INSPECTION REPORT

For the Property at:

1800 YOUR STREET

NEW ORLEANS, LA 70119

Prepared for: YOUR HOUSE

Inspection Date: Tuesday, September 27, 2016

Prepared by: Turk Schexnayder LHI Lic.10679

Audubon Home Inspections, LLC
4636 Perry Drive
Metairie, LA 70006
504-377-8796

www.audubooninspections.com
turk@audubooninspections.com

November 29, 2017

Dear Your House,

RE: Report No. 1575, v.3
1800 Your Street
New Orleans, LA
70119

Thank you for choosing Audubon Home Inspections to perform your Property Inspection. I trust the experience was informative 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.

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. This report exceeds those standards. A copy of these documents were provided in the conformation email and are also available on the LSBHI Web Site at http://www.lsbhi.state.la.us/

This is not a mold inspection. However, if discoloration, arising from moisture is discovered without employing specialized environmental or other testing methods, it will be mentioned.

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

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,

Turk Schexnayder LHI Lic.10679
on behalf of
Audubon Home Inspections, LLC

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New Orleans, LA
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on: Tuesday, September 27, 2016

Single Family Home up to 2000 square feet	$375.00
Multi-Family (Each Additional Unit)	$50.00
Raised Foundation Systems	$50.00
State of Louisiana Board of Home Inspectors required filing fee	$5.00
Total	$480.00

PAID IN FULL - THANK YOU!

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Description

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.

Sloped roofing material:

• Asphalt shingles

1. *Asphalt shingles*

2. *Asphalt shingles*

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From the attic to view the underside of roof and roof decking. • By walking on lower roof

Inspection performed: • With binoculars from the ground

Recommendations

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.

SLOPED ROOFING \ Asphalt shingles

2. Condition: • Wooden platform not flashed. No drain holes in bottom board of platform. This can create ponding above board and possibly leak.

Task: Further evaluation

3. *Flat board on roof.*

3. Condition: • Leak
Stains noted on right side rear addition ceiling. Stains are likely from a leak in the roof.
Implication(s): Chance of water damage to contents, finishes and/or structure
Task: Repair or replace

4. *Stains*

5. *Stains*

4. Condition: • Missing, loose or torn
Implication(s): Chance of water damage to contents, finishes and/or structure
Task: Repair or replace
Time: Prior to closing

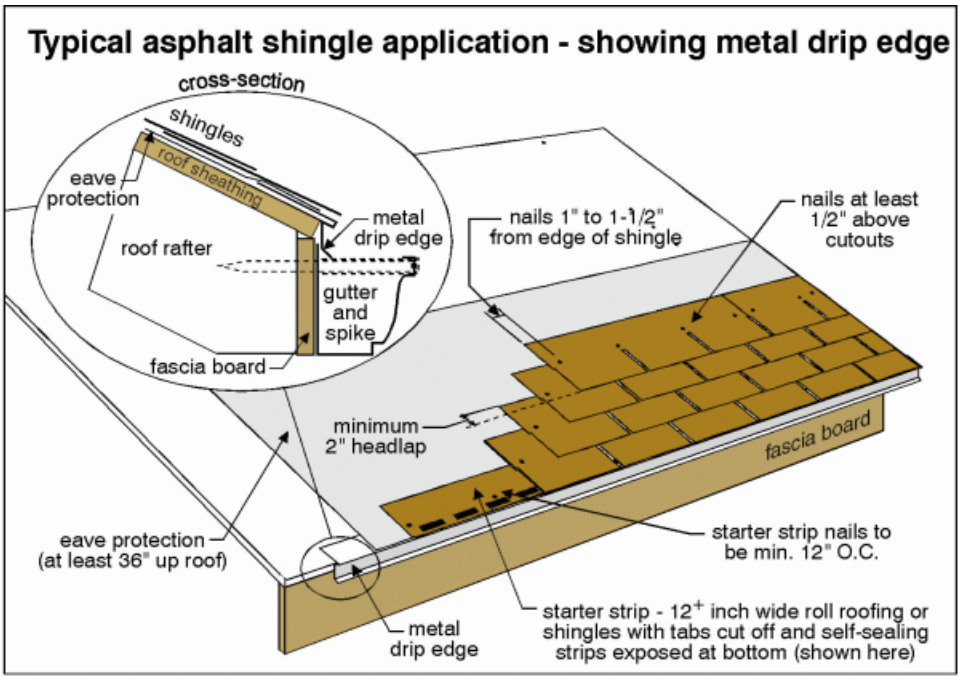
6. *Missing or torn*

5. Condition: • Patched
Patch with raised or cupped shingles above were noted.
Implication(s): Chance of water damage to contents, finishes and/or structure
Task: Further evaluation
Time: Prior to closing

7. *Patched*

SLOPED ROOF FLASHINGS \ Drip edge flashings

6. Condition: • Missing
Missing drip edge and rake edge flashing.
Implication(s): Chance of water damage to contents, finishes and/or structure
Task: Install flashing
Time: Prior to closing



8. *Missing drip edge flashing*

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Generally away from building.

Soffit and fascia: • Wood

Wall surfaces and trim: • Wood lap board siding.

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

Wall surfaces - wood: • Boards

Walkway: • Concrete

Porch: • Arts & Crafts style. Brick bottom with wood posts on top.

Exterior steps: • Concrete • Wood

Patio: • Concrete

Fence: • Chain link

Garage: • Off street parking.

Recommendations

General

7. • Peeling paint on exterior wood surfaces. Including, but not limited to, windows, trim, shutters, soffit, facia, and weather boards.
Moisture intrusion through openings will cause exterior wood damage. Peeling paint and open seams should be addressed before material deterioration occurs.
Implication(s): Chance of water damage to contents, finishes and/or structure
Task: Replace any damaged wood, seal open seams and paint as needed.
Time: General Maintenance Item

9. *Peeling paint on exterior wood surfaces....*

10. *Peeling paint on exterior wood surfaces....*

11. *Peeling paint on exterior wood surfaces....*

ROOF DRAINAGE \ Gutters

8. Condition: • Foam in gutter on left side near rear.

12. *Foam*

9. Condition: • Loose or damaged
Right side gutter was loose near rear.
Implication(s): Chance of water damage to contents, finishes and/or structure
Task: Repair or replace

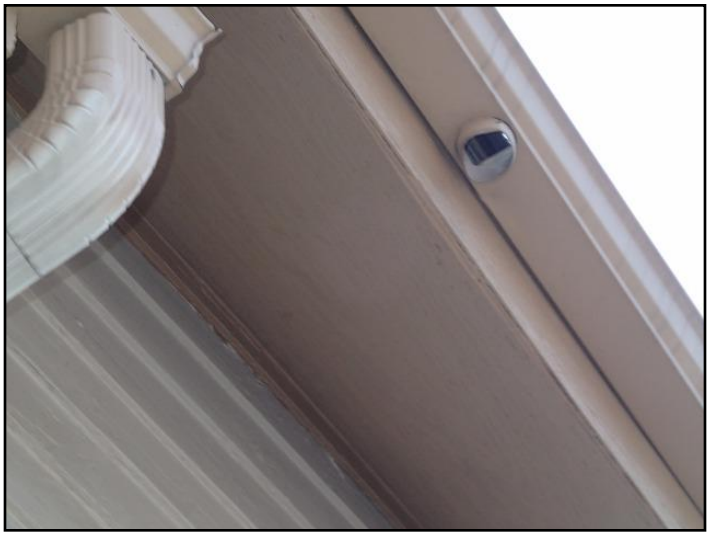
13. *Loose*

ROOF DRAINAGE \ Downspouts

10. Condition: • No diverter at end of downspout
Lower portions of some downspout's are missing. This can create erosion issues, and isolated settlement, and may exacerbate the issue of soil subsidence.
Implication(s): Chance of water damage to contents, finishes and/or structure | localized settlement
Task: Improve roof drainage with proper downspout discharge, add splash blocks etc. to move water away from foundation.

14. *No diverter at end of downspout*

11. Condition: • Missing
Missing downspouts on both sides of house. Holes or tears also noted on right side gutter.
Implication(s): Chance of water damage to contents, finishes and/or structure
Task: Repair or replace



15. *Missing*

16. *Missing*

WALLS \ Wood siding
12. Condition: • Opening in wall where HVAC refrigerant passes through.
Task: Seal opening.

17. *Opening*

EXTERIOR GLASS/WINDOWS \ General

13. Condition: • Front gable windows were painted. Some panes were missing and were replaced with plywood. Plywood appears to be buckling and/or warping.
Task: Replace missing glass.

