water pipe and ground rod

Distribution panel rating:
• 200 Amps
There is no stand-alone service box, but a combination panel (also called a service panel) that incorporates the main disconnect (main breaker) with the distribution panel and all its branch circuits and circuit breakers. This is an acceptable and common wiring method.
• 125 Amps
There is an additional 125 Amp combination panel (auxiliary) located next to the main panel.



13. *Main combination panel 200 amp - cover off*

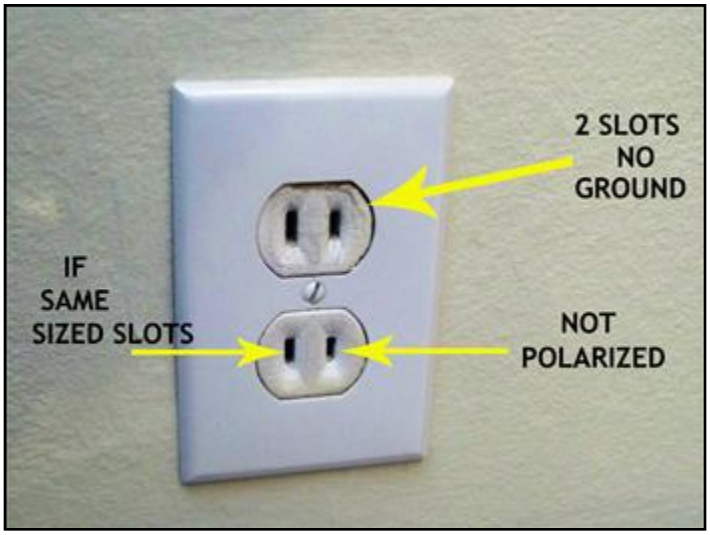


14. *Combinaton/distribution panel 125 amp*

15. *Electrical combination panels*

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles):
• Grounded - upgraded
• Grounded and ungrounded - typical
Although most of the electrical system has been upgraded to grounded outlets, there are still some ungrounded, two slotted outlets (3rd floor). While these are SAFE to use, an appliance requiring a ground (3 pronged plug) cannot be used in these outlets. An adapter should NEVER be used in these outlets to override the designed safety features, nor should a 3 slot receptacle ever be installed without proper grounding. There are some 3 slotted, ungrounded outlets on the second floor. (See Electrical Recommendations)



16. *Stock photo*

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI defined
Note: Special devices to shut the power off. If there is only a small flaw in the circuit, electricity may be flowing to a dangerous spot, but not enough flowing to trip a breaker. Potentially fatal current can flow through a person to ground. This is an electrical shock hazard. A ground fault circuit interrupter prevents this from happening by shutting off the circuit. Most new codes require GFCI use on outdoor and bath outlets and kitchen counters within six feet of a sink. (Also pools and whirlpools)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - outside • GFCI - whirlpool • GFCI - kitchen

Smoke detectors: • Present

Limitations and Inspection Methods

General: • The fire alarm and security system were not tested. This is beyond scope of this inspection. This should be done by a fire/alarm system company only.

General: • The smoke detectors were not tested during the inspection nor was the age determined. This is beyond the scope of a home inspection.

Recommendations and Observations

General

10. • All readily accessible outlets were tested for proper function, polarity and ground. All readily available switches tested for function. All tested OK, except where noted.

DISTRIBUTION SYSTEM \ Lights

11. Condition: • Improper closet lighting
Incandescent bulb in closet too close to sheetrock. Fire hazard - safety issue
Implication(s): Fire hazard
Task: Recommend converting to florescent bulb

17. *Closet light too close to ceiling*

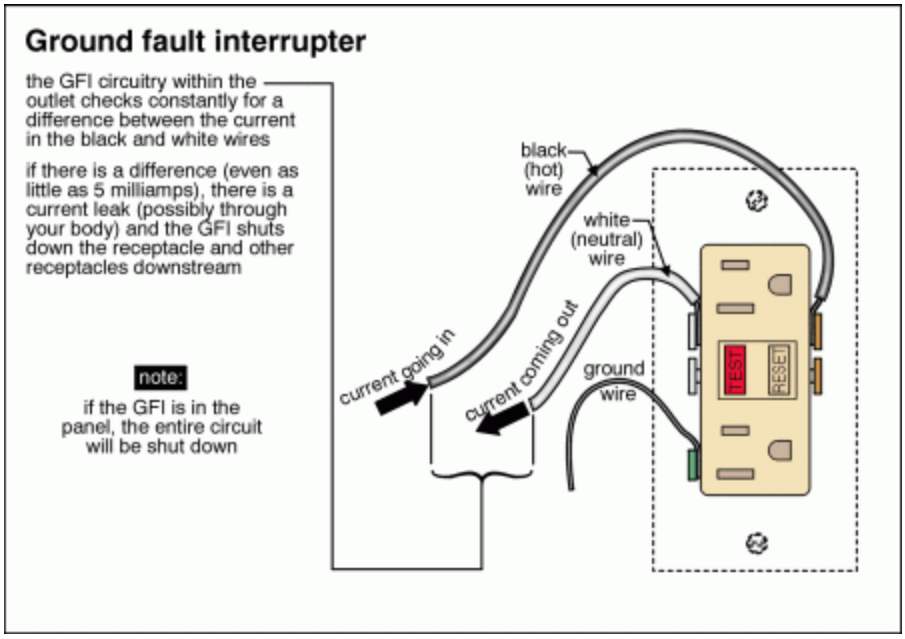
DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • Ungrounded
Entire 3rd floor has ungrounded, 2 slot outlets.
Task: Correct if desired.

18. *Two slotted outlet (ungrounded) 3rd floor*

13. Condition: • Ground needed for 3-slot outlet
2nd floor, locations: 1. rear left bedroom, right wall 2. rear right bedroom, entry 3. office back wall 4. rear right bedroom front wall and back wall.
Implication(s): Electric shock
Task: Correct. See additional information in the Appendix of this report, "Grounded and Ungrounded Outlets"

14. Condition: • No GFI (Ground Fault Interrupter)
2nd floor, rear bathroom. Not required, but recommended for safety and to bring to current standards.
Implication(s): Electric shock



Click on image to enlarge.

DISTRIBUTION SYSTEM \ Smoke detectors

15. Condition: • Near end of useful life, consider replacement (Link to safety article)

Due to apparent age, replacement of all smoke alarms in this home is recommended. Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced.

It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement. Click on the above link for more information.

