INSPECTION REPORT

For the Property at:

WELCOME HOME

NEW ORLEANS, LA 70115

Prepared for: MIKE SMITH

Inspection Date: Wednesday, November 14, 2018

Prepared by: Turk Schexnayder LHI Lic.10679

Audubon Home Inspections, LLC
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February 24, 2021

Dear Mike Smith,

RE: Report No. 1848, v.2
Welcome Home
New Orleans, LA
70115

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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Description

General: • The Description sections of this report identify components in the building by material or type. For a more detailed description of the components click the blue hyper-link. This is provided as an inventory, and only limited observations or comments on conditions are included here. Most are found in the Recommendation sections in each category. Photos in the recommendations section are intended to describe the issues found and do not point out every deficiency. While we may take more than 100 photos during our inspection, this report is limited to 100 photos per report, so photos of all deficiencies may not be possible. When multiple occurrences of the same issue arise, one or two samples may be used. When finding any evidence of insect damage discovery of hidden damage behind walls and/or finishes may be a possibility and should be expected. The extent of which cannot be determined. Any third party who conducts further evaluation on components of this building should not solely rely on this inspection report or photos included but should complete his/her own independent evaluation. Their evaluation should include a scope of work and price quotes.

Sloped roofing material:

• Asphalt shingles

1. *Asphalt shingles*

2. *Asphalt shingles*

Flat roofing material:

• Metal

This appears to be a metal roof covering on front balcony.

3. *Metal*

Flat roofing material: • The rear balcony is likely a EPDM or modified bitumen roll roofing. Unable to determine.

Limitations

Roof inspection limited/prevented by: • Drip edge flashing not visible behind gutters. • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground • From the attic to view the underside of roof and roof decking. • From balcony

Recommendations

RECOMMENDATIONS \ General

1. Condition: • 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: • The roof appeared mostly functional at the time of inspection, but general maintenance is recommended. The roof should be checked every 2-5 years by a qualified roofing contractor and regular maintenance done as needed to extend roof life and prevent leakage. The photos taken are intended to describe the roof issues and do not point out every deficiency.
Items noted: Missing shingles on dormers, prior repair, old stains on roof decking and at valley of dormer. It is likely the stains on decking and at valley of dormer were from old leaks. Areas did not appear to be wet during inspection. It rained the day before the inspection.
Task: Service roof.
Time: General maintenance item.

4. *Missing shingles*

5. *Missing shingles*

6. *Stain at corner of dormer.*

7. *Old stains on decking at vent*

8. *Prior repair in attic was noted.*

3. Condition: • Vulnerable areas
Flashings are designed to keep water out. They are used where dissimilar materials meet, where a material changes direction, at roof penetrations and at joints in materials.
Roofs leak when flashings don't perform properly. Flashing issues are one of the most common sources of roof leaks. Since it is expensive to replace flashings part way through the life cycle of a roof, we recommend repair to these areas.
Implication(s): Chance of water damage to structure, finishes and contents
Task: Service every 2-5 years by a qualified roofing contractor

FLAT ROOFING \ Modified bitumen

4. Condition: • The roof appeared functional at the time of inspection, but general maintenance is recommended. The roof should be checked every 2-5 years by a qualified roofing contractor and regular maintenance done as needed to extend roof life and prevent leakage. The photos taken are intended to describe the roof issues and do not point out every deficiency.
Ponding or standing water on rear balcony was noted. It rained the night before the inspection. However, staining pictured appeared to be from water sitting for some time. No leaks were noted in the area.
Task: Include in general maintenance of roof.

9. *The roof appeared functional at the time of...*

Description

Gutter & downspout material: • Copper

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Below grade • Above grade

Lot slope: • Generally away from building.

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Stucco

Wall surfaces - masonry: • Stucco

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

Walkway: • Concrete

Porch: • Wood posts • Metal rails

Porch: • Concrete rails

Exterior steps: • Concrete

Balcony: • Wood posts • Wood rails.

Balcony: • Metal roof covering as flooring.

Patio: • Concrete

Limitations

General: • Subsurface drains and drain systems are not tested or evaluated. This is beyond the scope of a home inspection.

No or limited access to: • Area below steps, deck, porches

Recommendations

RECOMMENDATIONS \ General

5. Condition: • 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. Due to limitations on photos only a few areas of peeling paint or exterior wood damage are pictured.
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

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

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

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

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

ROOF DRAINAGE \ Gutters

6. Condition: • Clogged

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

Task: Clean

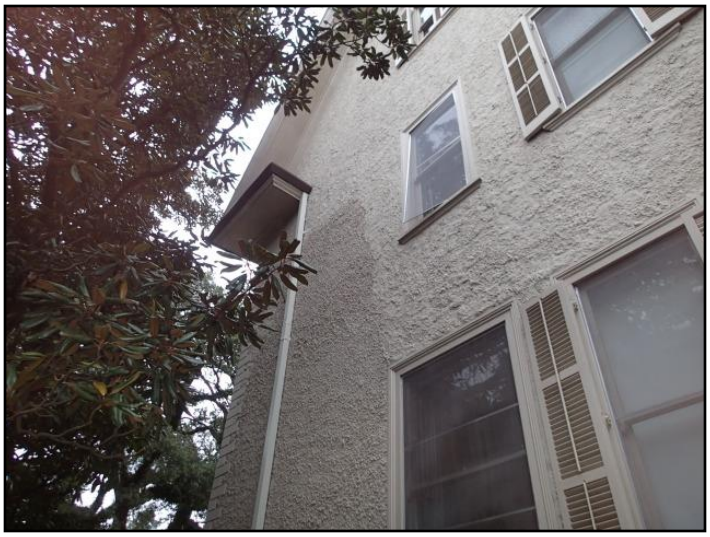
14. *Clogged*

7. Condition: • Leak
Gutter on front left was leaking at time of inspection.
Implication(s): Chance of water damage to structure, finishes and contents
Task: Repair

15. *Leak*

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

8. Condition: • Prior repairs on exterior stucco were noted.
Task: Monitor



16. *Prior repairs on exterior stucco were noted.*

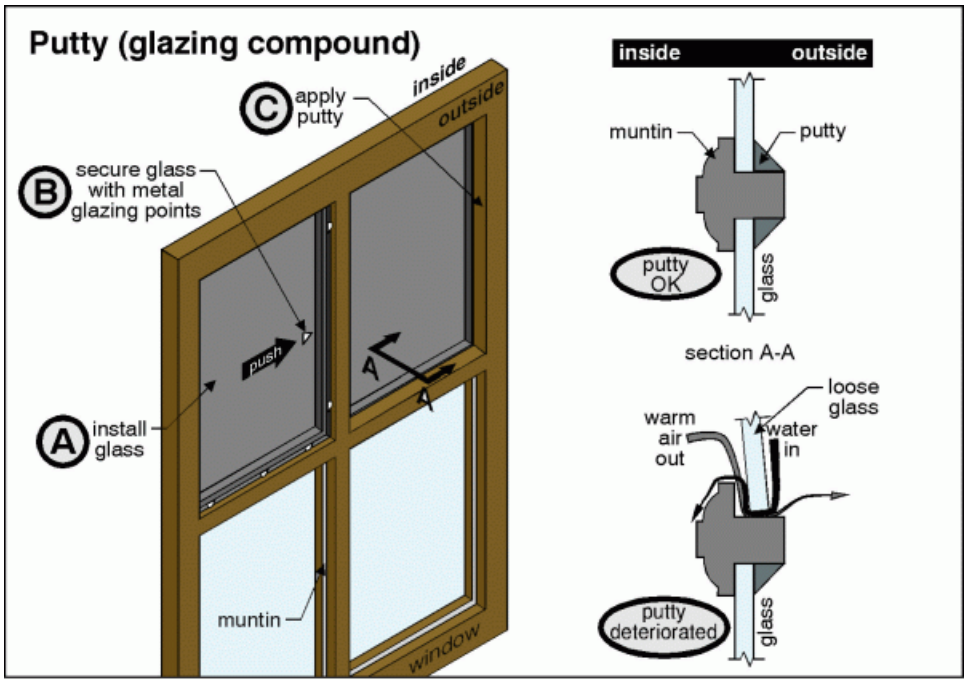
9. Condition: • Walter MacKay is an expert in Stucco inspections, installation and repair. Should you seek further evaluation of this system he can be reached at 985-893-9688 or werepair@bellsouth.net.

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

10. Condition: • Cracked
Task: Repair as needed.

17. *Cracked*

11. Condition: • Putty missing, cracked or deteriorated
Old window caulking is shrunken and has gaps or is missing.
Implication(s): Chance of water entering building | Increased heating and cooling costs
Task: Recommend cleaning out old caulk and replace with new.



LANDSCAPING \ General notes

12. 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

Description

Configuration:

- Brick pier, wood beam and joists.
- Masonry block pier, wood beam and joists.
- Wood piers, wood beams and joists.

18. *Wood piers, wood beams and joists.*

Foundation material: • Masonry block • Brick • Wood

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

Exterior wall construction: • Wood frame

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

Limitations

General: • We are not engineers or an engineering firm nor do we make any claims beyond our experience, and our opinion. All deficiencies may not be listed due to limitations or lack of access. If there is any concern about the foundation or structure we recommend seeking a structural evaluation from a licensed structural engineer or a licensed contractor experienced with foundation work.

Inspection limited/prevented by: • Lack of attic flooring. • Attic framing.

Attic/roof space: • Entered attic on built up stairs, but access was limited.

Crawlspace: • Entered but access was limited • Low height clearance limited inspection. • HVAC ducts in crawl space.

Crawlspace: • Personal items limited access.

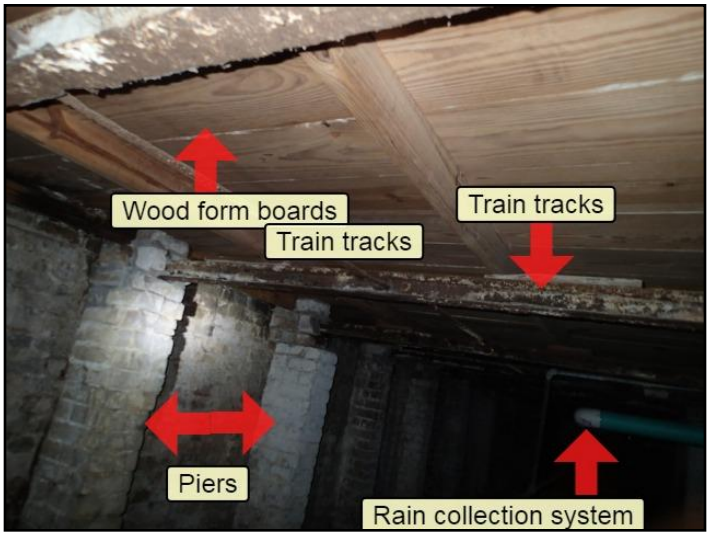
Recommendations

RECOMMENDATIONS \ General

13. Condition: • No water in basement pit at time of inspection. Sump pump was not checked.
Task: Make sure pump is operable.