18. *Gable windows.*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

14. Condition: • Possible settlement of left side front steps.
Task: Correct / Improve

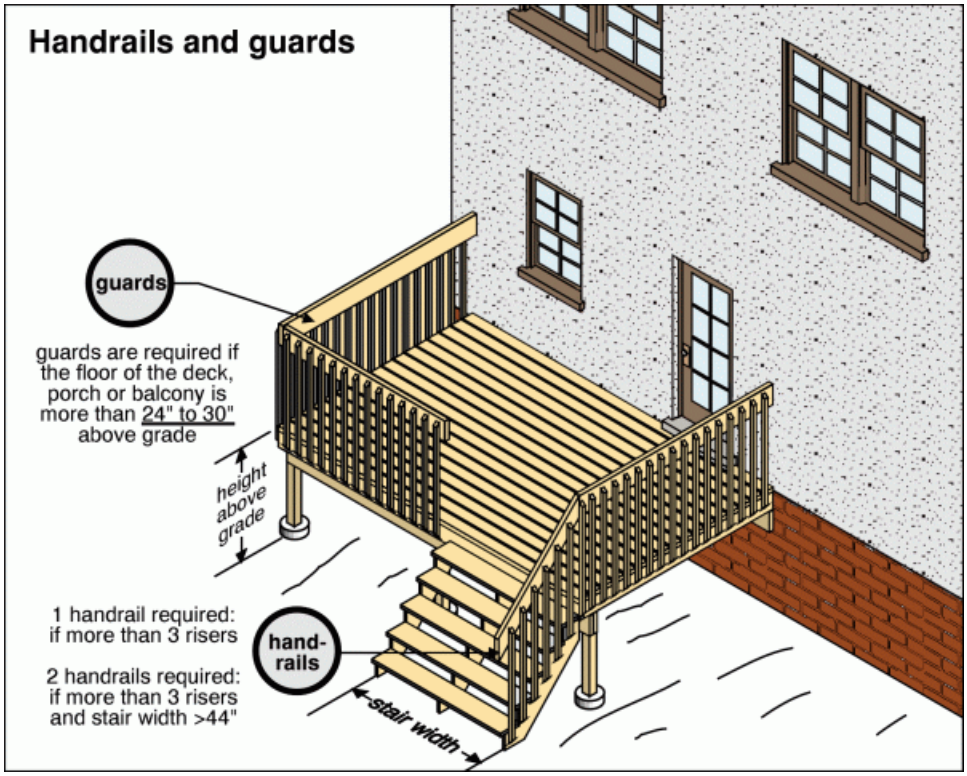
19. *Possible settlement*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

15. Condition: • Handrails should be easy to grasp. Handrails should be continuous from the lowest riser to the top riser interrupted only by a newel post at the turn. The intent of a handrail is to provide a hand-grip for people using a stairway. If a handrail cannot be gripped securely, it is unsafe.
Task: Repair or replace

20. *Handrails should be easy to grasp.*

16. Condition: • Missing
Stairways, porches or landings with four or more risers or rising more than 30 inches (76 cm) in height should have a handrail or guardrail installed along
each unprotected side or edge.
Implication(s): Fall hazard
Location: Rear steps
Task: Install handrail or guardrail where needed.



21. *Missing*

17. Condition: • Loose
Implication(s): Fall hazard
Task: Repair or replace

22. *Loose*

LANDSCAPING \ General

18. Condition: • Vines

Vines on exterior masonry or wood. While masonry walls are more tolerant of vine damage than wood or siding, vines will facilitate insect and pest entry and moisture damage due to slow drying. Damage to mortar can also occur. Roots create the most serious mechanical damage. Wood trim is especially susceptible to rot caused by vines. Some people are prepared to live with the disadvantage of the plants due to the cosmetic effect, but the removal of vines on any exterior surface is recommended.

Implication(s): Chance of damage to finishes

Task: Remove vines to prevent material deterioration

23. *Vines*

Description

Configuration: • Brick pier, wood beam and joists.

Foundation material: • Brick

Floor construction: • Joists • Wood beams

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Plywood sheathing over skip sheathing.

Roof and ceiling framing: • Rafters/roof joists

Recommendations

General

19. • Framing of rear roof was not visible. It was not determined if this structure was designed to carry the extra weight of the HVAC compressors. Floor joists below this addition appear to be over spanned.
Implication(s): Deflection of roof framing. Weakened structure.
Task: Further evaluation is recommended.

20. • Roof extension on right side appeared to be falling. Exposed rafter tails would normally be exposed, but these are boxed in and not visible.
Task: Further evaluation

24. *Falling roof/framing*

RECOMMENDATIONS \ Overview

21. Condition: • It is recommended that a structural engineer, or licensed general contractor familiar with structural repairs be engaged to provide a more in depth evaluation of the structural performance of this property. The evaluation should include a scope of work and an estimate.
Time: Prior to closing.

FLOORS \ Columns or piers

22. Condition: • Loose or missing bricks.

Task: Further evaluation
Time: Prior to closing

25. *Loose or missing bricks.*

26. *Loose or missing bricks.*

27. *Loose or missing bricks.*

23. Condition: • Mortar deterioration
Some piers are showing signs of mortar deterioration. This is common for piers of this age. Re-point piers where needed to prevent further deterioration. Photo is an example of some of the piers found, not all piers with mortar deterioration are pictured.
Implication(s): Weakened structure | Chance of structural movement
Task: Further evaluation

28. *Mortar deterioration*

FLOORS \ Beams

24. Condition: • Center beam at rear.

Task: Further evaluation

29. *Center beam*

FLOORS \ Joists

25. Condition: • Joists on rear addition appear to be over spanned.

Task: Further evaluation

30. *Over spanned.*

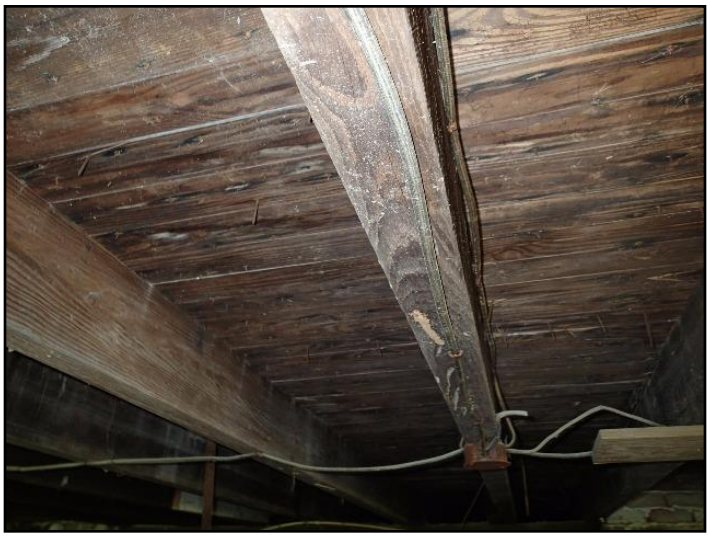
26. Condition: • Rot, insect or fire damage
Implication(s): Weakened structure
Task: Further evaluation

31. *Rot, insect or fire damage*

32. *Rot, insect or fire damage*

33. *Damaged ceiling joist*

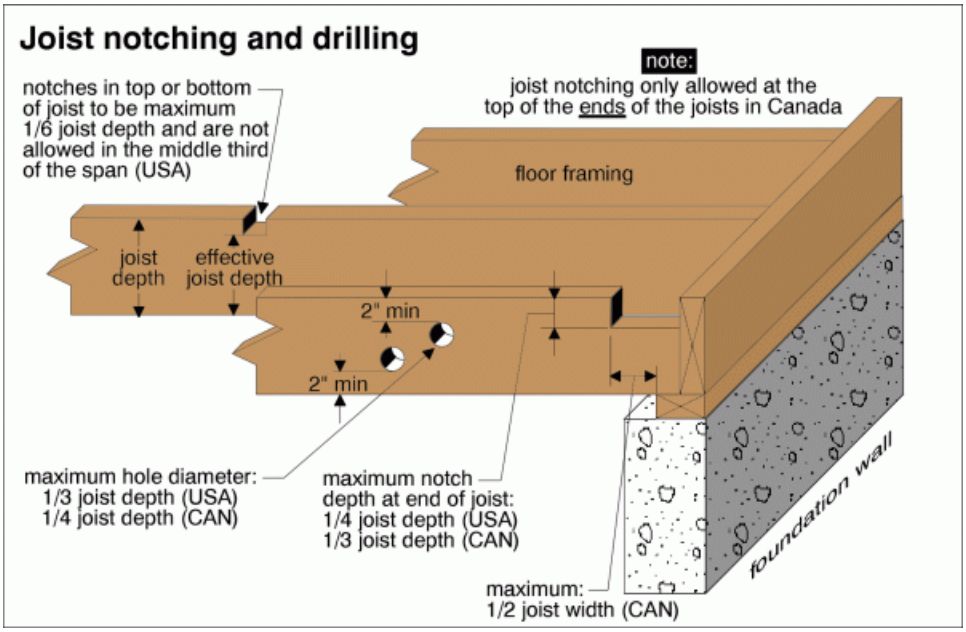
34. *Rot, insect or fire damage*



35. *Rot, insect or fire damage*

36. *Damage*

27. Condition: • Notches or holes
Floor joist was cut to accommodate tub drain.
Implication(s): Weakened structure
Task: Further evaluation



37. *Notches or holes*

Description

Service entrance cable and location:

• Overhead - cable type not determined

Left side exterior wall near rear.

Service size:

• 150 Amps (240 Volts)

To each unit.

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

Main disconnect/service box rating: • 150 Amps

Main disconnect/service box type and location: • Breakers -exterior wall

System grounding material and type: • Copper - ground rods

Distribution panel type and location: • Breakers - exterior wall

Distribution panel rating: • Combination panel - There is no stand alone service box, but a combination panel that incorporates the main disconnect with the distribution panel. (Main shut-off with breakers in the same panel) This is an acceptable and common wiring method.