Implication(s): Failure or malfunction of smoke alarm(s). SAFETY ISSUE

Task: Replace

Cost: Regular maintenance item

19. *Smoke detector appears old*

20. *Smoke detector - no date, appears old*

Description and Inventory

General: • HVAC Identification for this report

Note: The heating and cooling units, for the purpose of this report, are designated as follows:

1F - 1st floor front

1R - 1st floor rear

2 - 2nd floor

3 - 3rd floor

Fuel/energy source: • Electricity

System type:

• Furnace

Unit 1F - Brand: American Standard Manufactured 7/2006

Unit 1R - Brand: American Standard Manufactured - N/A

Unit 2 - Brand: American Standard Manufactured 6/2006

Unit 3 - Brand: American Standard Manufactured 9/2004

Heat distribution: • Ducts and registers

Approximate capacity:

• 10 kW

Estimated for each unit

Approximate age: • 4 years

Failure probability: • Low

Main fuel shut off at: • Breaker at unit(s).

Fireplace:

• Wood-burning fireplace

Appears to have been built as a wood burning fireplace, but converted to gas logs.

• Gas logs

• Decorative only

2nd floor fireplace. Not recommended for wood burning - could be converted to gas

Chimney/vent: • Masonry

Chimney liner:

• Clay

21. *Gas logs - first floor fireplace*

Limitations and Inspection Methods

General: • Tested heater for normal functions only.

Inspection prevented/limited by:

• No access

One furnace located in storage shed built onto the right side of the house. The shed was locked. No access to this furnace.

22. *Outside building with furnace - no access*

Recommendations and Observations

General

16. • Heating system should be serviced and evaluated to establish a baseline and then annually by a licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life.

This should be done in conjunction with the cooling system, each prior to the appropriate season, annually.

GAS FURNACE \ Venting system

17. Condition: • There are two vent pipes that are in the wall toward the front of the house and exit to the left of the upper attic hatch. It appears that they originally connected with a metal vent pipe and penetrated the roof, but no longer. These can also be seen to the right of the center door in the upper front attic. These appear to be old wall heater transite pipe, which is usually an indication of asbestos. The loose insulation around the pipes is also suspect.
Task: Further evaluation and testing is recommended. Please refer to the two articles on asbestos and transite pipe in the Appendix of this report for additional information.

23. *Suspect material and pipes in upper attic*

24. *Suspect material and pipes in upper attic*

ELECTRIC FURNACE \ Life expectancy

18. Condition: • Life expectancy HVAC systems - NHBA Study
According to a 2007 study done by the National Home Builders Association, "Heating, ventilation, and air conditioning systems require proper and regular maintenance in order to work efficiently, but even in the best case scenarios most components of such systems only last 15 to 25 years. Furnaces on average last 15-20 years, with gas lasting slightly longer than electric and air conditioning units 10-15 years."
While this represents only a national average, it does provide some reasonable expectations and can be used for planning purposes.

CHIMNEY AND VENT \ Masonry chimney

19. Condition: • Debris in chimney at second floor fireplace
Task: Clean out if desired

25. *2nd floor fireplace chimney - debris*

Description and Inventory

General: • Brand Data

Note: Unit 1F - Brand: American Standard Model No. 2A6H8030B1000AA Manufactured 12/2005

Unit 1R - Brand: American Standard Model No. 4A6H6036B1000AA Manufactured 4/2006

Unit 2 - Brand: American Standard Model No. 4A6H6048B1000AA Manufactured 6/2006

Unit 3 - Brand: American Standard Model No. 2A7A3024A1000AA Manufactured 4/2006

Air conditioning type:

• Air cooled

Central cooling is by a "split-system", with the condenser/compressor unit located outside and the evaporator unit, with coil, located inside in the plenum near the furnace. Two refrigerant lines run between the compressor and the evaporator, the larger (vapor line) should be insulated to maintain temperature and prevent it from sweating. There is also a condensate drain line from the indoor evaporator to a drain point. This central system shares the same duct work, blower and filter as the furnace.

26. *AC condensing units 1-3*

27. *AC condensing unit 4*

Cooling capacity:

• 24,000 BTU/hr

#3 - 2 tons

• 30,000 BTU/hr

#1F - 2.5 tons

• 36,000 BTU/hr

#1R - 3 tons

• 48,000 BTU/hr

#2 - 4 tons

Compressor approximate age: • 4 years

Failure probability: • Low

Temperature difference: • If the system is adequately sized and is working properly, the air temperature entering the evaporator coil at the return grill will be the same as the room temperature, and the air coming off the coil at the registers will be approximately 15F to 20F cooler. If the inlet temperature is 75F, the air coming off should be 55F to 60F. This can be measured with a thermometer at the return grill and at a sampling of the registers.

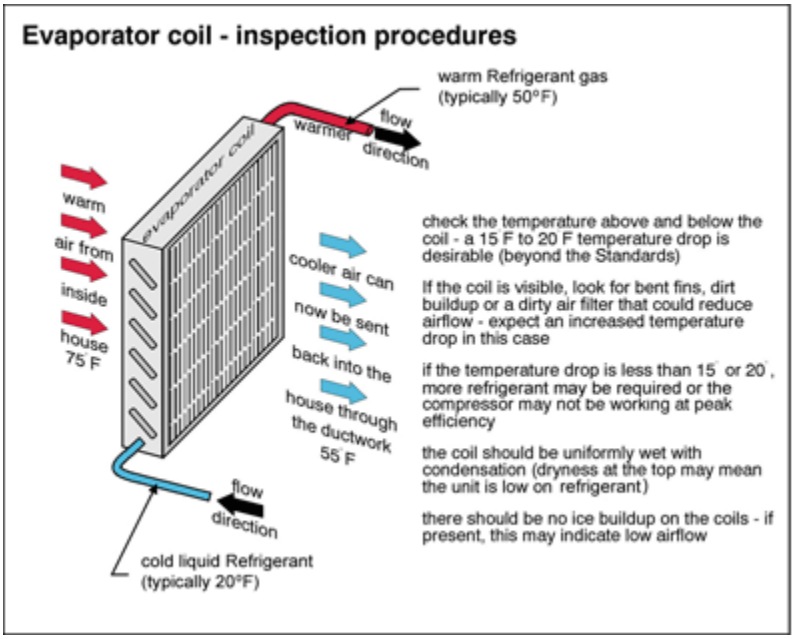
If the temperature drop is different, the problem may be size-related or may likely indicate a need for servicing by an HVAC professional. This test is done after the system has established equilibrium. Therefore the unit should run for at least 15 minutes before checking the temperature split.

Temperature difference:
• 16°
All units tested between 15-17 degrees, within normal range.

Recommendations and Observations

AIR CONDITIONING \ Evaporator coil

20. Condition: • Dirty
Dirty registers throughout is an indication that the coils and unit needs cleaning. Limited view of some coils indicate a need for cleaning.
Implication(s): Increased cooling costs | Reduced comfort
Task: Include in recommended service



Click on image to enlarge.

AIR CONDITIONING \ General

21. Condition: • Service Air Conditioning system to establish a baseline and schedule annual maintenance by licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life.

This should be done in conjunction with the heating system, each prior to the appropriate season, annually.