RECOMMENDATIONS \ Overview

14. Condition: • It appears the front porch has been reworked. Existing rail road tracks and brick piers were still in place. Newer wood framing and planks were used as form boards. However, poor bearing and missing mortar was noted on piers under front porch. These items found should be addressed and corrected by a reputable contractor.



19. *Form boards, piers and rain collection system*

20. *Poor bearing on pier*

21. *Poor bearing on pier*

22. *Missing mortar on pier*

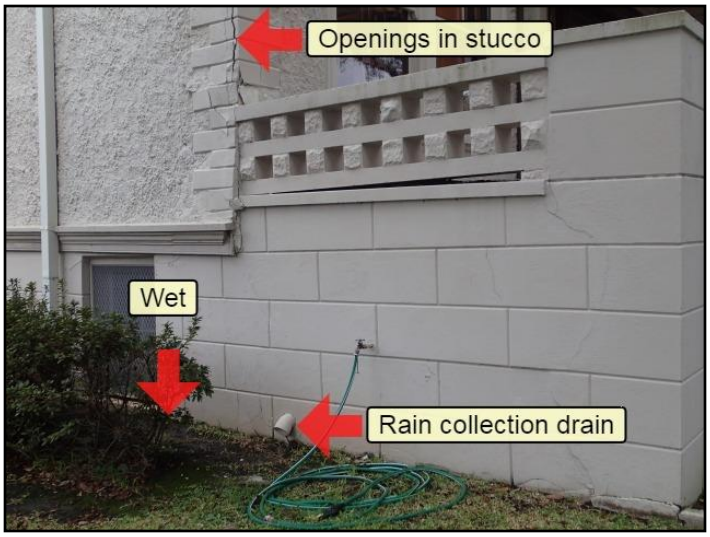
23. *Poor bearing on pier*

24. *Moisture damge*

15. Condition: • It is my opinion the cracks on front left walls at fireplace is related to standing water and isolated settlement on left front exterior. Gutter system from front balcony drains into PVC pipes under front porch and discharges at left exterior wall. Wet area noted in area of settlement. A leak in PVC pipe under porch is causing slow damage to wood framing and should be addressed. Area below stucco openings in front left wall a pier appears to have been reworked at some point. Openings in stucco should be sealed and corrected to stop water intrusion and prevent further damage. The cracks in the exterior steps and threshold are likely the result of reworking the porch.

Corrective actions should include but are not limited to: Seal exterior stucco; Repair leak in downspout/gutter system in crawl space; Improve discharge location of gutter system/downspout away from building.

25. *Openings in stucco*



26. *Settlement cracks and openings in stucco*

27. *Wet area*

28. *Settlement cracks*

29. *Settlement cracks*

30. *Reworked pier at front left corner*

FLOORS \ Beams

16. Condition: • Area below front porch appears to have been reworked. However, some damage to sills and bottoms of studs were noted. An active rain collection system from gutter to PVC pipe in crawl space appears to be leaking in crawl space at connection. Sill at top and support below was wet.

Task: Further evaluation and repair by a reputable contractor.

31. *Damaged sill and joist*

32. *Damaged sill*

33. *Damaged and wet sill*

34. *Damaged wet wood pier*

ROOF FRAMING \ Ceiling joists

17. Condition: • Joist cut to accommodate HVAC duct and vent.

Task: Provide end bearing support

35. *Cut joist*

ROOF FRAMING \ Knee walls/purlins

18. Condition: • Rot

Moisture damage to knee wall support where roof changes direction. Area was dry at time of inspection.

Implication(s): Weakened structure

Task: Repair as needed.

36. *Rot*

Description

Service entrance cable and location:

• Overhead - cable type not determined

Rear exterior wall.

Service size:

• 200 Amps (240 Volts)

All panels with covers removed.

37. *200 Amps (240 Volts)*

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

• Main disconnect is barrel type fused over-current device. This is an acceptable wiring method for use as a disconnect.

The distribution panel is breakers. See distribution panel type and location below.

Basement

System grounding material and type: • Not visible

Distribution panel type and location: • Breakers - basement

Distribution panel rating: • Size not determined.

Auxiliary panel (subpanel) type and location: • Fuses - Closet

Auxiliary panel (subpanel) rating:

• 100 Amps

• Size not determined

Size of fused panel not determined. No access. Shelf built in front of panel.

• 40 Amps

Auxiliary panel (subpanel) rating: • 70 Amps

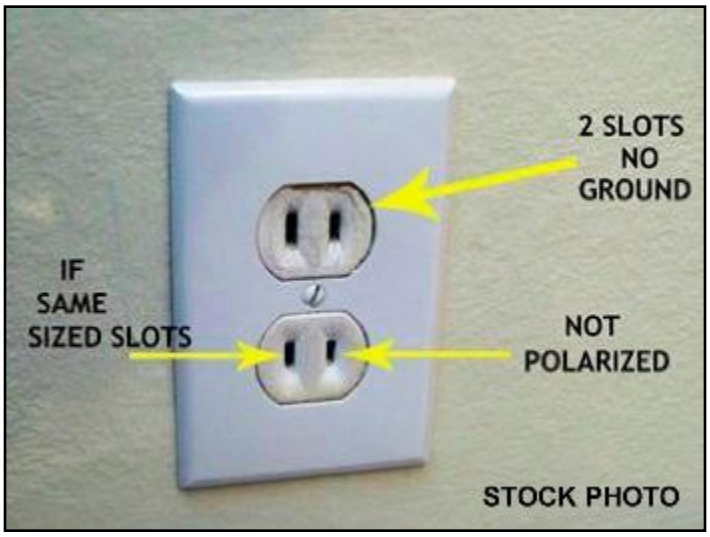
Distribution wire (conductor) material and type: • Copper - knob and tube

Type and number of outlets (receptacles):

• Grounded and ungrounded.

While some of the electrical system has been upgraded to grounded three slot outlets, there are still many ungrounded, two slot outlets. While these are SAFE to use for items not requiring a ground. 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. Stock photos are used for illustration purposes.

38. *Ungrounded 3 slot outlet*



39. *Ungrounded 2 slot outlet*

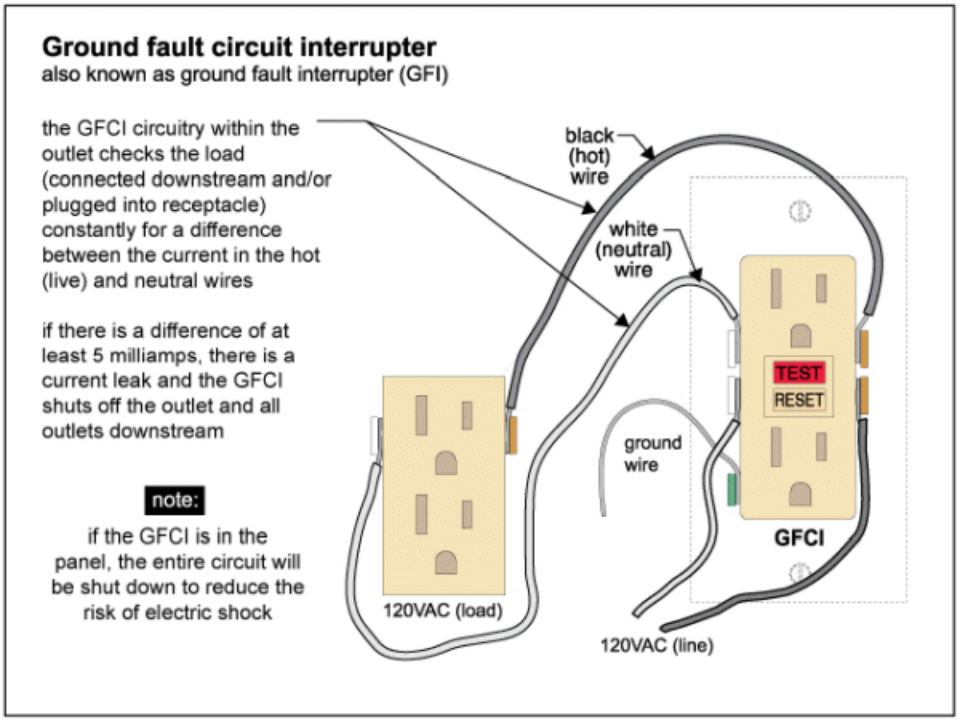
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• GFCI - bathroom

• GFCI - kitchen

• GFCI Defined

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 alarms (detectors):

• Present

Some smoke alarms were noted. Empty brackets for alarms were also 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.

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

• Generators and their connections (isolation, transfer, throw switches and/or panels) are not inspected. This is beyond the scope of a home inspection.

40. *Generators*

Inspection limited/prevented by:
• Restricted access
Fused panel in closet was not accessed. A shelf was installed in front of panel preventing access to panel.

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

Recommendations

RECOMMENDATIONS \ General

19. Condition: • 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.

20. Condition: • 3rd floor had no visible outlets in the halls or rooms. Only electrical items noted were overhead lights/fixtures.

RECOMMENDATIONS \ Overview

21. Condition: • Consider a complete evaluation of the electrical system by a licensed electrician.
While some of the listed electrical issues are individually less than significant, they are, as a whole, somewhat troublesome. It is recommended that a licensed, professional electrician or electrical contractor 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. Not all deficiencies may be listed or pictured.
Time: Prior to purchase

22. Condition: • Older Cloth Romex (Rag Wire) distribution wiring found in home. Issues with this type of wiring include but are not limited to: insulation deteriorating and becomes brittle with age, also the lack of a grounding conductor. An electrician should further evaluate the electrical system, corrections and/or repairs prior to purchasing.

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

23. Condition: • Fuses vs.. Breakers

This home has a fused panel electrical protection system rather than circuit breakers. A circuit breaker is a mechanical device designed to quickly break its electrical connection should a short circuit or electrical overload occur.

A fuse is a non-mechanical device designed to provide protection for a given circuit or device by physically opening or breaking the circuit. Fuses are rated by their amperage and are designed to blow or open when the current being drawn through it exceeds its design rating.