38. *Combination panel - cover on*

39. *Combination panel - Cover removed*

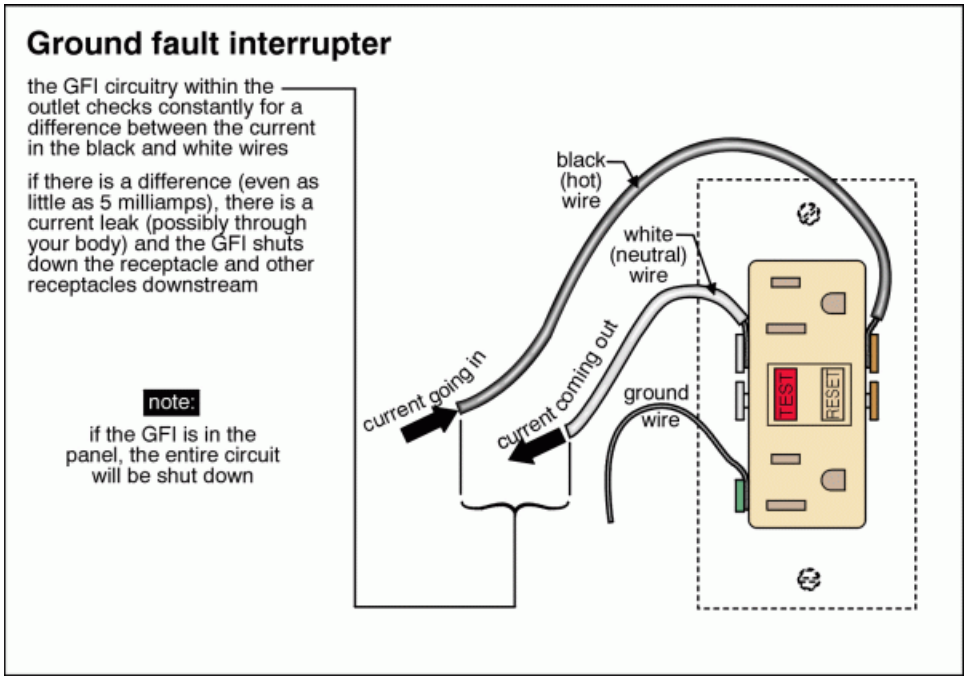
Distribution panel rating: • 150 Amps

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

Type and number of outlets (receptacles): • Grounded - upgraded

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. Current standards require GFCI protection on all outdoor and bath outlets and kitchen counter tops and within six feet of any sink. (Also garages, attic, pools and whirlpools)



Smoke detectors: • None noted

Limitations

General: • The fire alarm and/or security system (if installed) were not tested. This is beyond the scope of this inspection. This should be performed by a fire/alarm 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.

Circuit labels: • The circuits are not labeled at the panel

Recommendations

General

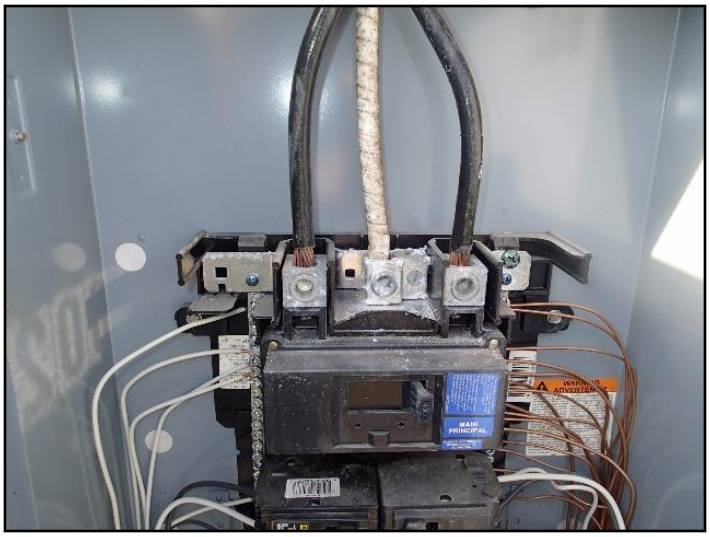
28. • All readily accessible outlets were tested for proper function, polarity and ground. All readily available switches tested for function. All tested OK, except where noted.

RECOMMENDATIONS \ Overview

29. Condition: • It is recommended that a licensed electrician be engaged for further review and a more detailed evaluation of the electrical system. This should include recommendations and cost estimates. Not all deficiencies may be listed or pictured.

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

30. Condition: • No dielectric grease on service wires. Corrosion visible at center connection.
Task: Correction by a licensed electrician



40. *No dielectric grease*

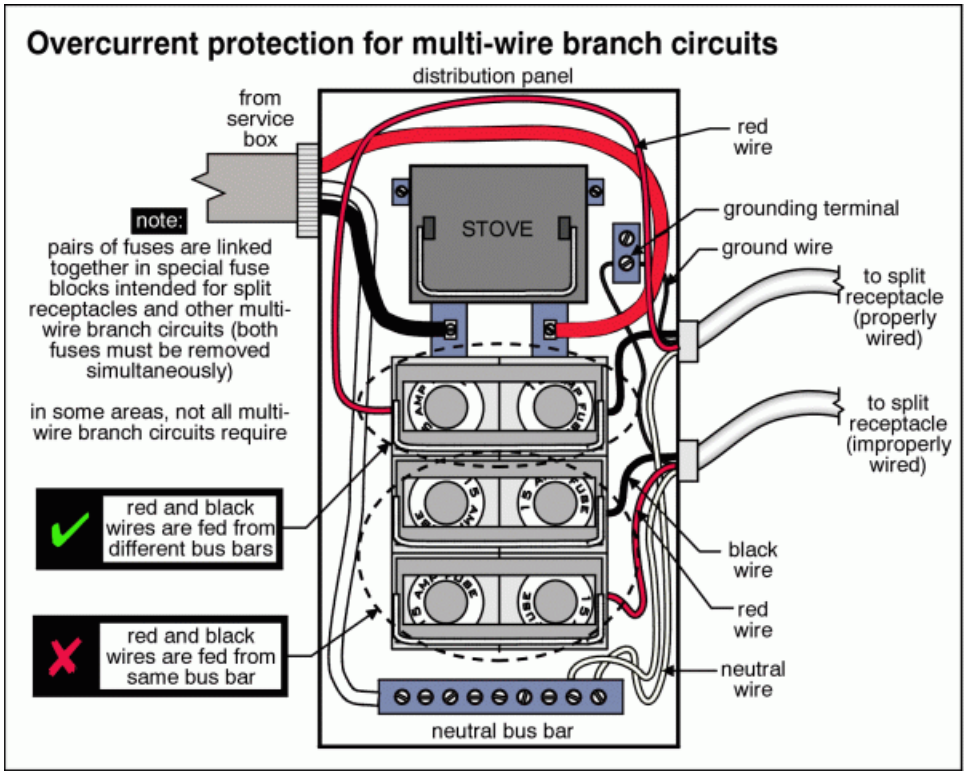
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

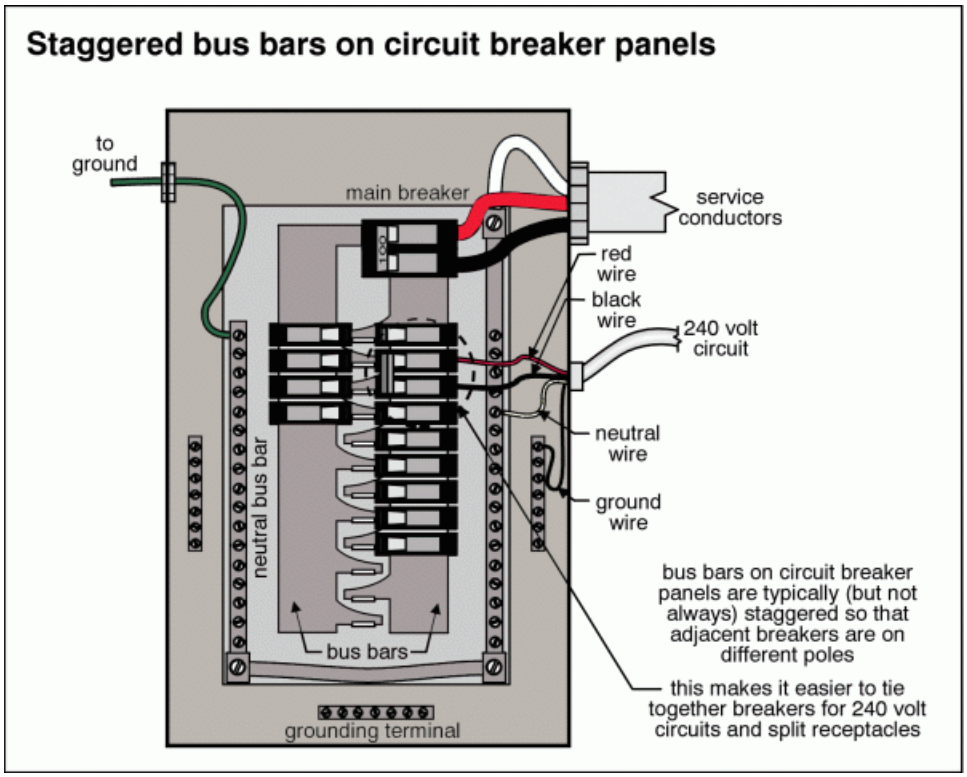
31. Condition: • No links for multi-wire circuits