Task: Service system now due to age and lack of maintenance records.

Description and Inventory

Attic/roof insulation material: • Loose or Blown-in

Attic/roof insulation material: • Cellulose

Attic/roof insulation amount/value:

• R-20

Estimated based on 6-7 inches of loose cellulose with an R value of 3 per inch

28. *Attic insulation (typical) - cellulose*

Attic/roof ventilation: • Roof vent • Gable vent

Attic/roof air/vapor barrier: • None found

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined

Floor above crawlspace insulation material: • No floor insulation

Note: Floor insulation is not effective or recommended for this climate. Moisture is trapped against subfloor and joists and encourages material damage or rot.

Limitations and Inspection Methods

Inspection prevented by no access to: • Wall space

Attic inspection performed: • Access doors into attic from upper floor.

Attic inspection performed: • From access hatch • By entering attic, but access was limited

Crawl space inspection performed: • From access hatch • By entering space, but access was limited

Recommendations and Observations

General

22. • No insulation or ventilation improvements are recommended as a result of this inspection.

Description and Inventory

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • Left side of house below hose bibb

Water flow (pressure):
• Functional
• Typical for neighborhood
Water pressure measured at 60 PSI at left side hose bibb.

29. *Water pressure 60 PSI*

Water heater fuel/energy source: • Gas

Water heater type: • Tankless instant water heater (Takagi Brand)
Note: This is a T-M1 model which is a commercial grade heater. It has a listed recovery of 300 GPH. Serial No. 13010246

Water heater type: • Takagi tankless T-M1 manual .pdf

30. *Takagi T-M1 tankless water heater*

Water heater approximate age:
• 4 years
Manufactured in 2006

Hot water circulating system:
• Present
Some high quality homes have a system to constantly move the hot water through the heater and hot water distribution piping. This feature eliminates the need to wait for several seconds to get hot water out of a tap, for example, first thing in the morning.
In a conventional system, the water is heated at the hot water tank and then enters the distribution piping. The hot water in the pipe cools down to room temperature over time. When a faucet is opened, the cool water in the hot water pipe must be run through before heated water from the tank gets to the faucet.
The hot water circulating system forms a large loop, and the water is moved slowly through the system even when no faucets are flowing. The water does not have a chance to cool down, since it is passed through the water heater every few minutes. In a tankless heater system, the circulation pump is not as effective, especially when the hot water has been off for some time, but there are some benefits when the hot water has been in use recently or in another fixture.
The hot water circulating pump systems are normally set up so that if the pump is inoperative, the hot water supply in the house can still be used in a normal fashion. This will not provide the hot water instantly, but beyond this, does not create a problem.

31. *Hot water circulating pump*

Waste disposal system: • Public

Waste piping in building: • PVC plastic • Cast Iron

Limitations and Inspection Methods

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

Recommendations and Observations

General

23. • All fixtures, supply lines, faucets and drains tested, including tubs, showers, toilets, sinks and basins and whirlpool. No issues found except where otherwise noted.

32. *Whirlpool tub in operation*

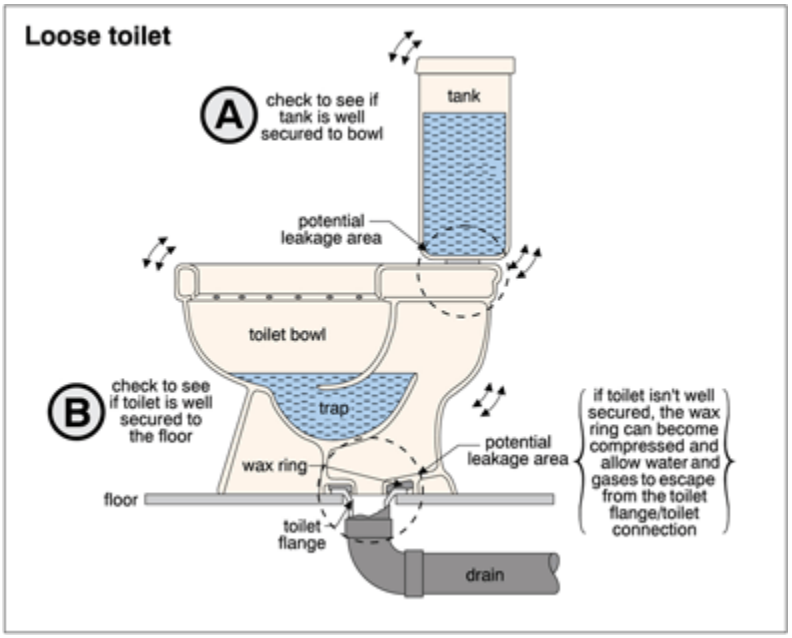
FIXTURES AND FAUCETS \ Toilet

24. Condition: • Loose

Toilet in the master bath is very loose at the floor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Task: Check seal and secure.



Click on image to enlarge.

FIXTURES AND FAUCETS \ Bathtub

25. Condition: • Caulking loose, missing or deteriorated

Master bath, tub surround, backsplash - missing or separated caulking.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Correct to prevent water intrusion and damage

33. *Caulk needed*

Description and Inventory

Major floor finishes: • Carpet • Hardwood • Ceramic

Major wall and ceiling finishes: • Plaster/drywall • Paneling

Windows: • Single/double hung • Wood

Glazing: • Single

Exterior doors - type/material: • Wood

Doors:
• Inspected
All exterior doors and a representative number of interior doors, windows, cabinets, and drawers were inspected. All were found to be functioning properly except as otherwise noted below.

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Gas

Appliances: • Listed appliances checked for normal operation and appear to be functioning properly, with exceptions noted. • Range/Oven • Icemaker • Exhaust fan(s) • Dishwasher • Waste disposal • Microwave oven • Door bell • Refrigerator

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • Waste standpipe • Gas piping

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations and Inspection Methods

Not included as part of a building inspection: • Security systems and intercoms • Cosmetic issues

Recommendations and Observations

CEILINGS \ General

26. Condition: • Stains
Water stains on wood ceiling and walls on 3rd floor. Tested negative for moisture. Likely from prior leaks before the roof was repaired.
Implication(s): Cosmetic defects

34. *Third floor water stains (typical)*

WINDOWS \ General

27. Condition: • Water leaks

Bedroom window appears to have leaked in the past. Tested negative for moisture, but towel was on window sill, so leaking may still occur from time to time. It also appears some repairs have been made.

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Task: Monitor. Further investigation.

35. *Bedroom window, possible leak.*

DOORS \ Doors and frames

28. Condition: • Loose or poor fit

1st floor AC closet door, and upper left bath closet door are both warped and difficult to open and close.