Both are safe if used properly and appropriately maintained. Circuit breakers offer an added level of convenience in the event of an inadvertent overload.

The basic differences are as follows:

1. Circuit breakers are unlikely to be replaced with the wrong sized breaker, but homeowners often replace fuses with the wrong size. This overrides the safety features of the fuse.
2. Breakers can be checked by tripping. Once fuses are blown, they become useless.
3. Malfunctioning breakers can fail to trip because they are mechanical. Fuses are not mechanical and failure is much less likely.
4. Breakers can be reset and do not have to be replaced when they trip, as fuses do.
5. Some insurance companies do not consider fuses as "safe" and premiums may be affected.

Most people agree that the advantages and convenience of circuit breakers outweighs the disadvantages of fuses and choose breakers, Fuses, on their own, should not be considered a defect as long as they have been installed properly and the correct sized fuses are used.

Task: It is recommended that a licensed electrical contractor evaluate this older type of installation to insure that the system is functioning properly and has not been negatively altered.

41. *Fused panel in closet*

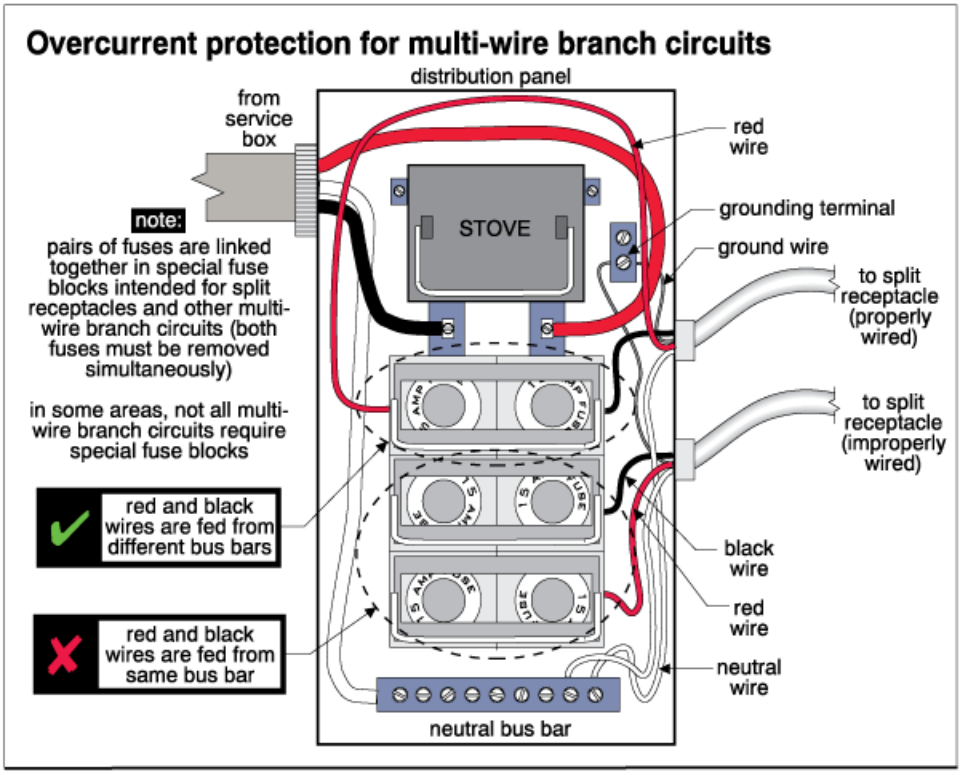
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

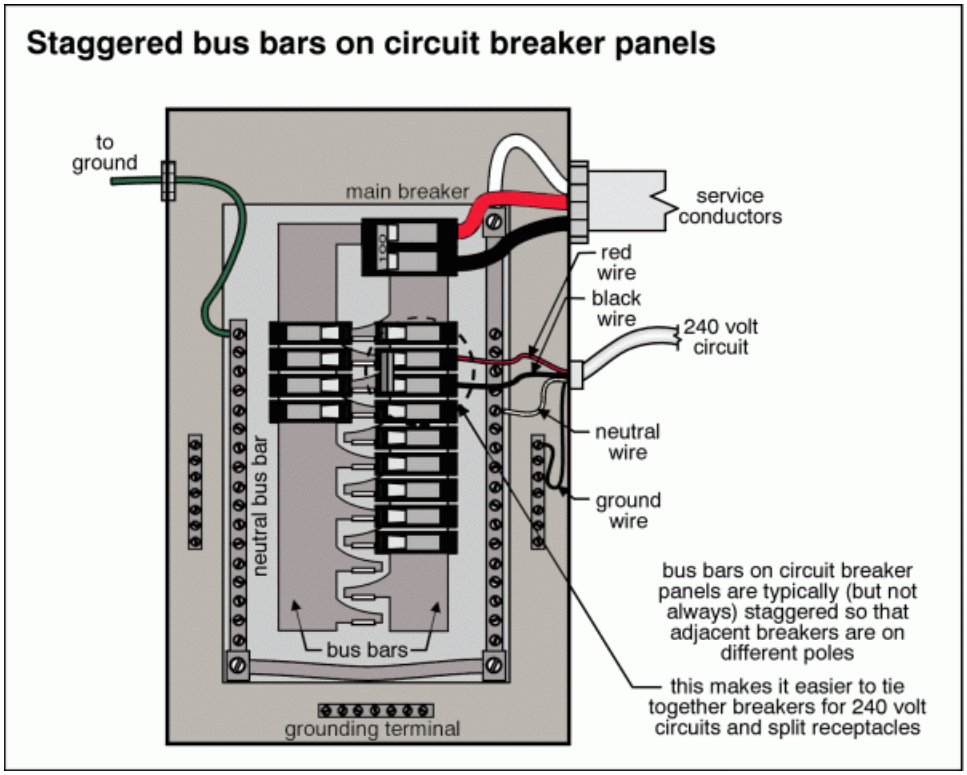
24. Condition: • No links for multi-wire circuits

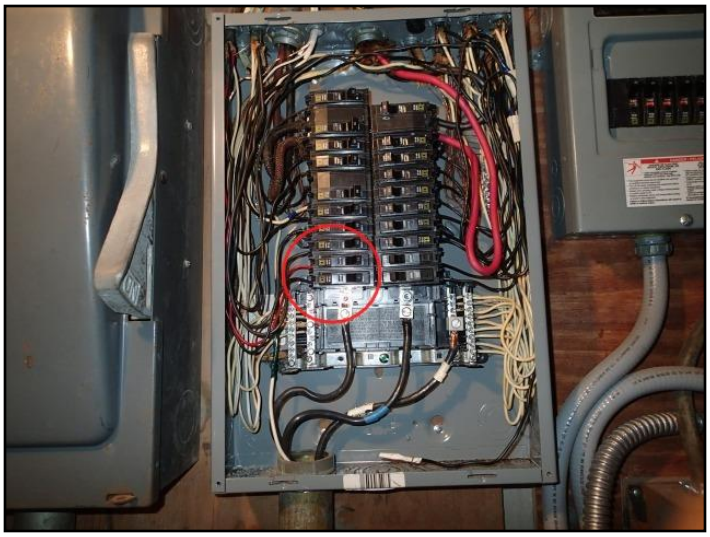
Possible multi-wire circuit with no link on multiple breakers, red wire used as hot on breaker and not properly marked, labeled or linked.

Implication(s): Electric shock

Task: Include in overall evaluation.


Overcurrent protection for multi-wire branch circuits
distribution panel
from service box
red wire
grounding terminal
ground wire
STOVE
note:
pairs of fuses are linked together in special fuse blocks intended for split receptacles and other multi-wire branch circuits (both fuses must be removed simultaneously)
to split receptacle (properly wired)
in some areas, not all multi-wire branch circuits require special fuse blocks
to split receptacle (improperly wired)
red and black wires are fed from different bus bars
black wire
red wire
red and black wires are fed from same bus bar
neutral wire
neutral bus bar


Staggered bus bars on circuit breaker panels
to ground
main breaker
service conductors
red wire
black wire
240 volt circuit
neutral wire
ground wire
neutral bus bar
bus bars
grounding terminal
bus bars on circuit breaker panels are typically (but not always) staggered so that adjacent breakers are on different poles
this makes it easier to tie together breakers for 240 volt circuits and split receptacles



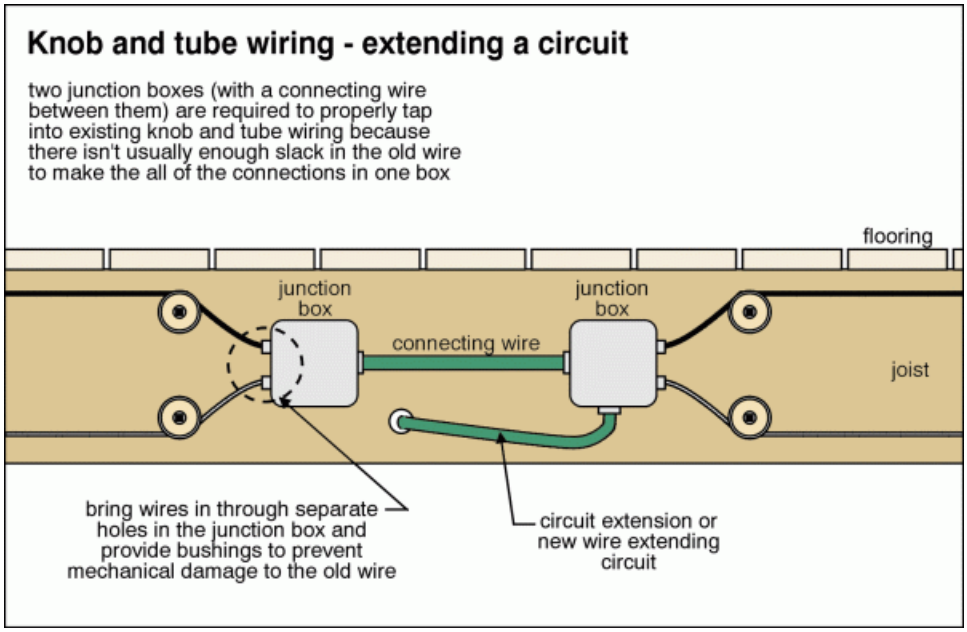
42. *No links for multi-wire circuits*

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

25. Condition: • Damaged or frayed
Implication(s): Electric shock | Fire hazard
Task: A licensed electrical contractor is recommended for further evaluation and/or correction
Time: Prior to closing