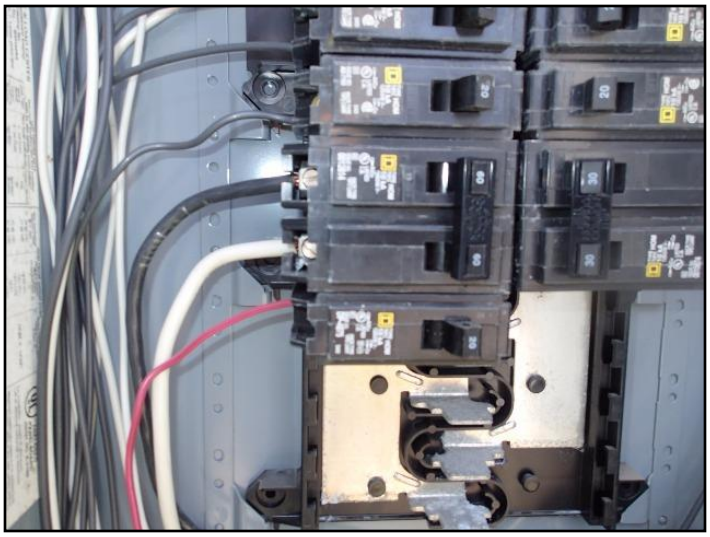
Possible multi-wire circuit with no link on multiple breakers, red wire used as hot on breaker and not properly marked, labeled or linked.

Implication(s): Electric shock

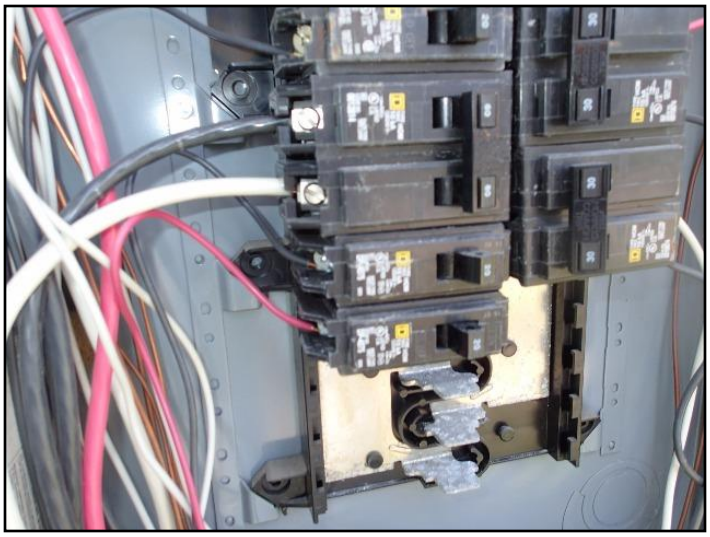
Task: Contact a licensed electrician for further evaluation and/or correction







41. *No links for multi-wire circuits*



42. *No links for multi-wire circuits*

DISTRIBUTION SYSTEM \ Junction boxes

32. Condition: • Missing, loose

Several electrical connections with no junction box only wire nuts.

Implication(s): Electric shock | Fire hazard

Task: Contact a licensed electrician for further evaluation and/or correction

43. *Missing*

44. *Missing, loose*

45. *Missing, loose*

DISTRIBUTION SYSTEM \ Outlets (receptacles)

33. Condition: • Inoperative

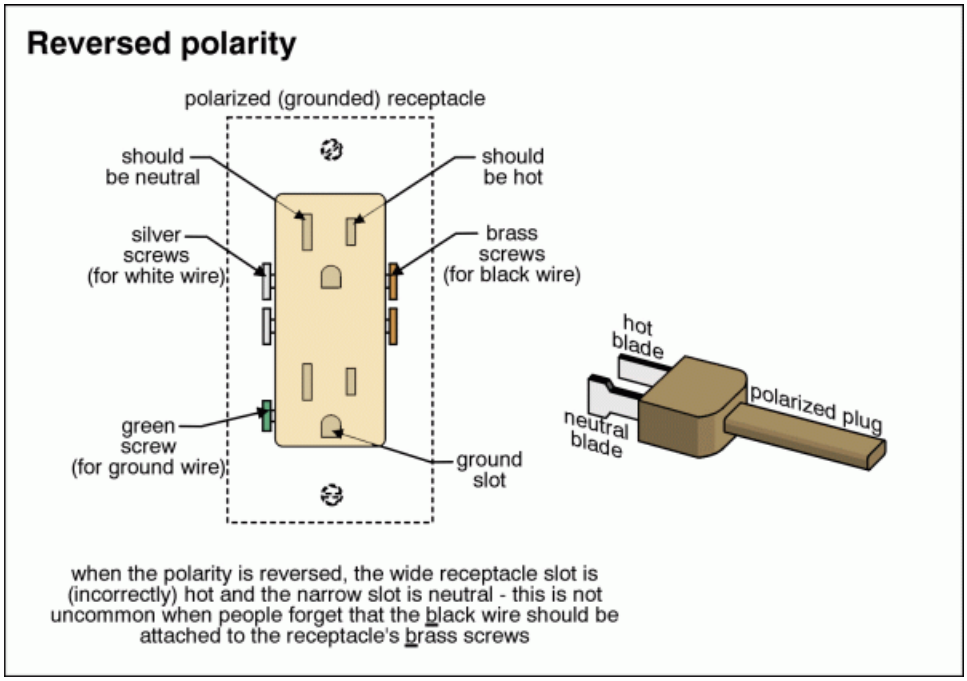
Several outlets were inoperative when tested.

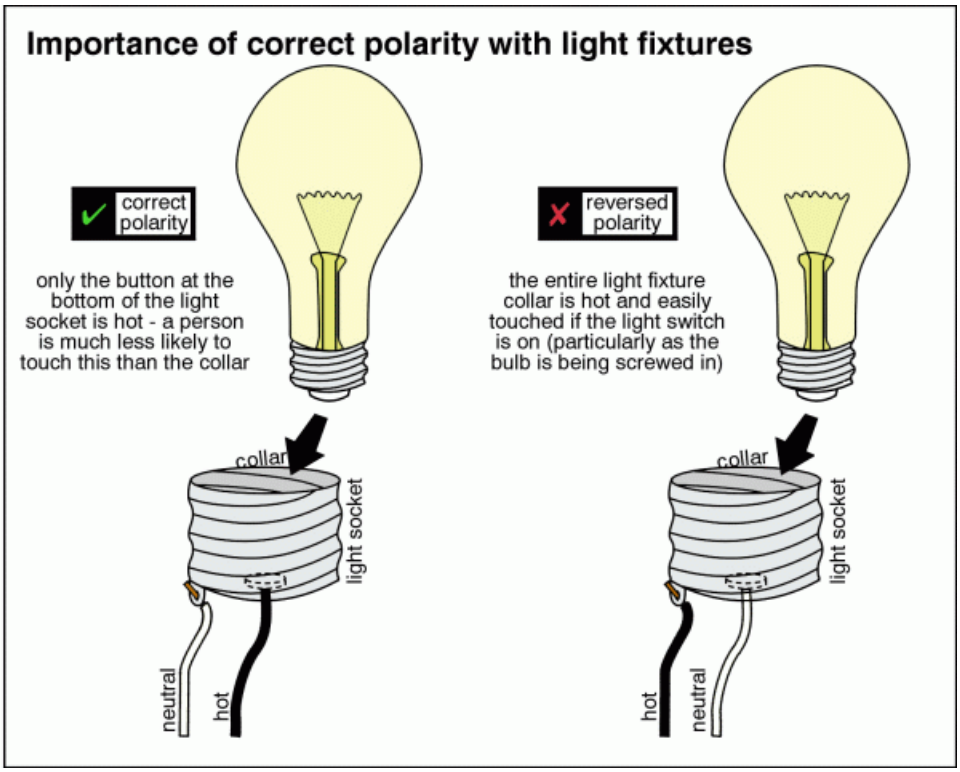
Implication(s): Equipment inoperative

Task: Contact a licensed electrician for further evaluation and/or correction

46. *Inoperative*

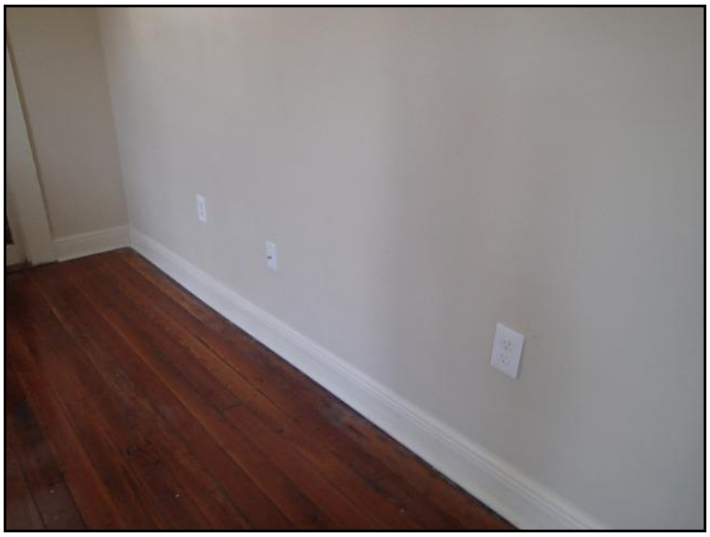
34. Condition: • Reversed polarity
Modern outlets have a large slot (neutral) and small slot (hot). If the wires are connected improperly, this is referred to as reversed polarity. A reversed polarity outlet can compromise the safety of an electric appliance. Some outlets found had open neutral, hot and ground reversed and hot and hot and neutral reversed. A grounded appliance may have its grounding made ineffective by any one of these issues.
Stickers were placed on cover plates of accessible outlets that were tested and found to have an issue.
Implication(s): Electric shock
Task: Contact a licensed electrician for further evaluation and/or correction