Implication(s): Chance of damage to finishes and structure

Task: Correct

DOORS \ Hardware

29. Condition: • Loose

Laundry room door knob very loose, screws missing

Implication(s): Equipment failure

Task: Repair

CARPENTRY \ Cabinets

30. Condition: • Stiff or inoperative drawers

Drawer in bar cannot open all the way as it hits the ice maker handle.

Implication(s): System inoperative or difficult to operate

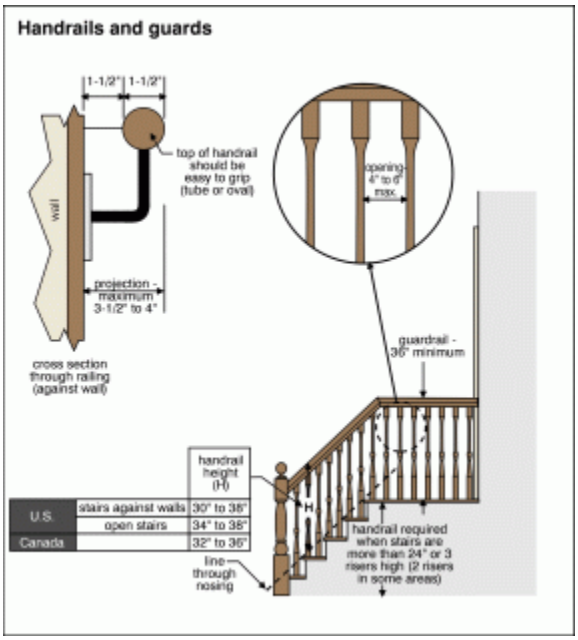
STAIRS \ Handrails

31. Condition: • Missing

There is no handrail for the upper portion of the interior stairs, between the first and second floor. This is a safety issue.

Implication(s): Fall hazard

Task: Install a handrail on either side for safety



Click on image to enlarge.

36. *Handrail missing - between 1st and 2nd floor*

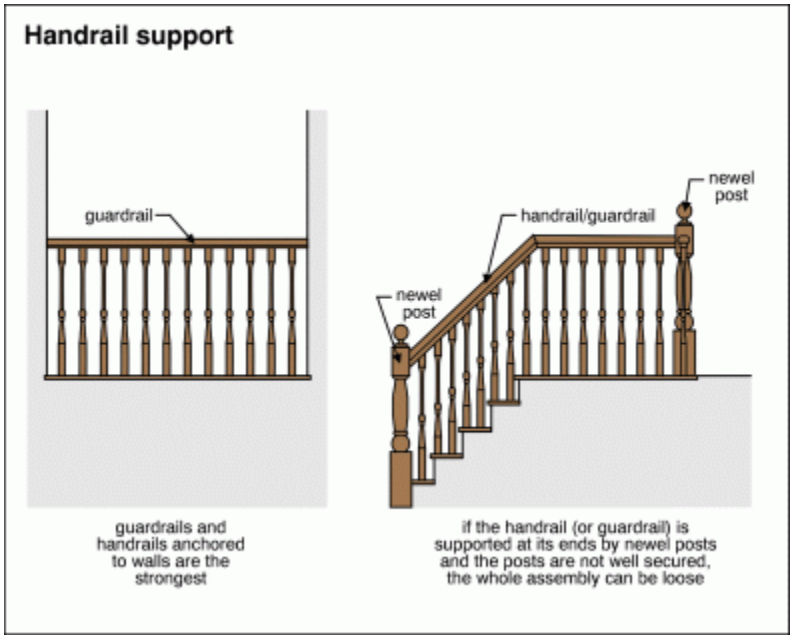
STAIRS \ Guardrails

32. Condition: • Loose

Second floor guardrail is loose. This will continue to worsen if not addressed.

Implication(s): Fall hazard

Task: Repair, tighten



Click on image to enlarge.

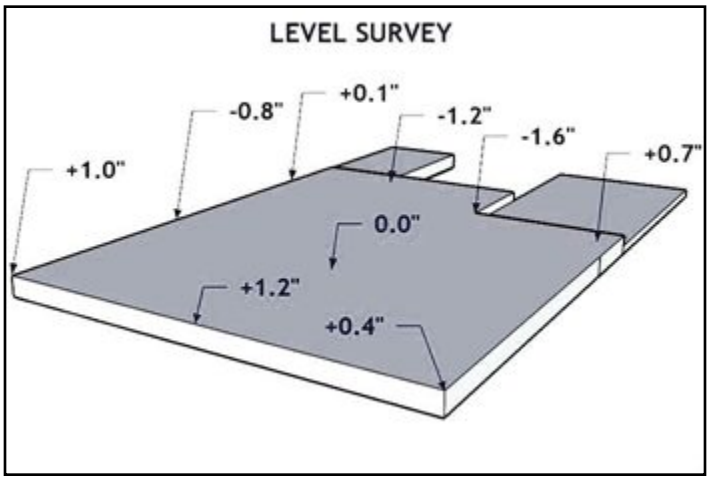
37. *Loose guardrail - 2nd floor*

GARAGE \ Vehicle door operators

33. Condition: • Automatic driveway gate. Did not test. Remote device not available. Exterior button not found.

Description and Inventory

>2.0" Maximum Relative Elevation Differential: • Within acceptable limits for this area, age and construction type
Note: The maximum differential found was 2.8" as shown on the drawing below. According to one of the leading local engineering firms, the average differential for all residential foundations in the New Orleans area is about 3.2". The average for reinforced concrete slabs about 2.9" and for pier and beam foundations about 3.6". Allowances are made for floor coverings and materials. Additions and enclosed areas built with a designed slope are not included. All measurements taken are not shown. The drawing is not to scale and locations are approximate. A larger version of the drawing is found in the Appendix at the end of this report.



38. *Not to scale. Locations approximate.*

Limitations and Inspection Methods

General: • The inspector provides these measurements for the purpose of informing the client of the general slopes and elevation differentials of the basic foundation. We are not engineers or an engineering firm nor do we make any claims beyond these basic measurements taken and presented at face value. We recommend seeking a structural evaluation from a licensed structural engineer if there is any concern about the foundation.

Recommendations and Observations

General

34. • 2" - 4" differential
The differential listed above is not considered excessive for a home of this age and construction type, in this area. It is due to normal construction tolerances and minor to moderate foundation settlement, generally associated with age.

Description and Inventory

General: • POOL OVERVIEW (Saltwater)

Note: The property has a saltwater swimming pool in the rear yard. The saltwater (saline) equipment consists of an in-line chlorine generator (electrolytic cell) and a computerized control center. The pool is concrete/gunite construction and is approximately 12,000 - 14,000 gallons. It has 6" faux stone tiles at the waterline and a blue/grey waterproofing coat of plaster. It is estimated to be about 3 years old.