26. Condition: • Wire insulation or sheathing brittle
Implication(s): Electric shock | Fire hazard
Task: A licensed electrical contractor is recommended for further evaluation and/or correction
Time: Prior to closing

27. Condition: • Connections need boxes
Implication(s): Electric shock | Fire hazard
Task: A licensed electrical contractor is recommended for further evaluation and/or correction
Time: Prior to closing

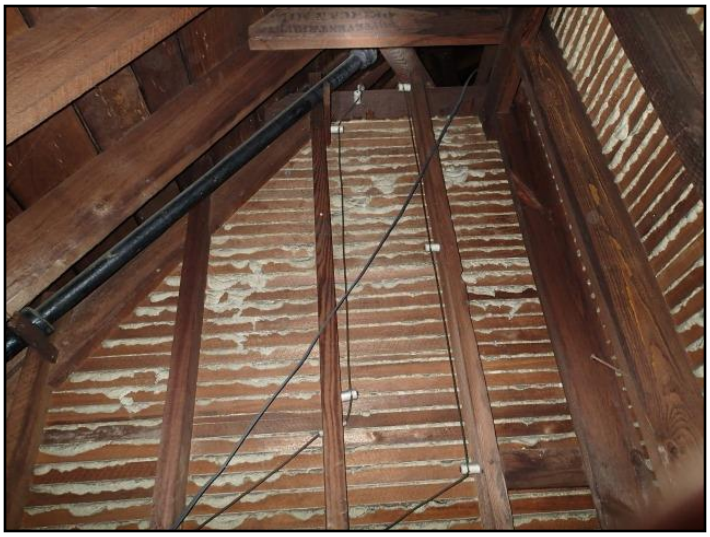


28. Condition: • Outdated
Implication(s): Nuisance | Potential problem when obtaining home insurance
Task: A licensed electrical contractor is recommended for further evaluation and/or correction
Time: Prior to closing

29. Condition: • When active knob & tube wiring is found in a home it is recommended that a licensed electrician or electrical contractor be engaged for a more detailed evaluation of the entire system. This should include recommendations and cost estimates prior to closing.
Time: Prior to purchase

43. *When active knob & tube wiring is found in...*

44. *When active knob & tube wiring is found in...*



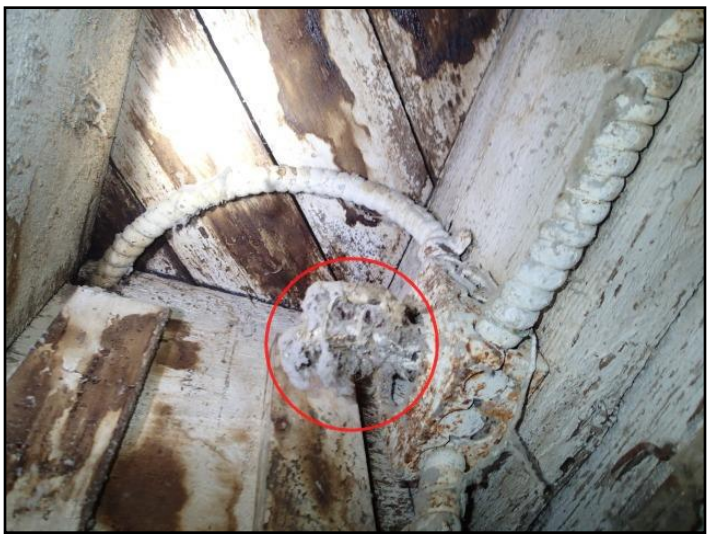
45. *When active knob & tube wiring is found in...*

DISTRIBUTION SYSTEM \ Outdoor wiring

30. Condition: • Rust on exterior conduit was noted at exterior AC unit.
Task: Replace rusted conduit.

DISTRIBUTION SYSTEM \ Junction boxes

31. Condition: • Cover loose or missing
Cover loose or missing on junction boxes and switches in attic and/or crawl space. Electrical connections should be in closed junction boxes. All open junction box locations or switches may not be pictured.
Implication(s): Electric shock | Fire hazard
Task: Correct



46. *Cover loose or missing*

47. *Cover loose or missing*

48. *Cover loose or missing*

49. *Cover loose or missing*

DISTRIBUTION SYSTEM \ Outlets (receptacles)

32. Condition: • Ground needed for 3-slot outlet

The grounding of electrical outlets, which became popular after 1960, affords additional protection. The ground wire is a third wire that normally conducts no electricity, it is an escape route for stray electricity, in case something goes wrong with the appliance or receptacle. When an appliance malfunctions, a cord is damaged, a connection comes loose or a receptacle is faulty, a person touching a live electrical component may get a shock. The ground wire provides a safe path for the electricity, so it does not flow through a person touching the system. Grounded plugs also control polarity, since appliance plugs can only be put into outlets one way. Adapters should never be used on two slot outlets

Implication(s): Electric shock

Task: A licensed electrical contractor is recommended for further evaluation and/or correction

50. *Ground needed for 3-slot outlet*

51. *Ground needed for 3-slot outlet*

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

33. Condition: • Reminder to replace units when necessary

Most alarms installed today have a life span of about 7-8 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.
Task: Replace
Cost: Minor

34. 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

General: • Third floor was not conditioned, no heat or AC.

System type: • Furnace

Fuel/energy source: • Gas

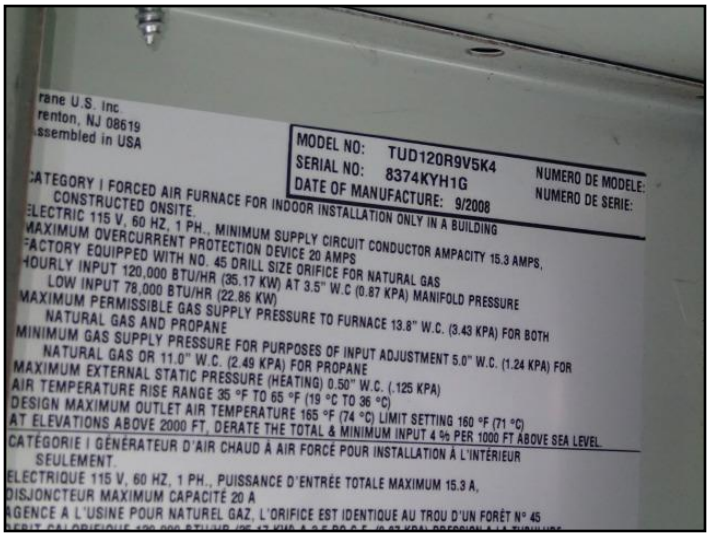
Furnace manufacturer:

• Trane

Basement furnace.

Model number: TUD120R9V5K4 *Serial number:* 8374KYH1G

52. *Trane*



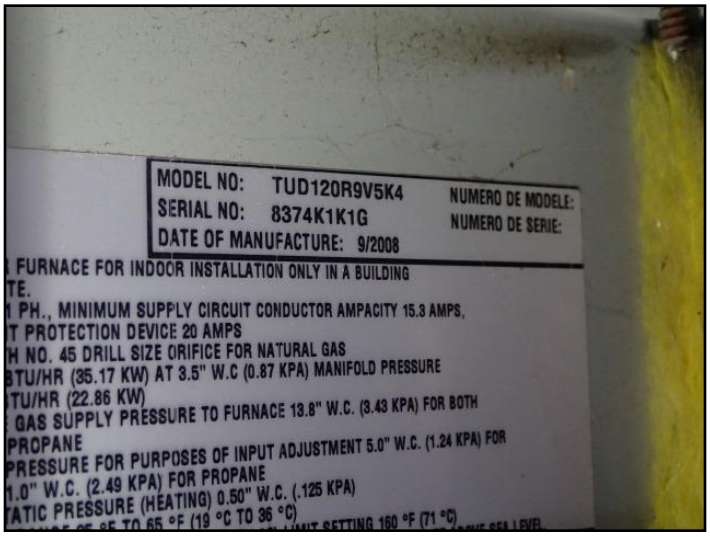
53. *Trane*

• Trane

Upstairs unit.

Model number: TUD120R9V5K4 *Serial number:* 8374K1KG

54. *Trane*



55. *Trane*

Heat distribution: • Ducts and registers

Approximate capacity: • 120,000 BTU/hr

Approximate age:
• 10 years
Manufactured September 2008.

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

Main fuel shut off at: • Gas line into the heating unit.

Fireplace/stove:
• Gas fireplace
Only one fireplace pictured.

56. *Gas fireplace*

Chimney/vent: • Masonry

Chimney liner: • Not visible

Limitations

General: • Tested heater for normal function only. • Maintenance records for unit(s) were not available • Gas fireplace was not tested. This is beyond the scope of a home inspection.

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

RECOMMENDATIONS \ General

35. Condition: • 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. Evaluation should be conducted prior to purchase.

FURNACE \ General notes

36. Condition: • Unable to get 2nd floor furnace to turn on. Thermostat did not respond to raising or lowering temperature.
Task: Service unit.

GAS FURNACE \ Cabinet

37. Condition: • Board placed under furnace in basement.
Task: Provide proper support for basement furnace.
Time: When servicing

57. *Board wedged under furnace.*

GAS FURNACE \ Venting system

38. Condition: • Most gas heaters have to be vented into a chimney or vent with adequate draft. Poorly arranged or disconnected vents are safety hazards, which should be corrected promptly. Vents should extend two feet above the roof and should be two feet above anything within ten feet horizontally. Vents should extend at least five feet above the draft hood. Exhaust gases spilling out at the draft hood or burner may present a life-threatening situation which requires immediate action.
Gas furnace vent was located in front of static roof vent located on the rear roof.
Task: Improve / Correct venting.
Time: When servicing

58. *Vent locatation*

GAS FURNACE \ Ducts, registers and grilles

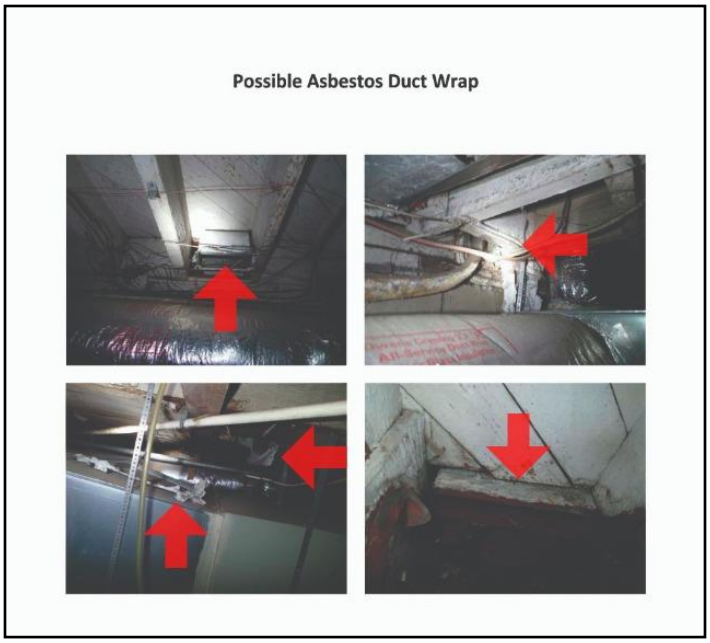
39. Condition: • The age and appearance of the duct work, wrap and/or insulating material used around duct work, is consistent with what could possibly be asbestos and should be tested and/or handled by a professional. If positively identified as asbestos or other harmful material, further consultation will be required to select the best method for remediation.