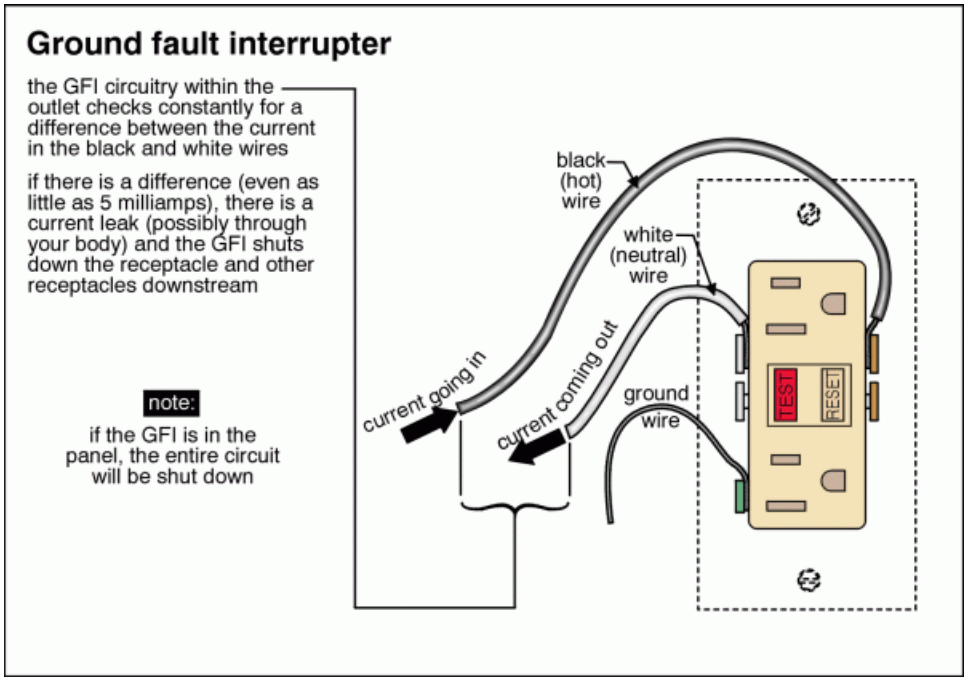
47. *Reversed polarity*

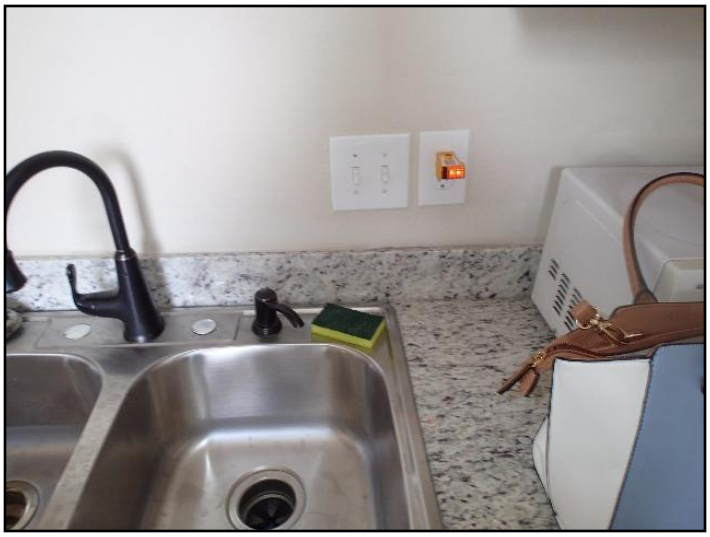
35. Condition: • Loose
Several outlets were loose or poorly secured.
Implication(s): Electric shock | Fire hazard
Task: Contact a licensed electrician for further evaluation and/or correction



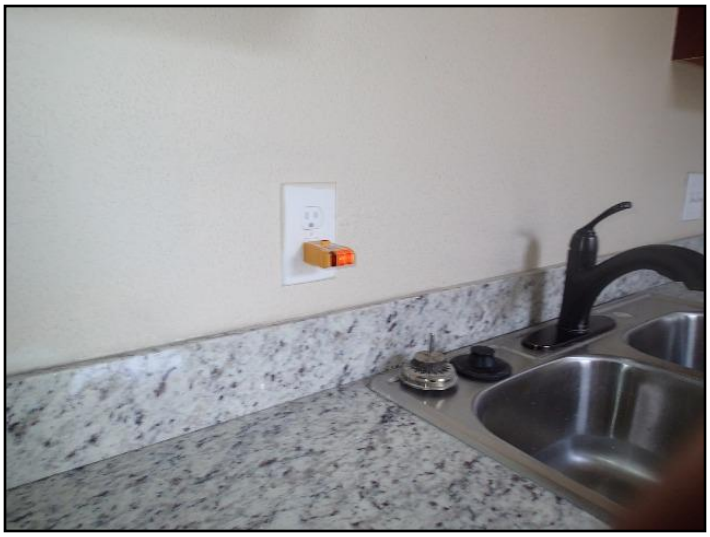
48. *Loose*

36. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)
Outlets nearest sink were not GFCI protected. For safety, GFCI protected outlets in wet locations are a safety feature you may want to consider.
Implication(s): Electric shock
Task: Contact a licensed electrician for further evaluation and/or correction





49. *Ground Fault Circuit Interrupter (GFCI)...*



50. *Ground Fault Circuit Interrupter (GFCI)...*

DISTRIBUTION SYSTEM \ Cover plates

37. Condition: • Missing

Some cover plates were missing and/or damaged on outlets and/or switches.

Implication(s): Electric shock

Task: Replace cover plates where needed.

51. *Missing*

DISTRIBUTION SYSTEM \ Lights

38. Condition: • Damage

Damaged fixture on exterior wall of left unit.

Implication(s): Electric shock | Fire hazard

Task: Contact a licensed electrician for further evaluation and/or correction

52. *Damage*

DISTRIBUTION SYSTEM \ Smoke detectors

39. Condition: • For safety, it is recommended smoke alarms to be placed in all sleeping rooms, outside each sleeping area, and on each floor level including basements and habitable attics. They should be hardwired with a battery backup.

Description

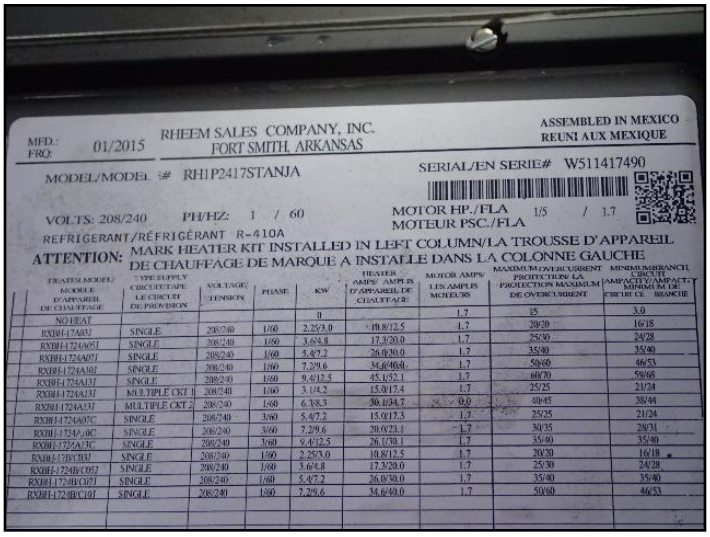
System type: • Furnace

Fuel/energy source: • Electricity

Furnace manufacturer:

• Rheem

Model number: RH1P2417STANJA *Serial number:* W511417490

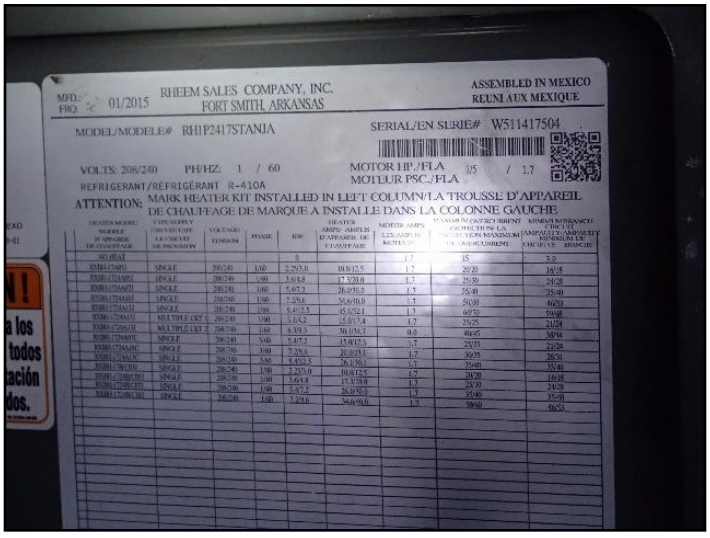


53. *Rheem*

54. *Rheem*

• Rheem

Model number: RH1P2417STAMJA *Serial number:* W511417504



55. *Rheem*

56. *Rheem*

Heat distribution: • Ducts and registers

Approximate capacity: • Not marked/not visible

Approximate age:

• 1 year

Both units manufactured January 2015.