There are 3 inlet returns as well spillover from the spa and a pool sweep return. There are 2 main drains and 2 surface skimmers. No fill line was found. A marine type underwater light is located on the vertical wall at the deep end of the pool and controlled by the panel as well as the remote device. The pool coping consists of one run of irregular flagstones, with the flagstones surrounding 3 sides forming the pool deck and elevated spa/hot tub. Other than the spill-over, there are no other water features, nor any slides, diving boards or ladders.

The LINK above has additional information regarding salt water pool maintenance.

39. *Pool - view from rear*

40. *Pool view from house*

General: • Salt or Saline Pool - Defined

Note: A salt water or saline swimming pool uses a chlorine generator to transform ordinary salt (sodium chloride) into chlorine, which sanitizes the water. The unit generates pure chlorine by passing the pool water -- a saltwater solution -- between titanium plates that are electrically charged. When the saltwater passes through this electrical field, a chemical reaction produces pure chlorine and some hydrogen gas. This treated (chlorinated) water enters the pool and kills biological or bacterial growth. The remaining chlorine decomposes and breaks down with exposure to sunlight, and the dead biological material is removed from the pool by the pump and filter system.

This system regenerates making the purchase of chlorine unnecessary. The salt used by the process to generate chlorine is returned to the pool as salt when the chlorine breaks down. Therefore salt is not consumed and does not need to be added. It is sometimes necessary to add salt to replace salt physically removed from the pool with splash-out, but salt does not evaporate like water does, so salt will not be added often.

. For this reason, a salt water pool is much easier and more economical to maintain than traditional, chlorine treated pools. Keeping the PH properly adjusted with (acid or soda) is critical, just as in a freshwater chlorine pool, as it not only makes the process more efficient, but protects the plaster and pool equipment from long term damage.

Most generators require a salt level of between 2800 and 3200 ppm, about 1/10th that of seawater. This low level of salinity is still considered fresh water by drinking water standards. An additional advantage is that it feels smoother on

the skin and does not burn eyes or damage hair.

41. *Hot tub/spa in operation*

42. *Pool view from above*

Pool / Spa type: • Below ground • Plaster / Gunite

Heater: • Gas

Water filter:
• Cartridge filter
Jandy brand filter Model #CL340, manufactured December 2006 - Uses 4 paper cartridge filters that should be removed and cleaned (hosed off) every 3-6 months, depending on use and debris accumulation in the pool. The pressure gauge on the top of the filter will increase to approximately 20 PSI when dirty, drop to 10 PSI after cleaning. The filters should be replaced every few years for optimum performance. (Check manufacturer's recommendations)

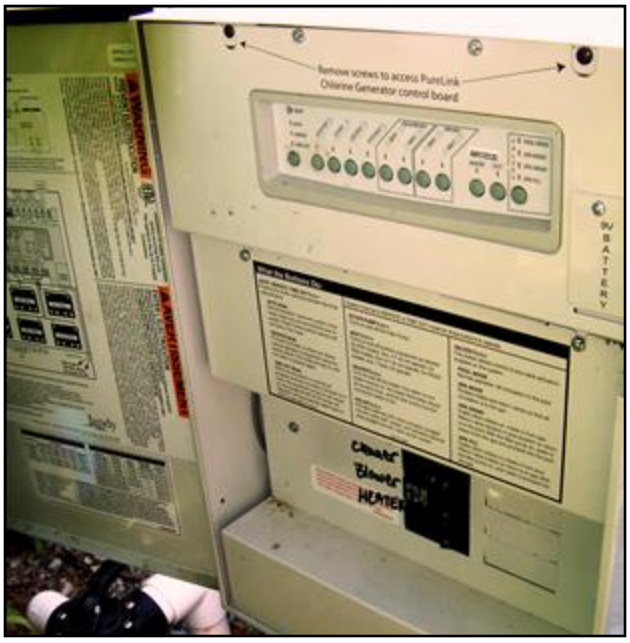
Pumps:
• Circulation
A.O. Smith Centurion, 2 HP motor, manufactured November 2006.
• Pool sweep
A.O. Smith Century brand 3/4 HP booster pump, manufactured May 2007

Blowers:
• Air bubbler
Polaris brand Model 1-470-02, manufactured September 2006

Electrical - breaker location: • At equipment

Electrical - wiring: • Liquid Tite Flex

General: • Equipment Photos



43. *Pool control and electrical panel*

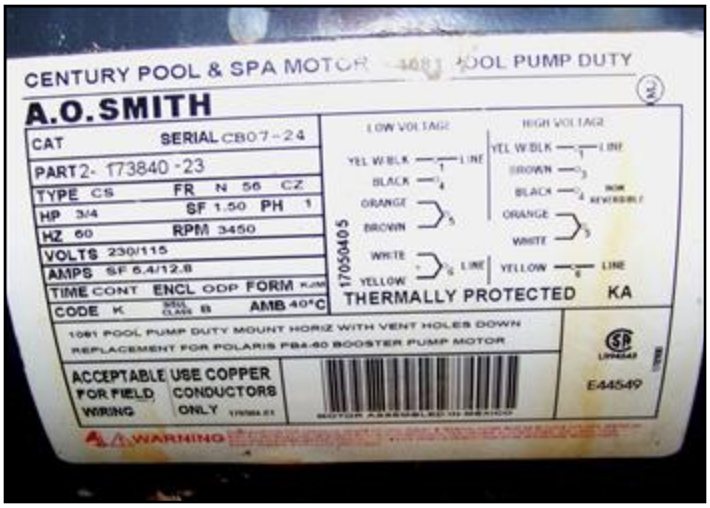
44. *Pool pump and motors*

45. *Pool heater*

46. *Pool filter and blower*

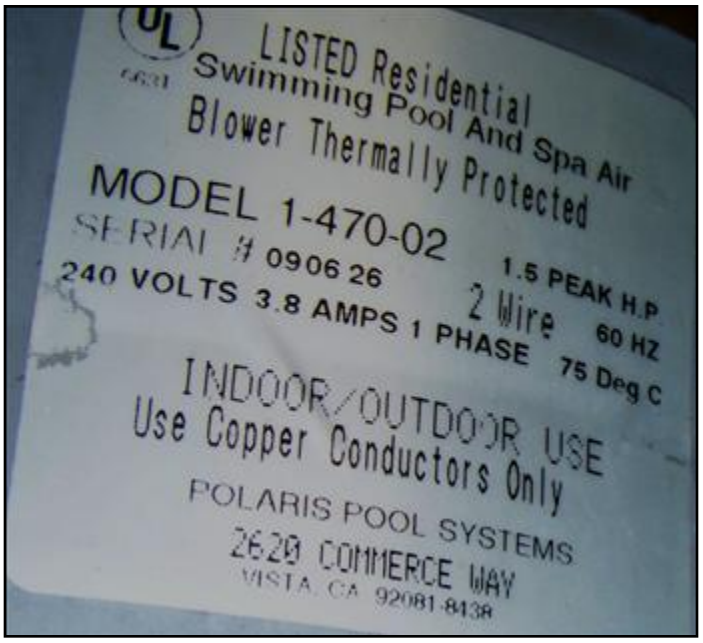
General: • Data Plate Photos

47. *Pool circulating pump motor data plate*



48. *Pool sweep motor*

49. *Pool filter data plate*



50. *Pool/spa blower data plate*

Limitations and Inspection Methods

Pool and spa bodies are not included in this inspection: • Underwater pool surfaces and bodies not checked for leaks or checked for damage that is not visible from the surface.