From the mid-1950's through the early 1970's, sheet-metal air ducts for forced-air heating systems were commonly insulated with or wholly constructed from a cardboard-like material that contained asbestos fibers. In some cases, close examination is necessary to determine whether these old ducts are made of asbestos or merely insulated with it.

The material itself is not regarded as a significant health hazard if it is undamaged, securely attached and not exposed to routine contact. In such cases, the accepted advice is simply to leave it alone.

When metal ducts are wrapped with asbestos insulation, the asbestos-containing material is on the outer surfaces, not exposed to the air stream within the ducts, providing little or no opportunity for contamination of the circulating air. If the material is intact, it should be left as is. If it becomes loose, detached or physically damaged, patching or removal should be assigned to a licensed asbestos contractor.

Ducts that consist of asbestos material are not common, but they do exist. The interior surfaces of these ducts are usually covered with metal foil, preventing direct contact of the air stream with the asbestos material. However, if the ducts become punctured or torn, asbestos fibers can be released into the air. In that case, repair or removal by a licensed asbestos contractor would be advisable.
An asbestos abatement contractor is listed in the appendix of this report as a courtesy.
Task: Further evaluation



59. *Suspect material*

CHIMNEY AND VENT \ Masonry chimney

40. Condition: • Chimney terminates in attic. Does not vent to exterior.
One of the chimneys terminates in the attic. Cardboard covering possible opening in chimney on 3rd floor.

60. *Chimney*

61. *Carboard covering possible opening in chimney*

FIREPLACE \ Firebox

41. Condition: • Cracked tiles in hearths noted.

Description

General: • Third floor was not conditioned, no heat or AC.

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.

Manufacturer:

• Trane

Model number: 2TTA0072A3000AA *Serial number:* 83220NX2F

62. *Trane*

63. *Trane*

• Trane

Model number: 2TTA0072A3000AA *Serial number:* 8351YTJ2F

64. *Trane*

65. *Trane*

Cooling capacity: • 30,000 BTU/hr

Compressor approximate age:
• 10 years
Manufactured August 2008.

Typical life expectancy: • 10 to 15 years

Limitations

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

Inspection limited/prevented by: • As a general rule, we do not test AC compressors in temperatures below 65 degrees. Colder temperatures can damage compressors when running below 65 degrees. • Determining the MANUAL J residential load calculation or proper sizing of the HVAC unit with or without foam insulation is beyond the scope of a home inspection. This should be preformed by a licensed HVAC contractor.

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

Recommendations

RECOMMENDATIONS \ General

42. Condition: • Based on age alone, the HVAC systems should be serviced and evaulated. Once a baseline is established, maintain an annual maintenance schedule with 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 heating system, each prior to the appropriate season, annually.
Time: Prior to purchase

AIR CONDITIONING \ Condensate system

43. Condition: • Switch in condensate drain line. 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.
Location: Second Floor

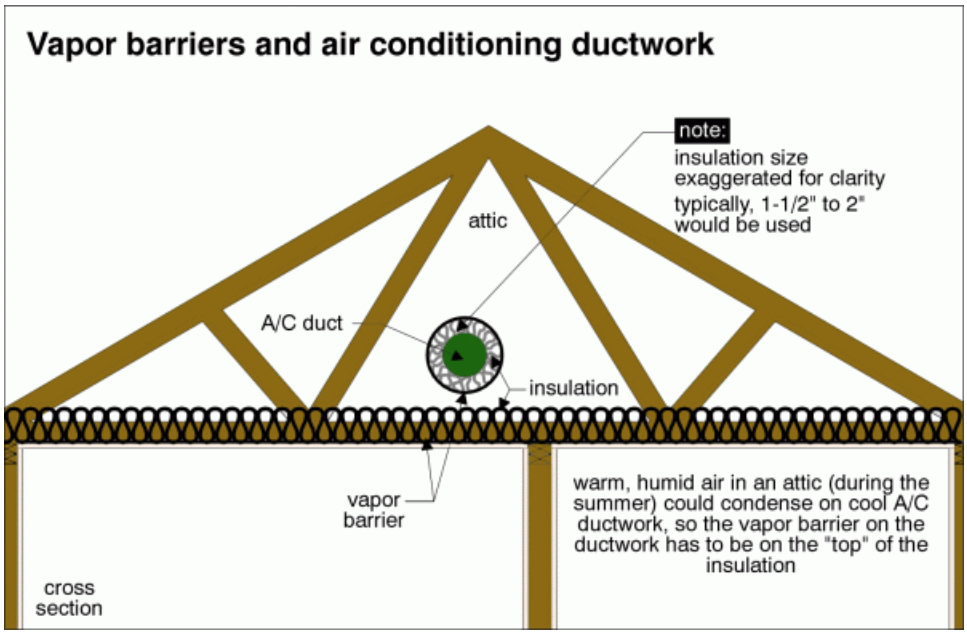
AIR CONDITIONING \ Ducts, registers and grilles

44. 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.

45. Condition: • Disconnected / Abandoned ducts noted in basement.

AIR CONDITIONING \ Duct insulation

46. Condition: • Incomplete
Duct insulation is torn or missing exposing duct in basement. Insulation should completely cover duct from air handler to register. It appears some indoor flex ducts were used in crawl space. Flex ducts appeared to have one or more of these installation issues: Flex duct has an inner liner made of plastic with a wire spiral which creates air resistance and reduced air flow. Sag in ducts - ducts should be installed as straight as possible. Ducts should be supported properly to prevent sag or crimping..
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort
Task: Correct
Time: When servicing



66. *Incomplete*

Description

Attic/roof insulation material: • None

Attic/roof insulation amount/value: • None found

Attic/roof air/vapor barrier: • None found

Attic/roof ventilation: • Gable vent • Static Roof vent

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation material: • None found

Limitations

Inspection limited/prevented by lack of access to: • Lack of attic flooring • Attic framing limited access.

Attic inspection performed: • By entering attic, but access was limited • By built in stairs.

Crawlspace inspection performed: • By entering space, but access was limited • Plumbing limited access. • HVAC ducts limited access

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Not visible

Supply piping in building:

• Copper

• Galvanized steel

Galvanized steel piping was common until roughly 1950. This piping typically lasts 40-60 years. Some lower quality pipes do not last as long and there are some oversized pipes still in use after 60 years. Where it is found today in single family homes, it is usually near the end of its life. The connections are normally threaded. When the pipe corrodes, the rust accumulation inside the pipe chokes down the diameter of the pipe, resulting in poor water pressure. As rust builds up inside the pipe, a brownish color is often noted in the water when a faucet is turned on, especially after several days of inactivity. This rust in the water usually dissipates after a few seconds. The age is difficult to gauge based on exterior condition as galvanized pipes tend to corrode from the inside-out. Rust also attacks the pipe walls, making the walls thinner. Problems are likely to occur on hot water lines sooner. Eventually, the pipe will rust through, usually at the joints first, resulting in leakage.

Main water shut off valve at the: • Not found.

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater manufacturer:

• Rheem

Model number: 22V50F1 *Serial number:* RHLN0908505123

67. *Rheem*

68. *Rheem*

Water heater tank capacity: • 50 gallons

Water heater approximate age:

• 10 years

Manufactured September 2008.

Water heater typical life expectancy: • The typical life expectancy of a water heater is 8-12 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: • ABS plastic • PVC plastic • Cast iron

Gas piping:
• Steel
• Location of gas meter and main gas supply shut-off device.
Left side of house.

69. *Location of gas meter*

Limitations

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 • The performance of floor drains or clothes washing machine drains • Garden sprinkler or irrigation systems.

Items excluded from a building inspection: • Determining location of termination point of temperature relief valve discharge tube when not clearly visible at water heater.

Recommendations

RECOMMENDATIONS \ General

47. Condition: • All fixtures, supply lines, faucets and drains tested. Including tubs, showers, toilets, sinks and basins. No issues found except where otherwise noted.

48. Condition: • This historic home has several generations of plumbing installed. From galvanized supply lines, drum traps, and cast iron waste lines to mention a few older items in place and in use. It would be beneficial to consult a plumber to get an overview of the deficiencies or potential issues with a scope of work and ball park estimates.

SUPPLY PLUMBING \ Water supply piping in building

49. Condition: • Galvanized steel

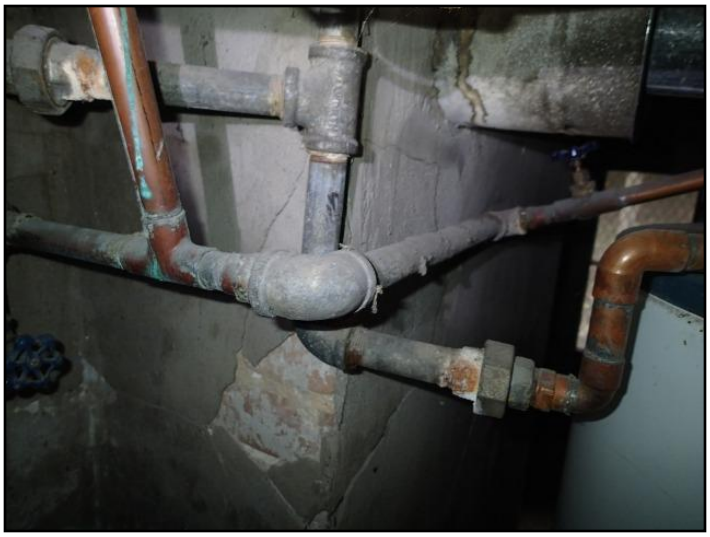
Reduced water pressure in downstairs bathtub & sink, upstairs right and left bathtubs just to name a few of the fixtures effected.