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Breaker/safety switch at unit.

Fireplace/stove: • Decorative only • Non-functional

Limitations

General: • Tested heater for normal function only.

General: • Maintenance records for unit(s) were not available

Safety devices: • Not tested as part of a building inspection

Heat exchanger: • Not accessible, not inspected. This is beyond the scope of a home inspection.

Recommendations

General

40. • 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 \ Cabinet

41. Condition: • There should be a minimal 30 inch by 30 inch level flooring work space on control side of unit for servicing.
Task: A licensed HVAC technician is recommended for further evaluation and/or correction.
Time: Prior to closing

57. *No flooring for servicing unit*

Description

Air conditioning type:

• Air cooled

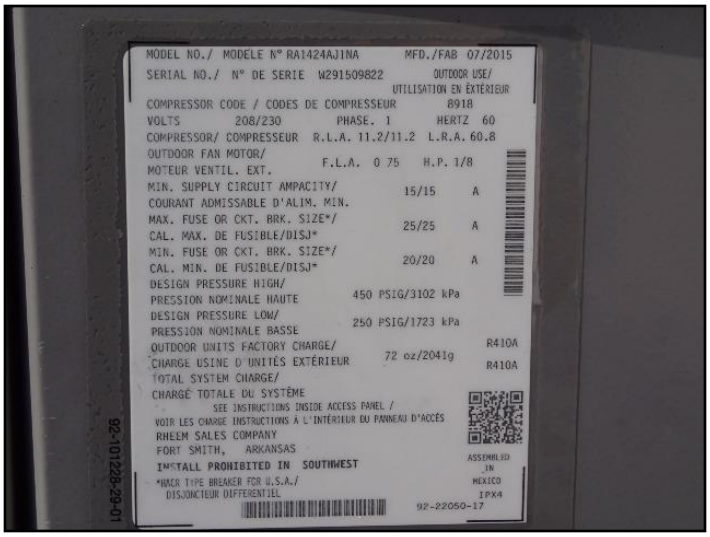
Central cooling is by a "split-system", with the condenser/compressor unit located outside and the evaporator unit, with coil, located inside in the plenum near the furnace. Two refrigerant lines run between the compressor and the evaporator, the larger (vapor line) should be insulated to maintain temperature 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.

58. *Air cooled*

Manufacturer:

• Rheem

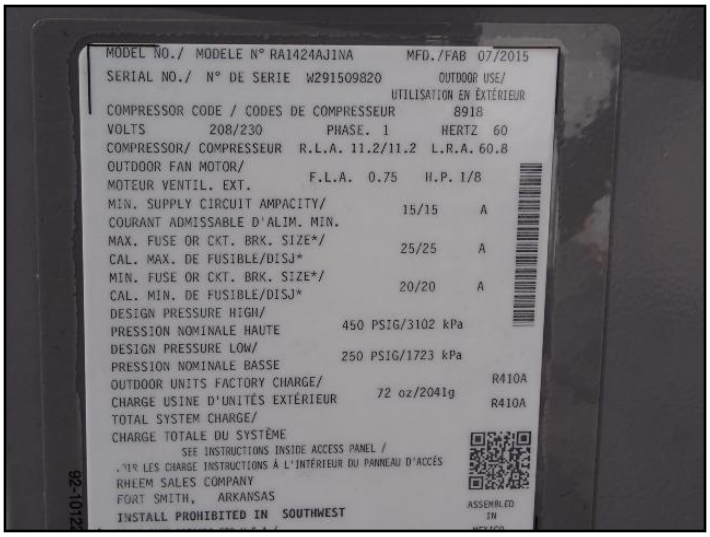
Model number: RA1424AK1NA *Serial number:* W291509822



59. *Rheem*

• Rheem

Model number: RA1424AJ1NA *Serial number:* W291509820



60. *Rheem*

Cooling capacity: • 24,000 BTU/hr • 2 Tons

Compressor approximate age:

• 1 year

Both units manufactured July 2015.

Typical life expectancy: • 10 to 15 years

Limitations

General: • Tested for normal cooling function only. Tested OK.

General: • Maintenance records for unit(s) were not available.

Heat gain calculations: • Not done as part of a building inspection

Recommendations

General

42. • 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.
Both units came on but neither unit cooled below 83 degrees during entire inspection.
Task: Service units.
Time: Prior to closing

AIR CONDITIONING \ Compressor

43. Condition: • Outdoor compressors were not secured to platform. Units should be secured to prevent walking effect or movement from vibration. Strap units to prevent damage.
Implication(s): Fall hazard

Task: A licensed HVAC technician is recommended for further evaluation and/or correction.
Time: Prior to closing

61. *Net secured to platform*

AIR CONDITIONING \ Condensate system

44. Condition: • ITEM TO NOTE: The condensate pan has a float switch which turns off the cooling system if the pan fills with water. This may prevent ceiling damage from overflow if the drain line gets clogged. If the cooling system does not come on, check this first. Ask your HVAC technician about this. The float switch was not checked to determine if functioning or fastened properly, this is beyond the scope of a home inspection.

62. *ITEM TO NOTE: The condensate pan has a floa...*

45. Condition: • ITEM TO NOTE 2: The condensate drain line has a float switch which turns off the cooling system if the drain line backs up with water. This may prevent water damage from overflow if the drain line gets clogged. If the cooling system does not come on, check this first. Ask your HVAC technician about this.

AIR CONDITIONING \ Condensate drain line

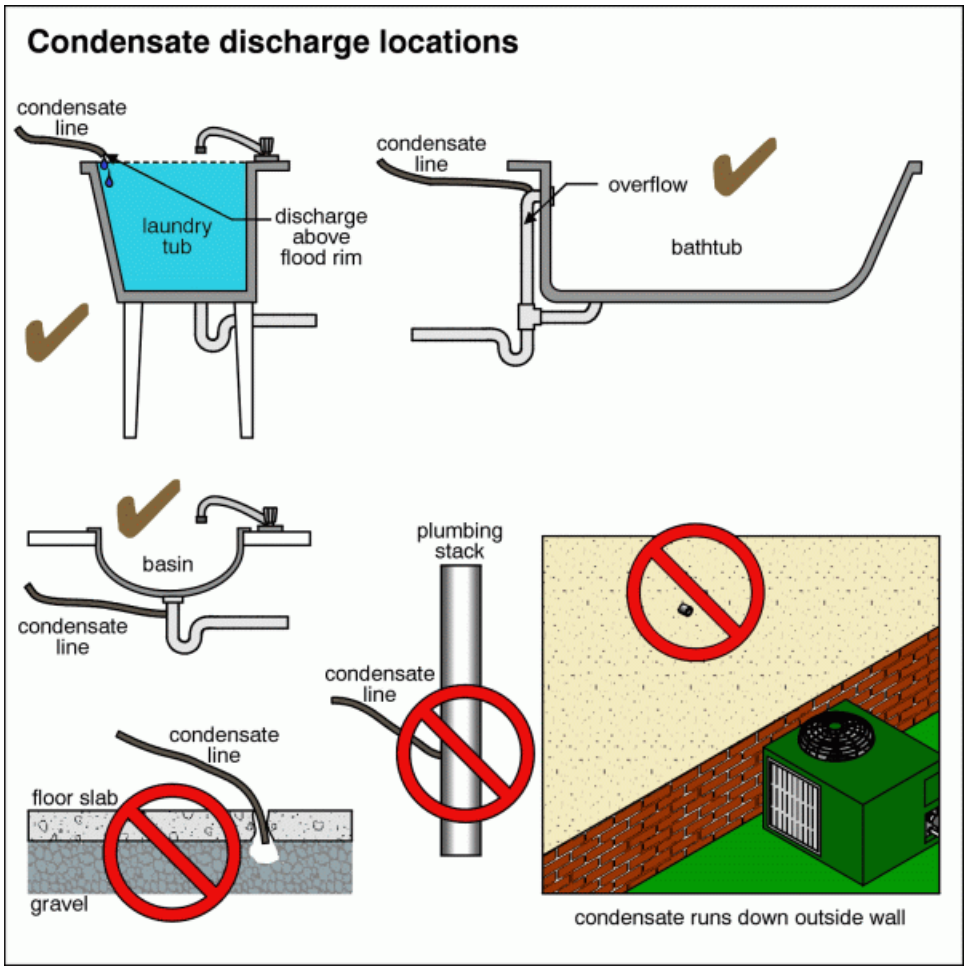
46. Condition: • Improper discharge point

Secondary drain lines discharge into crawl space.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter building air

Task: A licensed HVAC technician is recommended for further evaluation and/or correction.