Timers could not be tested: • It was not possible to test any timers or automatic chlorinator/salt cell or computerized functions.

Lines not tested for leaks: • Buried lines - Not included in this inspection

Recommendations and Observations

General

35. • All accessible equipment was tested for normal function including any existing pumps, sweeps, heaters, lights, main valves, and GFI outlets. All functioned normally except as noted below.

36. • Secure proper training in both general and salt water pool maintenance or have a regular service to maintain the pool.

37. • Polaris 280 Manual (Link)

38. • Polaris 280 Black Max Pool Sweep Information - (Link)

39. • Pool sweep is not functioning properly and requires service and repair

ELECTRICAL \ Pool lights

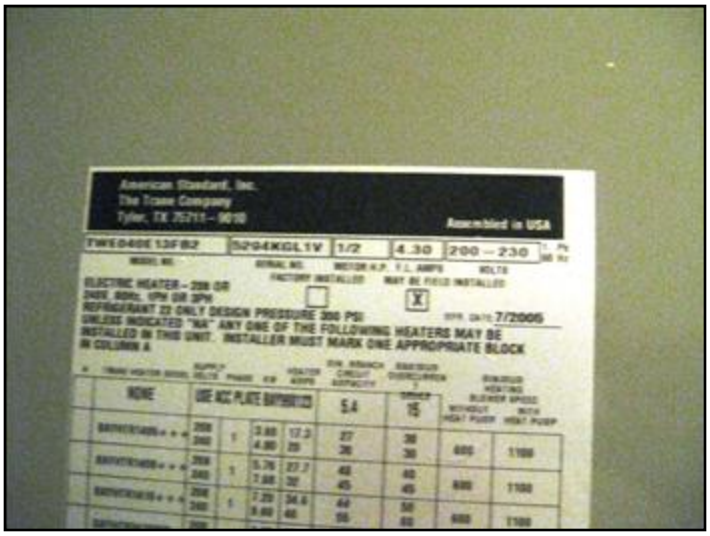
40. Condition: • Inoperative
Pool lights did not operate when tested at the control panel. There may be another switch or it may be necessary to program the remote to be able to operate the lights from the panel.
Task: Further investigation needed.

Description and Inventory

General: • EXTERIOR PHOTOS

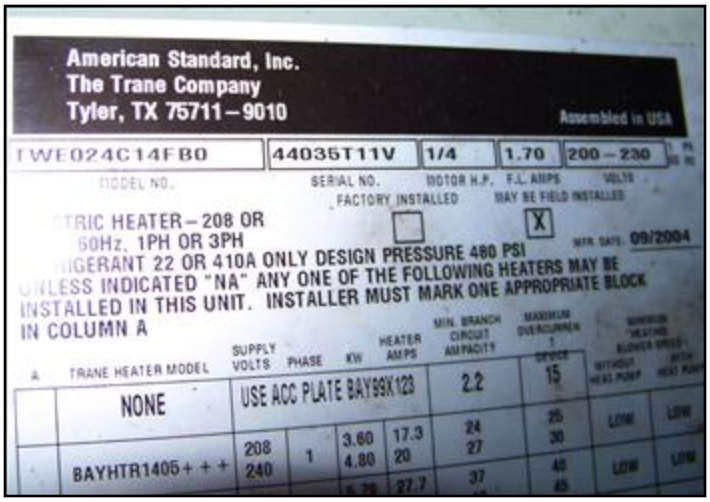
51. *Rear view with pool*

General: • DATA PLATE PHOTOS



52. *Furnace data plate*

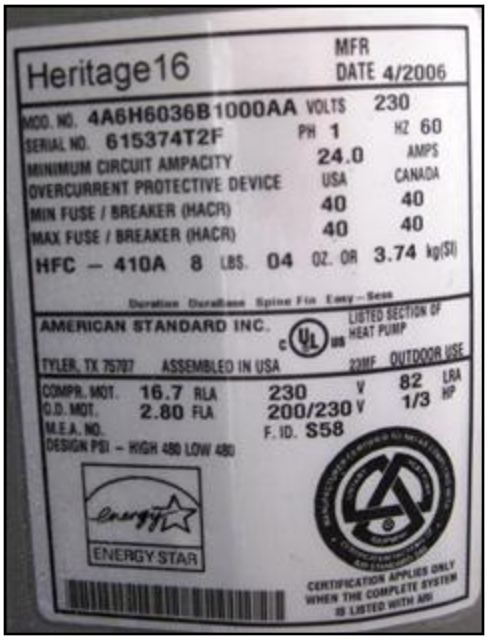
53. *Furnace data plate*



54. *Furnace data plate*

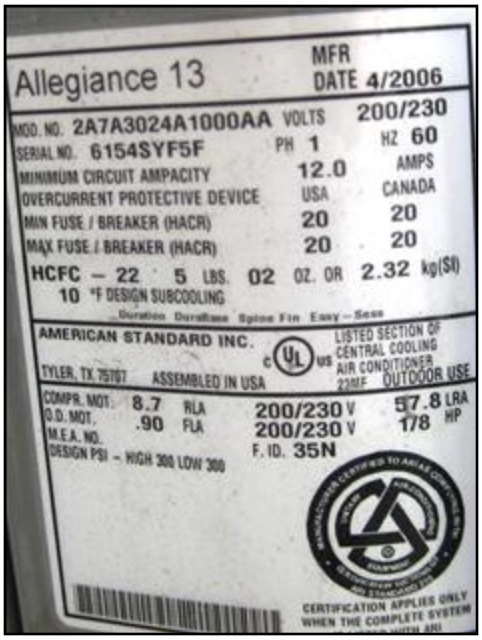
55. *Back up generator data plate*

56. *Tankless water heater data plate*



57. *AC condensing unit data plate*

58. *AC condensing unit data plate*



59. *AC condensing unit data plate*

60. *AC condensing unit data plate*

Description and Inventory

Weather: • Sunny • Clear • It was not raining at the time of the inspection.

Approximate temperature: • 76°

Attendees: • Number of licensed inspectors on site during the inspection:
Note: 1 - Tom Axelrad, LHI #10518

Attendees: • Pest Control Inspector

Attendees: • Video Plumbing Inspector

Attendees: • Buyer • Buyer's Agent • Seller's Agent

Access to Property Provided by: • Seller's agent

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time: • The inspection started at 9:00 a.m. • The inspection ended at Noon.