Galvanized steel piping will often leak first at the joints. Steel pipe has threads cut into it where it joins a fitting. The pipe wall is thinner at the threaded connections. As the piping rusts from the inside, the pipe rusts through first at the threaded connections, where the pipe wall is thinner. (Refer to illustration) As steel piping corrodes, it may rust through at one spot and begin to leak; however, the rust may form a scab over the leak and the leak may be intermittent as the rust progresses. This scabbing means the pipe is close to the end of its useful life, even thought it may not be actively leaking. Poor pressure and flow may be noted before the pipe leaks. The rust inside reduces the diameter, restricting flow. When leaks become prevalent or decreased water pressure is noted, it may be time to replace the galvanized supply lines with copper or PEX. Upgrades should be referred to a licensed plumbing contractor for a complete evaluation and written estimates of work needed.

Implication(s): Reduced water pressure and volume

Task: Monitor. When issues arise, further evaluation is recommended.

70. *Galvanized steel - Stock Photo*



71. *Galvanized steel connected to copper*

50. Condition: • Rust

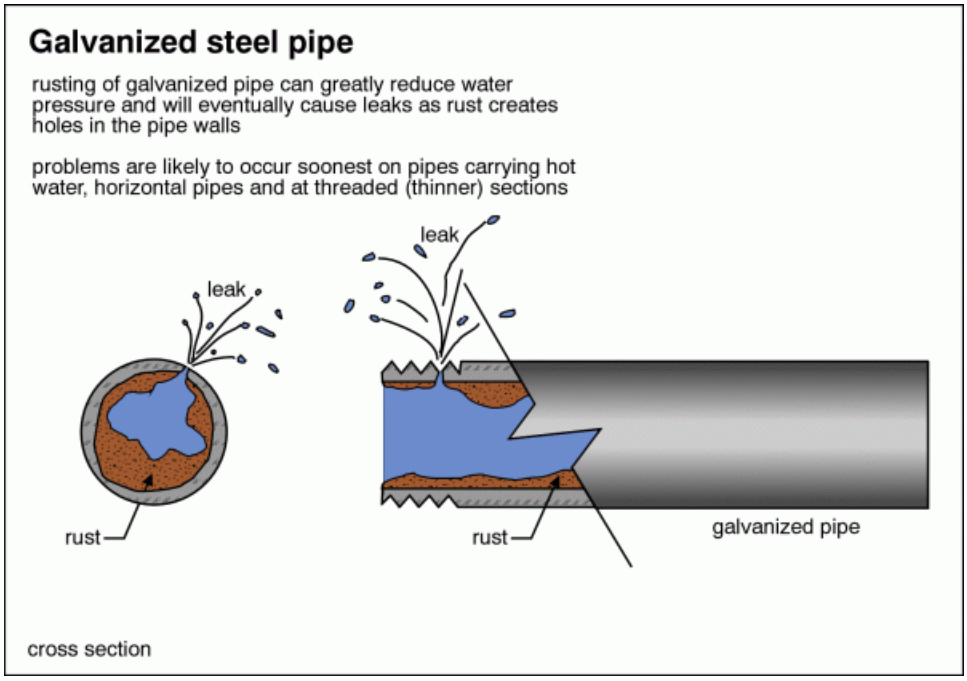
Galvanic action is a metal's reaction when in contact with another metal resulting in rust/corrosion. Copper and steel are venerable to galvanic corrosion if allowed to come in contact with each other. Copper-to-galvanized pipe with no dielectric pipe fitting will usually leak. Iron hangers in contact with copper supply lines have the same reaction. Using brass, plastic, or bronze fitting at the pint of contact or separation between these two metals should avoid future corrosion and leaks.

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy | Equipment failure

Task: Correction is recommended.

51. Condition: • Poor pressure or flow

Implication(s): Reduced water pressure and volume



GAS SUPPLY \ Gas piping

52. Condition: • Range shut off valve in kitchen was not accessible without taking out the bottom drawer.
Task: Improve

72. *Range shut of valve*

WATER HEATER - GAS BURNER AND VENTING \ Venting system

53. Condition: • Most gas and oil water heaters have to be vented into a chimney or vent with adequate draft. Poorly arranged or disconnected vents are safety hazards, which should be corrected promptly. Aluminium vents are not permitted. Vent sections should be as short as possible, screwed together, and should slope up approximately 1/4 inch per foot. Vents should extend two feet above the roof and should be two feet above anything within ten feet horizontally. Vents should extend at least five feet above the draft hood. Exhaust gases spilling out at the draft hood or burner may

present a life-threatening situation which requires immediate action.
Possible water heater vent terminating in attic. It was not determined if the vent hood pictured was an active water heater vent, but should be checked, verified, and/or corrected as needed.
Task: Checked and/or corrected by a licensed plumber.

73. *Possible water heater vent in attic*

WASTE PLUMBING \ Drain piping - installation

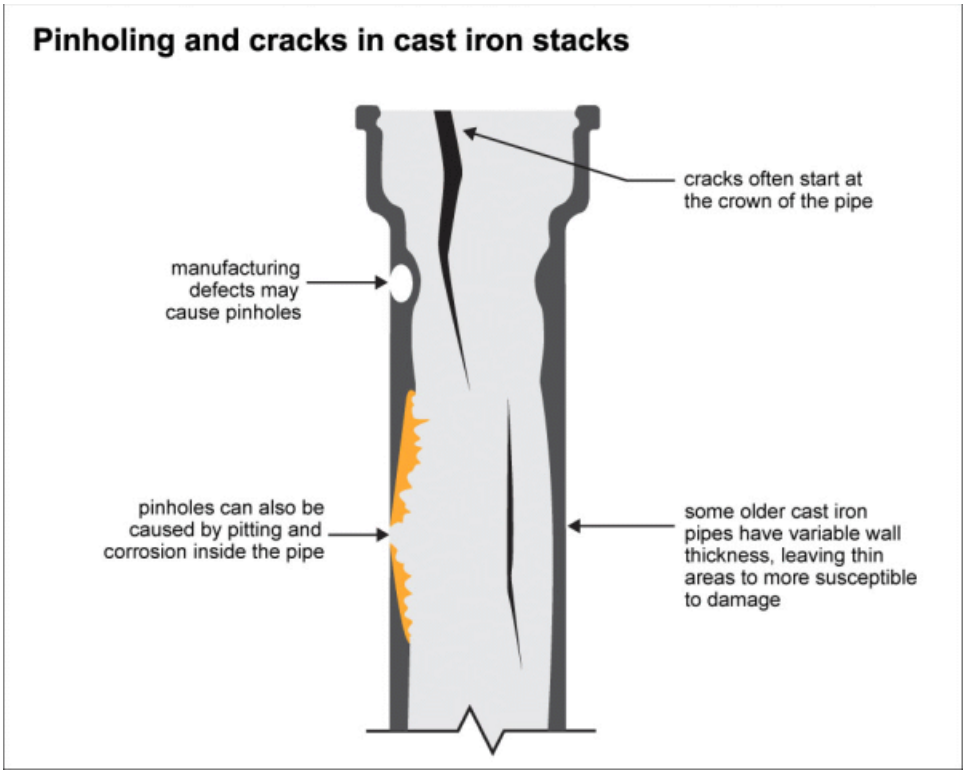
54. Condition: • PVC waste line connected to ABS waste line. Green glue (Oatey) is a transition cement to connect PVC to ABS pipe. Oatey glue was not visible at connections. Further evaluation is recommended by a licensed plumber.
Task: Repair

74. *PVC waste line connected to ABS waste line....*

WASTE PLUMBING \ Drain piping - performance

55. Condition: • Rust
Rust on cast iron waste line. It was not determined if this line was active or not. Abandoned waste line in corner or basement.

Implication(s): Sewage entering the building
Task: A licensed plumber is recommended for further evaluation and/or correction.

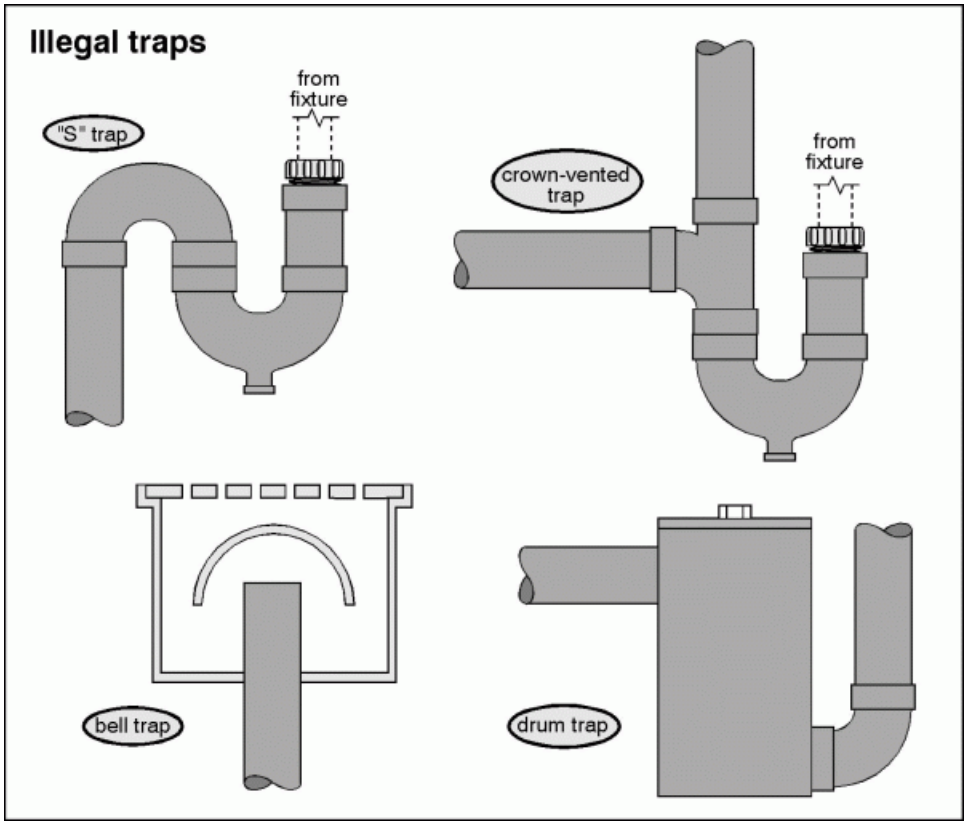


75. *Rust*

76. *Abandoned.*

WASTE PLUMBING \ Traps - installation
56. Condition: • Wrong type
Older drum trap found. Drum traps are difficult to clean if they become clogged and no longer approved for use.
Implication(s): Sewer gases entering the building

Task: Replace
Time: In conjunction with other system upgrades



77. *Wrong type*

WASTE PLUMBING \ Traps - performance

57. Condition: • Chrome P-trap pipes are made from thin metals. Water that sits in the bottom of the trap can begin to deteriorate the integrity of the metal causing rust and/or corrosion resulting in a leak. Mineral build up on the exterior of

an older chrome P-trap may be an early indicator of a leak. While not currently leaking, these traps should be monitored and replaced as needed.