Time: Prior to closing



63. *Improper discharge point*

64. *Improper discharge point*

65. *Improper discharge point*

AIR CONDITIONING \ Ducts, registers and grilles

47. Condition: • Change filters

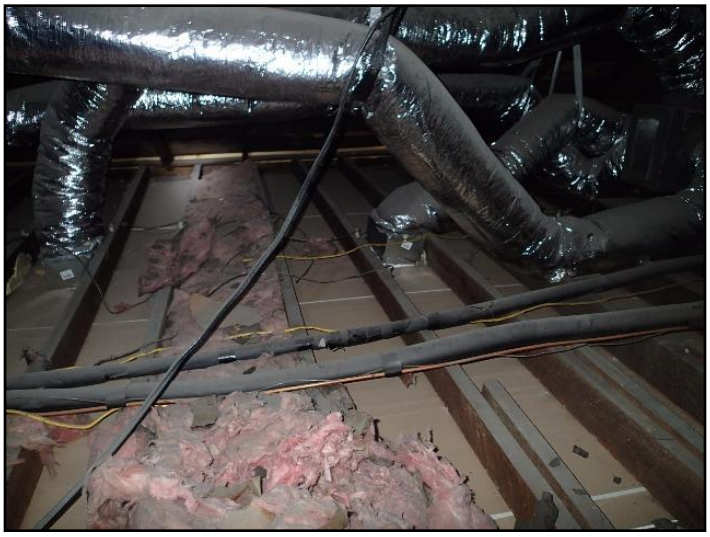
The most important maintenance task is to routinely replace or clean its filters. Clogged, dirty filters block or restrict air flow and reduce the systems efficiency. With normal air flow obstructed, air that bypasses the filter may carry dirt directly into the evaporator coil and impair the coil's heat-absorbing capacity. A dirty filter may cause the evaporator coil to ice, possibly damaging the unit and/or reducing life expectancy of the unit. Keeping the filter clean can lower your air conditioner's energy consumption by 5-15%. Some types of filters are reusable; others must be replaced. They are available in a variety of types and efficiencies. Clean or replace your air conditioning system's filter or filters every month or two during the cooling season. Filters may need more frequent attention if the air conditioner is in constant use, is subjected to dusty conditions, or you have fur-bearing pets in the house.

Description

Attic/roof insulation material:

• Glass fiber

Minimal insulation found in isolated areas.



66. *Glass fiber*

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • None found

Attic/roof ventilation: • Gable vent

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation material: • No floor insulation

Note: Insulation below the floor in a crawl space is not substantially effective or recommended for this climate. Moisture may get trapped between insulation, sub-floor or joists eventually causing material damage or rot.

Floor above basement/crawlspace air/vapor barrier: • None found

Crawlspace ventilation: • Open between piers, cross ventilation.

Note: On right and rear only. Front and left for Brick with no ventilation

Limitations

Inspection prevented by no access to: • Lack of attic flooring • Low height clearance areas in attic limited access. • Furnace and ducts limited access.

Attic inspection performed: • Inspected and accessed attic by hatch and ladder

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

Crawlspace inspection performed: • Inspected from edge of crawl space at openings. • Low height clearance and debris limited access.

Roof ventilation system performance: • Not evaluated

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

48. Condition: • Amount less than current standards

Isolated piles of insulation were noted in attic . Most areas were not insulated . Increasing attic insulation up to a recommended amount of R-30 would increase comfort and reduce utility bills.

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

67. *Amount less than current standards*

68. *Amount less than current standards*

FOUNDATION \ Crawlspace ventilation

49. Condition: • Inadequate

Crawlspace ventilation may be inadequate. Only two sides were open between piers. Front and left side was blocked by brick chain wall.

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

Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • PEX pipe (cross-linked polyethylene) is approved for potable hot- and cold-water plumbing systems and hot-water (hydronic) heating systems in all model plumbing and mechanical codes across the U.S. (read more)

Supply piping in building: • Copper

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

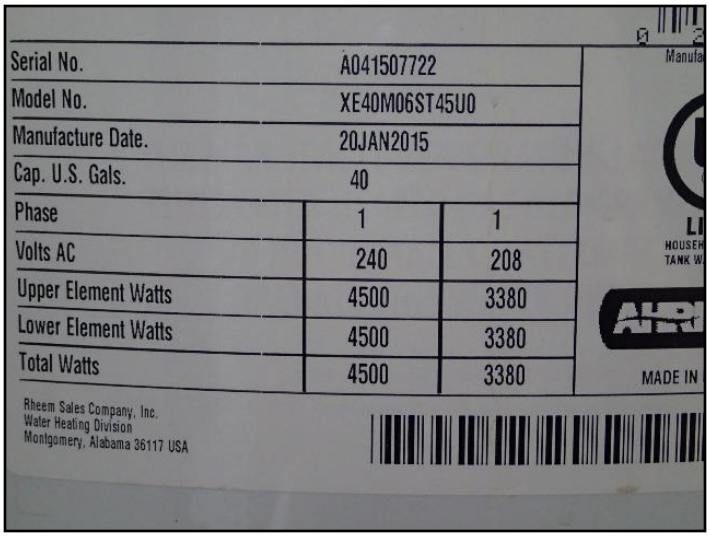
Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source: • Electric

Water heater manufacturer:
• Rheem
Model number: XE40M06ST45U0 *Serial number:* A041507722

69. *Rheem*



70. *Rheem*

• Rheem
Model number: XE40M06ST45U0 *Serial number:* A091504516

71. *Rheem*


72. *Rheem*

Tank capacity: • 40 gallons

Water heater approximate age:
• 1 year
Manufactured January & February 2015.

Typical life expectancy: • Typical life expectancy: The typical life expectancy of a water heater is 10-15 years. Even if they continue to work beyond this period, some efficiency and performance is lost.

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic

Gas piping: • No gas service to building.

Limitations

Items excluded from a building inspection: • Garden sprinkler or irrigation systems.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

Recommendations

General

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

51. • Consider a complete evaluation of the system by a licensed professional plumber. They should be engaged to verify and quantify the total of these issues, as well as a more detailed evaluation of the entire system. This should include recommendations and cost estimates. It may be beneficial to verify that the recent or past work was done with a proper permit and passed Parish inspection.

SUPPLY PLUMBING \ Supply piping in building

52. Condition: • Poor support

Poor support on supply line or faucet not completely installed. Able to turn faucet 180 degrees.

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

Task: A licensed plumber is recommended for further evaluation and/or correction.

73. *Poor support*

WASTE PLUMBING \ Drain piping - installation

53. Condition: • Poor support

No supports noted on waste lines in crawl space. Waste lines laying on ground. Primer was not visible on all connections.

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

Task: A licensed plumber is recommended for further evaluation and/or correction.

74. *Poor support*

75. *Poor support*

FIXTURES AND FAUCETS \ Hose bib or bibb

54. Condition: • Damage

No handle on front hose bib.

Implication(s): Leakage | Equipment inoperative

Task: A licensed plumber is recommended for further evaluation and/or correction.

76. *Missing handle*

FIXTURES AND FAUCETS \ Faucet

55. Condition: • Stiff or inoperative

Faucet on right side did not work when tested.

Implication(s): System inoperative or difficult to operate

77. *Stiff or inoperative*

FIXTURES AND FAUCETS \ Bathtub

56. Condition: • Drain stop missing

Drain stop not installed on either bathtub.

Implication(s): Reduced operability
Task: A licensed plumber is recommended for further evaluation and/or correction.

78. *Drain stop missing*

Description

General: • 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.

Major floor finishes: • Hardwood • Tile

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Transom

Windows: • Single/double hung

Glazing: • Single • Double

Exterior doors - type/material: • Wood • Metal

Doors: • Inspected

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • All listed appliances checked for normal operation and appear to be functioning properly with exceptions noted in the recommendations section.

Appliances: • Range.

Appliances: • Oven

Appliances: • Dishwasher
Note: Left side only. Right side has no dishwasher.

Appliances: • Refrigerator

Appliances: • Waste Disposal

Laundry facilities: • Washer and dryer
Note: Right side only

Laundry facilities: • Hot/cold water supply • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

General: • Every effort will be made to check for broken seals on double or triple glazed windows. However, it may not be possible to identify a failed seal during a home inspection

Not tested/not in service: • Washer and dryer not tested

Not included as part of a building inspection: • Minor cosmetic defects are generally not addressed unless requested by client or client's agent.

Not included as part of a building inspection: • Carbon monoxide detectors • Security systems and intercoms • Central vacuum systems • Cosmetic issues

Recommendations

WALLS \ Plaster or drywall

57. Condition: • Water damage

Water damage on window frames in right unit. Several windows had damage but only one is pictured.

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

Task: Further evaluation and correction.

79. *Water damage*

58. Condition: • Poor joints

Poor measurement or drywall work. Opening in drywall above return air vent.

Implication(s): Damage or physical injury due to falling materials

Task: Repair hole/opening.