Approximate age of building: • 70 years

Approximate date of construction: • 1940

Approximate size of building: • 5000 ft.^{2}

Building type: • Detached single family home

Building type: • Georgian Colonial or Colonial Revival Style
Note: This home is somewhat typical of the renewed interest in American colonial architecture during the early to middle nineteenth century (1890-1940). These usually copied the Georgian homes of the Eastern seaboard built in the 1700's or resembled the prior Victorian period embellished with colonial detailing. Later versions (1920-1940) sometimes combined these details with elements of the Arts and Crafts style which was beginning to come into vogue.

Most of these homes in New Orleans were two story, five bay center hall with a central staircase. The basic form was nearly square. Characteristics included symmetrically placed windows, hipped or gable end, low pitched roofs, porticoes with classical columns framing the front door. Fanlight transoms or triangular pediments were also common. Other classical ornamentation included dentils, swags, garlands or bracketed cornices. Georgian Colonial Revival houses were most often exposed brick, stucco or wood frame with lap siding, usually painted white with shutters.

Number of stories: • 2.5

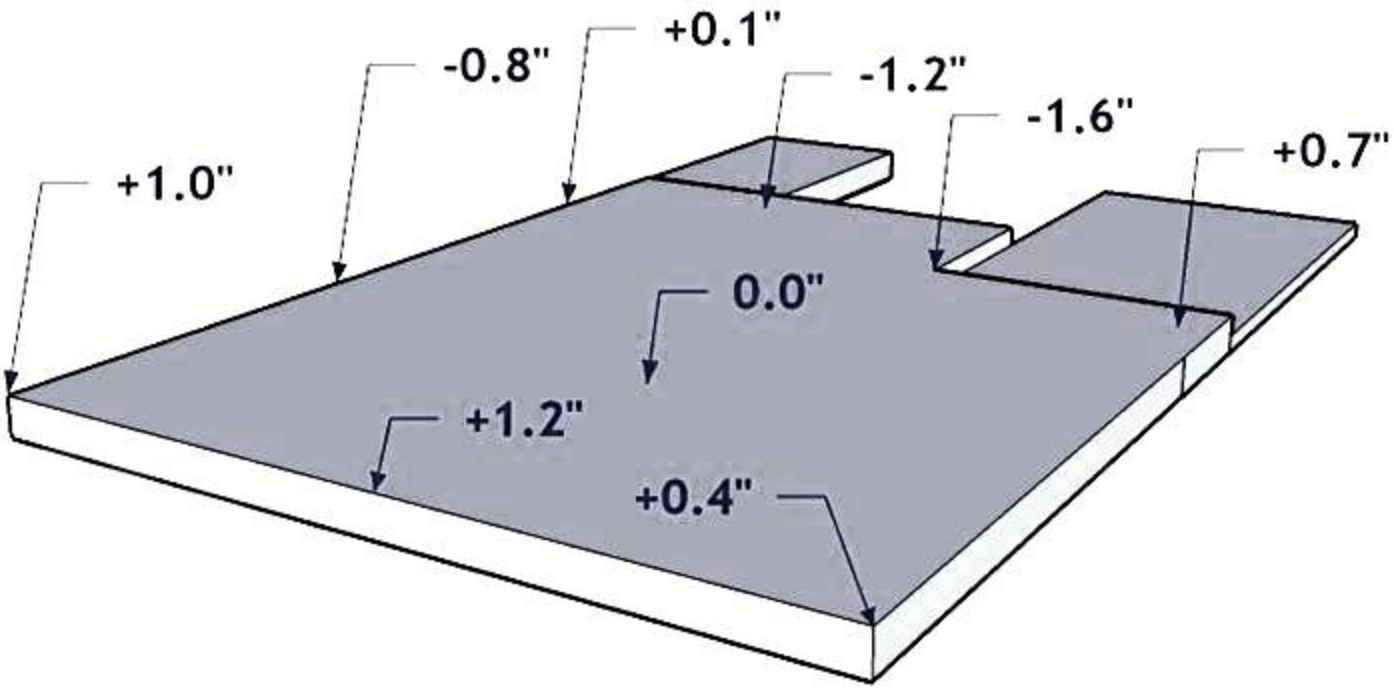
Number of bedrooms: • 4

Number of bathrooms: • 4

Garage, carport and outbuildings: • In ground pool. • Pergola

END OF REPORT

LEVEL SURVEY



GROUNDED AND UNGROUNDED OUTLETS

The ungrounded outlets are easily distinguishable by their two slot configuration verses the newer grounded type of outlets that have the two slots with a hole (ground socket) centered under the slots. For this particular article, I will refer to these outlets as UNGROUNDED outlets and GROUNDED outlets.

Older wiring never contained a ground wire so any ungrounded outlets in your home were originally wired in this manner and are considered acceptable, but they do have their safety issues. Many ungrounded outlets have been installed in the older homes, but as the years went by the electrical standards have changed and are absolutely required in newer homes. While it is not usually required to upgrade ungrounded outlets in your home today, it is still a good idea because a properly wired home is a much safer home for you and your family.

THIS IS WHERE UNGROUNDED OUTLET PROBLEMS BEGIN...

The problems for owners of older homes start when two wire ungrounded outlets are removed and substituted with the grounded type outlets without the necessary rewiring that will add a ground wire to the newly installed grounded type outlet. People tend to replace two wire ungrounded outlets with ungrounded type outlets in order to establish a more convenient outlet for their three prong appliances. Most of today's appliance cords contain a three prong plug and it becomes a nuisance when homeowners (of ungrounded electrical systems) are attempting to locate three socket outlets for the grounded plugs. So they replace the two slotted ungrounded outlet with a grounded type outlet and it now becomes much more convenient for them to utilize these outlets in their home. But...**these upgraded outlets are still not grounded** without upgrading the entire branch wire that feeds the outlet.

Grounded type outlets are not supposed to be substituted for ungrounded outlets unless a new grounded wire is installed to this outlet. This will require a licensed Electrician to install the new wire from the load center to these grounded type outlets. An exception to this rule is allowed by the National Electrical Code, when the outlet is protected by a Ground Fault Circuit Interrupter (GFCI).

THIS BRINGS US TO... INEXPENSIVE FIXES OR UPGRADES.

There are less expensive fixes available for those home owners who do not want to rewire their entire house. Perhaps one of the cheapest and simplest ways to address this issue is by utilizing a GFCI (also known as a Ground Fault Circuit interrupter). These can be installed in one of two locations. A GFCI outlet can take the place of a standard ungrounded outlet in any location and it now becomes a much safer outlet. Another option would be a GFCI breaker (at the load center) which takes the place of the regular circuit breaker. The N.E.C. (National Electrical Code) does allow GFCI's to replace two wire ungrounded outlets, but this might not be the greatest idea only

because the round grounding socket on a GFCI outlet might give someone the false impression that the outlet has a grounding wire. So it's best to have these particular outlets clearly marked as "NO EQUIPMENT GROUND".