FIXTURES AND FAUCETS \ Faucet

58. Condition: • Drip, leak
Leak at faucet in upstairs front right bathtub.
Implication(s): Chance of water damage to structure, finishes and contents
Task: Repair

78. *Drip, leak*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

59. Condition: • Slow drains
First floor bathroom sink drained slowly.
Implication(s): Chance of water damage to structure, finishes and contents
Task: Repair

FIXTURES AND FAUCETS \ Bathtub

60. Condition: • Caulking loose, missing or deteriorated
Implication(s): Chance of water damage to structure, finishes and contents
Task: Replace missing caulk/grout
Time: General maintenance item

79. *Caulking loose, missing or deteriorated*

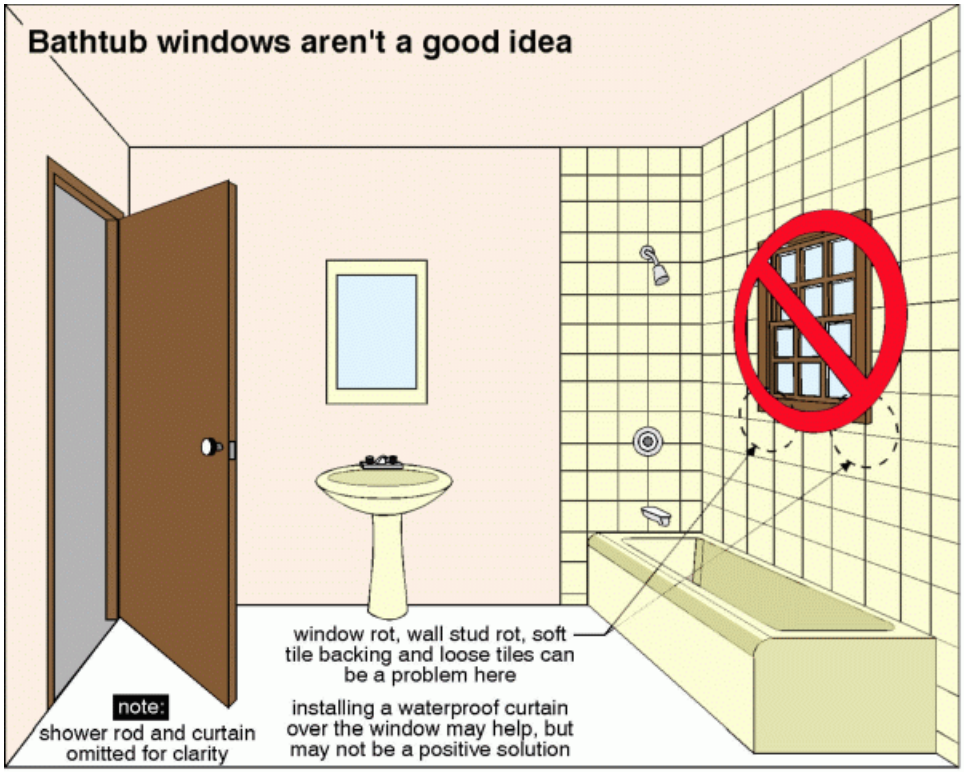
FIXTURES AND FAUCETS \ Bathtub enclosure

61. Condition: • Unprotected window

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.

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

Task: Tempered glass in an unprotected window near a bathtub or shower is a safety feature you may want to consider.



80. *Unprotected window*

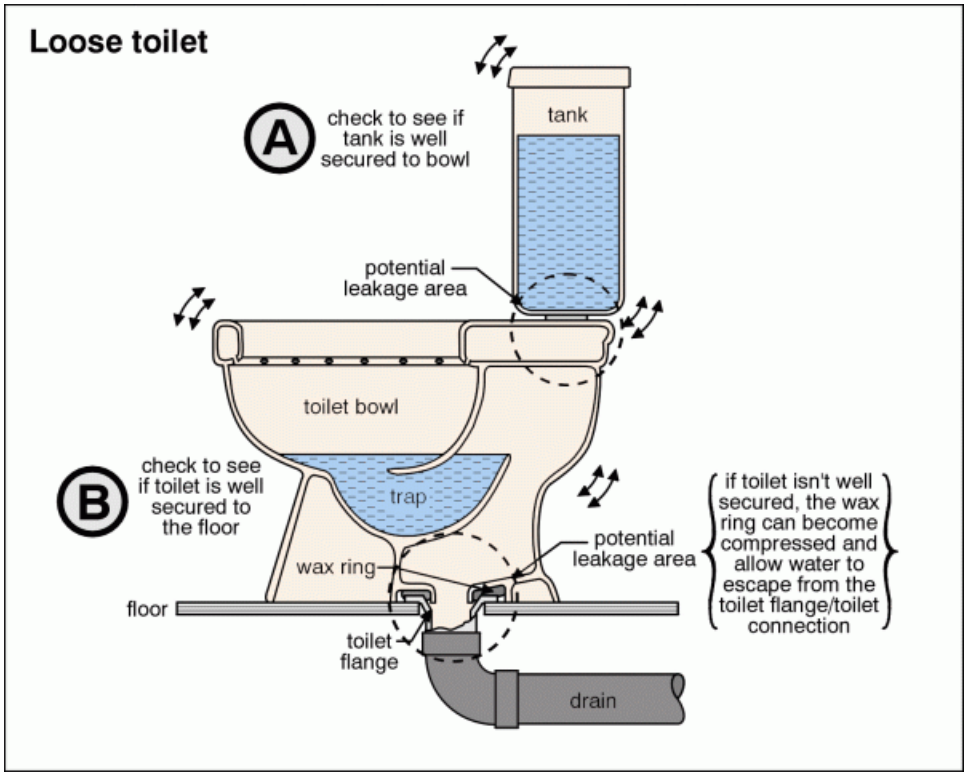
62. Condition: • While a window in a tiled tub or shower enclosure is common, it has high probability of moisture damage. A stone or tile pitched sill and glass block to replace the window are good starting points. A good-quality silicone caulk will help to keep the area sealed. Remember that the window is on an exterior wall, so temperature changes will cause expansion and contraction in many of these materials. Check the area every year for cracked joints; caulk or grout as needed. Discuss options with contractor or architect prior to undertaking task of correction or renovation.

FIXTURES AND FAUCETS \ Toilet

63. Condition: • Leak
Leak between tank and bowl noted in upstairs front right bathroom.
Implication(s): Chance of water damage to structure, finishes and contents
Task: Repair

81. *Leak*

64. Condition: • Loose
Some of the toilets were loose.
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage
Task: Secure


Loose toilet
A
check to see if tank is well secured to bowl
tank
potential leakage area
toilet bowl
B
check to see if toilet is well secured to the floor
trap
potential leakage area
if toilet isn't well secured, the wax ring can become compressed and allow water to escape from the toilet flange/toilet connection
wax ring
floor
toilet flange
drain

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 • Paneling

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Wood

Glazing: • Single

Exterior doors - type/material: • Wood • Framed glass

Doors: • Inspected

Oven fuel: • Electricity

Range fuel: • Gas

Appliances: • All listed appliances checked for normal operation and appear to be functioning properly with exceptions noted in the recommendations section. • Oven / range • Dishwasher • Waste Disposal • Range Hood • Ice Maker

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

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

General: • 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.

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

Inspection limited/prevented by: • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors) • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Minor cosmetic defects are generally not addressed unless requested by client or client's agent.

Appliances: • Unable to see behind washer and/or dryer. Water source, plumbing stack, power source (110 or 220), gas, and venting were not visible or determined. • Presence of water supply lines, sizes, and and/or connections to appliances are not inspected.

Recommendations

RECOMMENDATIONS \ General

65. Condition: • The 3rd floor was not finished nor was it conditioned. It is my opinion the 3rd floor was not refinished post Katrina. Most of the wall paper was removed but not all. Cracks in the plaster at various areas throughout the 3rd floor are likely from expansion and contraction of a non conditioned space with a wooden structure.
Task: Refinish / Remodel as needed.

82. *3rd floor*

83. *Cracks in walls*

84. *Damaged plaster*

66. Condition: • Possible moisture intrusion on front right chimney. Prior repair noted on exterior stucco wall adjacent to this area.
Task: Monitor

85. *Possible moisture intrusion*

CEILINGS \ General notes

67. Condition: • Peeling paint on ceiling noted.

Task: Paint as needed.

WALLS \ General notes

68. Condition: • Peeling wall paper.

FLOORS \ Ceramic tile, stone, marble, etc

69. Condition: • Tiles cracked

Cracks in bathroom tile floor. Tiles appear to be cracked along a seam in backer board judging by cracks in tile. Only one bathroom floor is pictured.

These cracks could be from uneven movement in the layers below. Different expansion and contraction rates in different materials within the sub floor at joists, seams or joints. The cracks could also be from poorly taped or not taped seams of the backer board. These are likely scenarios, but a specific cause could not be determined. Pictured is a sample of the cracks found.

Task: Monitor

86. *Tiles cracked*

WINDOWS \ General notes

70. Condition: • Some of the upstairs windows were taped shut.

WINDOWS \ Glass (glazing)

71. Condition: • Cracked

A cracked window pane noted. The photo is an example of the broken glass found. Some cracks noted in stained glass and leaded glass front door.

All locations may not be listed.

Window treatments, furniture, and/or personal belongings may prevent viewing all windows.

Implication(s): Physical injury

Task: Replace broken glass where needed.