80. *Poor joints*

WINDOWS \ Glass (glazing)

59. Condition: • Glass may be strengthened by tempering. Fully tempered glass is made three to five time stronger than ordinary glass by heating it and then cooling it very quickly. Tempered glass is also safer than ordinary glass because it breaks into small rectangular pieces, less likely to cut people. Tempered glass is used in sliding doors, bathtub and shower doors and skylights, for example.
When glass is less 18 inches from a walking surface or located within reach while in a bathtub, tempered glass should be installed. Tempered glass was designed to reduce injury when a person has accidental contact with glass.
Tempered glass is required to be permanently identified by the manufacturer. Identification can be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed.
Task: Improve

81. *Low windows*

WINDOWS \ Hardware

60. Condition: • Front left window on left side may be damaged. Window frame falls inward when opened.
Task: Repair / Replace

82.

DOORS \ Doors and frames

61. Condition: • Possible water stains on door frame below return air vent.

Task: Further evaluation to determine cause of water stains.

83. *Stains*

DOORS \ Hardware

62. Condition: • Door stop missing.

Installing door stops may help prevent wall damage from door hardware. Only one door is pictured.

Task: Install door stops where needed.

84. *Door stop missing.*

CARPENTRY \ Cabinets

63. Condition: • Not well secured to wall

Left side unit - Cabinet next to range was not secured to wall.

Implication(s): Damage to equipment | Damage or physical injury due to falling materials

Task: Secure cabinet.

85. *Not well secured to wall*

EXHAUST FANS \ Duct

64. Condition: • Termination point not found

Bathroom exhaust fan ducts were not found. Bathroom exhaust fans should vent to the exterior or at minimum, to the soffit vents. This will keep moisture created in the bathroom from entering attic. Excess moisture in the attic can cause rot and corrosion. While this is a common problem and found in many homes, it should be corrected.

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

Task: Vent to an exterior location.

Cost: Minor

APPLIANCES \ Range

65. Condition: • Burner inoperative
Right side unit - Front right burner did not function when tested.
Implication(s): System inoperative

86. *Burner inoperative*

APPLIANCES \ Dishwasher

66. Condition: • No dishwasher installed on right side.

87. *Missing*

67. Condition: • Kick plate not installed on left side dishwasher.
Task: install kick plate.

88. *Kick plate not installed.*

APPLIANCES \ Waste disposal

68. Condition: • Inoperative

Left side disposal did not function when tested. Hummed but did not turn on. Right side disposal had no power source. Unable to test.

Implication(s): Equipment inoperative

89. *No power source.*

APPLIANCES \ Washing machine

69. Condition: • Rust on washing machine.

90. *Rust/opening*

APPLIANCES \ Dryer

70. Condition: • Clothes left in dryer.

91. *Clothes in dryer.*

71. Condition: • Dryer not vented to exterior
Dryer not vented to exterior. No opening or vent provided in laundry area.
Implication(s): Chance of condensation damage to finishes and/or structure
Location: Both units.
Task: Provide vent for dryer.

92. *Dryer not vented to exterior*

Description

Weather: • Partly cloudy

Approximate temperature: • 94°

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Buyer's agent

Occupancy: • The home was vacant during the inspection.

Approximate inspection start and end time: • The inspection started at 9:00 a.m. • The inspection ended at 11:30 a.m.

Building type: • Craftsman Style

Note: (Circa 1910-1940) Bungalow - Also referred to as California Style or Craftsman was very popular in New Orleans throughout the twenties and thirties. This style favored simpler, hand-crafted elements--elements that could generally be fashioned with a carpenter's saw on the construction site. In most cases these were one-story or 1 1/2-story structures with low, simple lines and large projecting roofs with exposed roof rafters in the eves. Construction was typically wood frame on brick piers with weatherboard siding, wood shingles, or stucco. It is quite common to find weatherboard siding on the main body of a house with stucco, or a combination of wood siding and stucco, on the porch. Porch roofs were most often supported by large tapered, square pedestals with straight or tapered wooden posts on top. A multi-light attic window is usually found in the front gable and knee brackets under the front roof.

High-style Arts and Crafts residences typically have irregular bungalow floor plans. Irregularities included rectilinear window bays, heavy horizontal massing, windows with many small patterned panes and/or leaded/stained glass windows, over sized windows under the porch overhang. They may also be raised a half story above grade with a masonry or stucco foundation wall. Typically style is expressed through doors and windows with square or rectangular panes or patterns, plain shingles or wood cladding and tapered wood columns, usually with masonry bases.

Number of dwelling units: • Double

Number of stories: • 1

Number of bedrooms: • 4

Number of bathrooms: • 2

END OF REPORT

SAFETY TIPS

- INSTALL smoke alarms inside every bedroom, outside each sleeping area and on every level of the home, including the basement.
- Larger homes may need ADDITIONAL smoke alarms to provide enough protection.
- For the best protection, INTERCONNECT all smoke alarms so when one sounds they all sound.
- An IONIZATION smoke alarm is generally more responsive to flaming fires and a PHOTOELECTRIC smoke alarm is generally more responsive to smoldering fires. For the best protection, both types of alarms or combination ionization and photoelectric alarms (also known as dual sensor alarms) are recommended.
- Smoke alarms should be INSTALLED away from the kitchen to prevent false alarms. Generally, they should be at least 10 feet (3 meters) from a cooking appliance.
- REPLACE all smoke alarms when they are 10 years old.

NFPA Your Source for SAFETY Information www.nfpa.org/education
NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

FACTS

- Roughly **two thirds** of home fire deaths happen in homes with no smoke alarms or no working smoke alarms.
- Working smoke alarms cut the risk of dying in reported home fires in **half**.

AND DON'T FORGET...
All smoke alarms should be tested at least once a month using the test button.

Mold Information Fact Sheet

According to Louisiana laws regulating home inspections (Title 46, Part XL, Chapter 3 §309.A.7.), licensed home inspectors are not required to inspect or report on the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to mold. This is due to the fact that mold cannot be definitively identified without being properly sampled and tested by a qualified laboratory. While these services are available for an additional charge, sampling and testing are not performed as part of a routine home inspection. However, in 2014 the state legislature passed the following law:

A licensed home inspector shall include in his written report of the home inspection the presence of suspected mold growth if during the course of inspecting the systems and components of the structure in accordance with the provisions of this Chapter and board rules and regulations, the licensed home inspector discovers visually observable evidence of suspected mold growth on the inside of the structure.

As a result of this law, this information is being provided to you during your home inspection process. This information is being provided as a general guideline, and is not to be considered complete information on mold and suspected mold growth. Please consult with your physician, appropriate mold professional and provided reference sources for additional information regarding any concerns that you may have regarding this house.

According to the EPA, Mold spores are ubiquitous; they are found both indoors and outdoors. This means that mold is everywhere, and that all houses (including this one) have mold present inside of the structure. Mold spores cannot be eliminated from indoor environments. Some mold spores will be found floating through the air and in settled dust; however, they will not grow if moisture is not present. Mold is not usually a problem indoors—unless mold spores land on a wet or damp spot and begin growing. As molds grow they digest whatever they are growing on. Unchecked mold growth can damage buildings and furnishings; molds can rot wood, damage drywall, and eventually cause structural damage to buildings. Mold can cause cosmetic damage, such as stains, to furnishings. The potential human health effects of mold are also a concern. It is important, therefore, to prevent mold from growing indoors. Standards for judging what is an acceptable, tolerable or normal quantities of mold have not been established by any governmental or health organizations. There are no EPA or other federal standards for airborne mold or mold spores, so sampling cannot be used to check a building's compliance with federal mold standards, as there are none.

Mold can grow very quickly. The spores of some varieties can begin to germinate in as little as 4 to 12 hours, if the environmental conditions are favorable. It can be assumed that when building materials get wet, mold growth is likely to start immediately. In wet porous materials, mold can become extensive within 24 to 48 hours. ***Due to this fact, the home inspector cannot be held liable for any mold growth that is discovered in the home after the home inspection has been completed.*** If you see any suspected mold growth in the home during the inspection process, it is your responsibility to alert the home inspector of your suspicions so that the information may be included in your inspection report. A standard home inspection is not a mold inspection, and home inspectors are not inspecting the house with the express goal of discovering suspected mold growth. Any discoveries will be noted in the report, but the inspector is performing a general home inspection, not a mold inspection.

Resource List
EPA Mold Homepage - links to EPA mold documents and non-EPA resources http://www.epa.gov/mold/index.html
EPA Resource: A Brief Guide to Mold, Moisture, and Your Home www.epa.gov/mold/moldguide.html
Biological Contaminants www.epa.gov/iaq/biologic.html
Fact Sheet: Flood Cleanup - Avoiding Indoor Air Quality Problems http://www.epa.gov/iaq/pdfs/floods.pdf
EPA Hurricane Information http://www.epa.gov/hurricanes/
Indoor Air Quality (IAQ) Home Page www.epa.gov/iaq
Indoor Air Quality Building Education and Assessment Model (I-BEAM) http://www.epa.gov/iaq/largebldgs/i-beam/index.html
IAQ in Large Buildings/Commercial Buildings http://www.epa.gov/iaq/largebldgs/index.html
IAQ Tools for Schools www.epa.gov/iaq/schools
Mold Remediation in Schools and Commercial Buildings http://www.epa.gov/mold/mold_remediation.html
Regulating Antimicrobial Pesticides www.epa.gov/oppad001

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.