A GFCI replacement at an ungrounded outlet is a good choice for many expensive hard to re-wire cases. Instead of having an Electrician running newer wires to newer outlets, you will rely on the GFCI function to provide the personal protection at a much more convenient outlet. It is not the same as having a grounded outlet, but for most instances it is much safer. A GFCI outlet will trip (shut down) when there is a difference in the amount of current flowing through the neutral side of the electrical wiring. So, if a ground fault did occur, and some of the current starts to travel into the casing (toward you), a functional GFCI will automatically trip and stop all current flow, avoiding an electrical shock.

The one instance where a GFCI upgrade should not be used is where equipment utilizes a surge protector (like your computer's surge protector if you have one). Surge protectors use the ground wire to redirect any surge until it can trip. If a surge protector is plugged into an ungrounded outlet it will not operate as the manufacturer intended. When a large surge or spike does hit, the surge protector needs the ground wire to take the "hit" away from the protected equipment and send it safely to the ground wire which is connected to the load side. If the surge or spike is not sent to a ground wire by the surge protector it will destroy the delicate electronics that you were trying to protect. The surge protector manufacturers' do offer warranties, but...it's only valid if the surge protector is used in a properly grounded outlet.

It is recommended that you discuss all available options with a licensed electrician. Individual lifestyles, types and locations of electrical appliances and fixtures are important considerations in determining the most appropriate solutions. Local codes and safety requirements vary and your electrician will be familiar with all of the possible and legal remedies. He is also the best one to advise you on costs of each option.

Basic asbestos safety advice

The US EPA indicates that not all asbestos-containing products are dangerous. A health risk exists only when asbestos fibers are released from a product [into the air where they are inhaled for example]. Products that are friable (easily crumbled or made into dust that is easily airborne) are more dangerous than products in which binders immobilize the asbestos fibers.

EPA also indicates that not everyone exposed to asbestos will develop an asbestos-related illness or disease. Most people exposed to small amounts of asbestos do not develop asbestos-related health problems. Cigarette smokers are at much higher risk of asbestos-related disease.

Quoting from the US EPA Basic Advice on asbestos in homes:

What if I have asbestos in my home?

The best thing to do is to leave asbestos-containing material that is in good condition alone. *If unsure whether or not the material contains asbestos, you may consider hiring a professional asbestos inspector to sample and test the material for you. Before you have your house remodeled, you should find out whether asbestos-containing materials are present.*

If asbestos-containing material is becoming damaged *(i.e., unraveling, frayed, breaking apart) you should immediately isolate the area (keep pets and children away from the area) and refrain from disturbing the material (either by touching it or walking on it). You should then immediately contact an asbestos professional for consultation.*

It is best to receive an assessment from one firm and any needed abatement from another firm to avoid any conflict of interest. In such a scenario as described above, asbestos-containing material does not necessarily need to be removed, but may rather be repaired by an asbestos professional via encapsulation or enclosure. Removal is often unnecessary.

This page assists in the recognition of transite pipe used for chimneys or heating flues and discusses potential hazards of this material when it is found in buildings. Transite pipe is an asbestos-cement product which was used for both HVAC ducts and for chimney or flue material to vent gas-fired appliances. This document assists building buyers, owners or inspectors who need to identify asbestos materials (or probable-asbestos) in buildings by simple visual inspection. We provide photographs and descriptive text of asbestos insulation and other asbestos-containing products to permit identification of definite, probable, or possible asbestos materials in buildings.

Cement-asbestos transite pipe was also used for water piping in some communities, as we discuss at Transite Pipe Water Supply Piping.

Because asbestos cement transite pipe chimneys may have operating and safety problems, concerns completely separate from asbestos handling questions, readers should see our chimney inspection suggestions at CHIMNEY INSPECTION DIAGNOSIS REPAIR.

While an expert lab test using polarized light microscopy may be needed to identify the specific *type of asbestos fiber*, or to identify the presence of asbestos in *air, dust or drinking water samples*, many asbestos-containing building products not only are obvious and easy to recognize, but since there were not other look-alike products that were *not* asbestos, a visual identification of this material can be virtually a certainty in many cases.

TRANSITE PIPES OR DUCTS - Transite Chimney and Duct Material Warnings

Unsafe transite pipe heating flue vents may only be noticed by a careful building inspection such as shown in these rooftop photographs of a transite flue vent pipe which deteriorated, became swollen, and risk becoming blocked. In cold climates with these vents from the 1950's era, the real hazard is not so much asbestos fibers as the dangerous obstruction of the vent/flue by the deterioration of the interior of the pipe.

[Photographs above and text just above on transite flue deterioration were provided courtesy of Roger Hankey].

In the transite chimney vent photo at above right we note that the exterior has been painted black. We don't know why, possibly the naturally gray-white transite flue was painted black for cosmetic reasons, or perhaps in an effort to slow down its surface deterioration.

A Brief Summary of Health Hazards from Handling Transite Pipe or Asbestos Cement Piping for Vents, Chimneys, or Air Ducts

Where are the chief health risks with cementious asbestos materials?

Transite pipe, whether it has been used as an air duct, flue vent, chimney, or water pipe, is still a cementious material that is unlikely to release high levels of airborne fibers when it is in good condition.

Touching transite pipe, or simply removing and disposing of an intact section of this material from a building by carrying it outside should not release a significant level of airborne asbestos fibers unless:

- **The transite pipe was deteriorated, soft, friable** - crumbly and easily made into powder and debris - this can happen where the material was exposed to weather such as the upper portion of a flue vent, plumbing vent, or chimney where it extends above a building roof or where transite air ducts were placed below a floor slab and exposed to water.
- **The transite pipe was removed or attacked using power tools** such as saws, grinders, or sanders, producing asbestos-containing dust
- **The transite pipe was removed or attacked during demolition using hammers** and similar implements

In summary, if it has become soft and friable, or if transite pipe is damaged or is cut mechanically (such as by using power equipment), friable, airborne asbestos fibers may be generated - a health and potentially a costly cleanup concern.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

1. Roofing, Flashings and Chimneys
2. Exterior
3. Structure
4. Electrical
5. Heating
6. Cooling/Heat Pumps
7. Insulation
8. Plumbing
9. Interior
10. Appliances
11. Life Cycles and Costs
12. Supplementary
    - Asbestos
    - Radon
    - Urea Formaldehyde Foam Insulation (UFFI)
    - Lead
    - Carbon Monoxide
    - Mold
    - Household Pests
    - Termites and Carpenter Ants
13. Home Set-up and Maintenance
14. More About Home Inspections
    - ASHI Standards of Practice
    - CAHPI Standards of Practice