87. *Cracked*

88. *Cracked*

89. *Cracked*

WINDOWS \ Hardware

72. Condition: • Loose
Locking hardware was loose on left side window downstairs
Implication(s): Equipment failure
Task: Repair

DOORS \ Doors and frames

73. Condition: • Most of the pocket doors functioned. Some did not align straight and some did not open or were difficult to open.
Task: Adjust

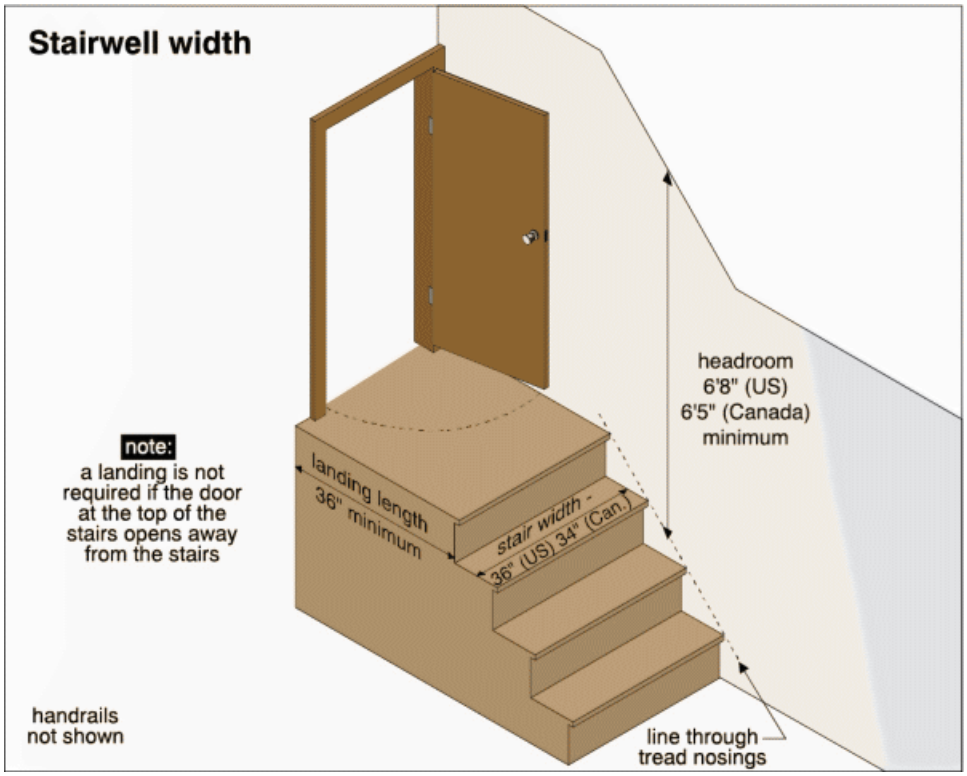
DOORS \ Hardware

74. Condition: • Broken
Bottom locking mechanism on inner front dead door was damaged.
Implication(s): System inoperative or difficult to operate
Task: Repair

90. *Broken*

75. Condition: • Older door hardware does not function properly. Paint and/or age related issues make it difficult to operate. Adjust/repair as needed.
Task: Adjust

STAIRS \ Height
76. Condition: • Headroom less than ideal
Well-designed stairs are easy to climb. They have a maximum rise of about eight inches, and a minimum run of eight to ten inches. The headroom above each tread should be about 6 1/2 feet. Generally speaking, the lower the rise and the wider the tread, the easier the staircase is to use. Dimension rules are often broken on basement and loft stairwells. It is difficult and expensive to rearrange a poorly built staircase and, in most cases, the occupants simply live with it.
Implication(s): Physical injury



91. *Basement stairs*

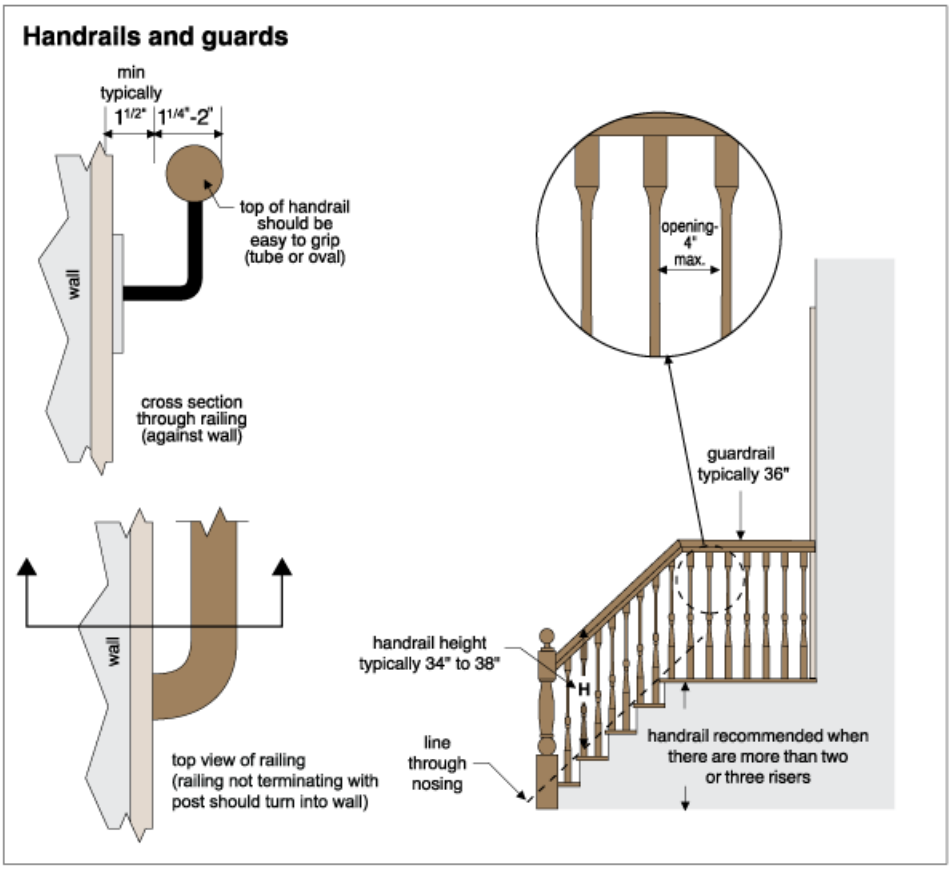
STAIRS \ Handrails and guards

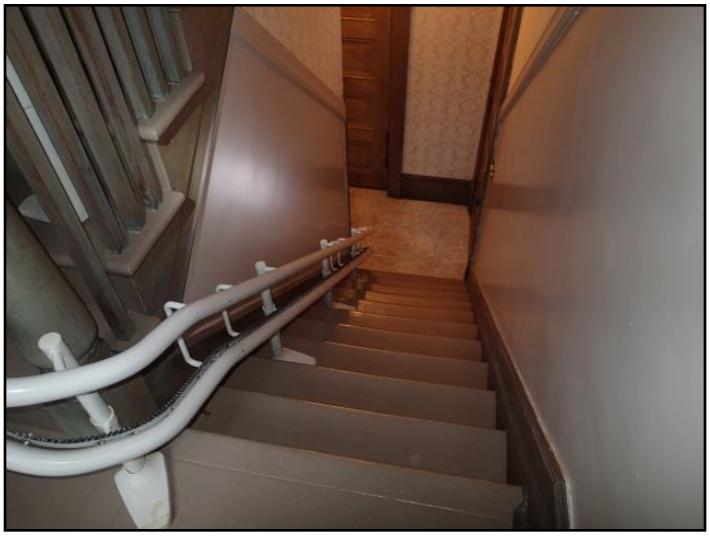
77. Condition: • Missing

Missing handrail on lower section of rear stairs. Upper rail section access was blocked by chair lift.

Stairways, or landings with four or more risers or rising more than 30 inches (76 cm) in height should have a handrail or guardrail. The handrail should be continuous for the full length of the flight from the lowest tread to the highest tread. Guard rails should be placed at any unprotected openings. Handrails can be interrupted by a newel post at the turn, at the top of the flight or at the starting newel over the lowest tread. This is a safety issue that should be addressed.

Implication(s): Fall hazard
Task: Install rail. Remove chair lift to access hand rail.





92. *Missing handrail*

EXHAUST FANS \ General notes

78. Condition: • Inoperative

Implication(s): Chance of condensation damage to finishes and/or structure
Location: Second Floor Bathroom
Task: Replace

APPLIANCES \ Oven
79. Condition: • Inner glass broken on lower oven.
Task: Replace

93. *Broken inner glass.*

APPLIANCES \ Range
80. Condition: • Inoperative
Unable to light burners. Igniter did not work when trying to light burners.
Implication(s): System inoperative
Task: Repair / Replace

APPLIANCES \ Waste disposal
81. Condition: • Noisy
Implication(s): Noise nuisance
Task: Repair or replace

APPLIANCES \ Doorbell
82. Condition: • Tested and was operable at time of inspection.

Description

Weather: • Cloudy

Approximate temperature: • 46°

Attendees: • Dual agent.

Access to home provided by: • Buyer's agent

Occupancy: • The home was unfurnished during the inspection.

Approximate inspection start and end time: • The inspection started at 8:30 a.m. • The inspection ended at 2:00 p.m.

Approximate age of home: • 116 Years old

Approximate size of home: • 6400 ft.²

Number of dwelling units: • Single-family

Number of stories: • 3

Number of bedrooms: • 4

Number of bathrooms: • One half bath • Three full baths

Description

General: • Below is a list of contractors for your convenience.

Any contractors listed are mentioned because we have worked with or personally used their services and found them to be reliable, knowledgeable and professional. We make no guarantee nor do we participate in any type of referral system or have any financial interest in their work. The names are provided as a courtesy only.

ROOFING
Guaranty Sheet Metal & Roofing
Lonnie Smith
504-466-3749

Tommy Bowman Roofing
Joe Kontur
504-887-5142

Pitts Roofing
Leon Pitts
504-278-5708

Robertson Roofing & Siding
Gerard Robertson, Jr.
504-394-7200

Juneau Odenwald
Sean Alford
504-733-0331

AC / HEAT
HELP
504-733-5888

Sids AC Ambulance
504-467-1400

Stuart Services
833-502-0866

ELECTRICIANS
Larry Adams
504-734-7343

Jeremy Dartez

504-610-2050

STUCCO
Walter MacKay
985-893-968 or 985-982-8334

Foundation Work
Greenwoods Foundation Repair
Roy Greenwood
504-241-6608

Turner's Foundation Repair
Robert Turner 504-239-4624

CONTRACTORS
Titan Construction
Stephen Fleishmann
504-913-3030

Barkley Construction
Jeremy Miles
504-296-9655

Tripp Morris
504-343-1509

MOLD
Colonial Inspections
Julie Huft
985-875-7701

Air Testing Associates
William Feaheny
504-813-5580

ASBESTOS
Asbestos Abatement by Boyd
Cell - 504-450-5144
Wk - 504-456-0422

END OF REPORT

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