

# Your Inspection Report

2061 Holly Oak Drive  
Shreveport, LA 71118

**PREPARED FOR:**

JOE SAMPLE

**INSPECTION DATE:**

Thursday, July 12, 2018

**PREPARED BY:**

Fredrick Williams LHI10895



Quality Home Inspection, LLC  
841 AW Drive  
Stonewall, LA 71078

318-393-7916  
LHI# 10895

[www.qualityhomeinspectionllc.com](http://www.qualityhomeinspectionllc.com)  
[qualityhomeinspection@yahoo.com](mailto:qualityhomeinspection@yahoo.com)



August 19, 2018

Dear Joe Sample,

RE: Report No. 1497, v.4  
2061 Holly Oak Drive  
Shreveport, LA  
71118

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice set forth by the Louisiana State Board of Home Inspectors. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client and their designee. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Quality Home Inspection, LLC to perform your home inspection.

This home inspection was developed and the report was prepared in accordance with the Standards of Professional Practice set forth by the Louisiana State Board of Home Inspectors.

Sincerely,

Fredrick Williams LHI10895  
on behalf of  
Quality Home Inspection, LLC

Quality Home Inspection, LLC  
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## INVOICE

August 19, 2018

Client: Joe Sample

Report No. 1497, v.4

For inspection at:

2061 Holly Oak Drive

Shreveport, LA

71118

on: Thursday, July 12, 2018

Home inspection 2000-2999 sqft	\$350.00
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LSBHI fee	\$5.00
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1st Time buyer discount	(\$30.00)
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Total	<u>\$325.00</u>
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PAID IN FULL - THANK YOU!

Quality Home Inspection, LLC  
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# AGREEMENT

2061 Holly Oak Drive, Shreveport, LA July 12, 2018

Report No. 1497, v.4

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## PARTIES TO THE AGREEMENT

### Company

Quality Home Inspection, LLC  
841 AW Drive  
Stonewall, LA 71078

### Client

Joe Sample

**Total Fee: \$325.00**

This is an agreement between Joe Sample and Quality Home Inspection, LLC.

### Inspection Agreement-Standard

This a legally binding contract and contains an arbitration clause.

I (Client) hereby request a limited visual inspection of the structure at the address identified on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the Inspector with any questions I may have.

### Scope of Inspection

The scope of the inspection and report is a limited visual inspection of the readily accessible general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted Standards of Practice, as set forth by the Louisiana State Board of Home Inspectors, a copy of which is available upon request or included with this report. The scope of the inspection is limited to the items listed within the report pages INDICATED AS INCLUDED on the bottom of the Key page. The report contains technical information. If you will not be present during the inspection, please call our office to arrange for a verbal consultation with the Inspector. If you choose not to consult with the Inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the inspection report's contents.

### Outside the Scope of Inspection

Any area which is not exposed to view is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, animals, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils, or building materials or products.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

Building code or zoning ordinance violations or compliance with current code requirements.

Geological stability or soils conditions.

Structural stability or engineering analysis.

Termites, pests or other wood destroying organisms and related damage.

Asbestos, mold, fungi, bio-organic growth, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any other environmental hazards.

Building value appraisal or repair cost estimates and/or methods.

Condition of detached buildings.

Pools or spas bodies and underground piping.

Specific components noted as being excluded on the individual system inspection forms.

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Private water or private sewage systems.

Saunas, steam baths, and their related fixtures and equipment.

Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls. Water softener / purifier systems or solar heating systems.

Furnace heat exchangers, freestanding appliances, security alarms, low-voltage signal systems (such as phone and cable television) or personal property.

Adequacy, strength or efficiency of any system or component and causes of any deficiencies.

Prediction of life expectancy of any item, future conditions or operating costs.

Building permits and identification of modifications/additions

Inside of any piping or any underground piping or components, including, but not limited to, Underground Storage Tanks.

Advisability of purchase of the property.

Acoustical properties of the building or any perceived noise conditions.

Effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(Some of the above items may be included in this inspection for additional fees - check with your Inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your Inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any construction craft or trade. The Inspector may possess licenses or certifications in related professions such as contractor, engineer, termite or mold. Client understands the Inspector is performing this inspection as a Home Inspector per local standards and not acting in any other professional capacity including, but not limited to, those listed above. If your Inspector recommends consulting other specialized experts, Client must do so at Client's expense, and Client is advised to do so prior to the close of transaction. Client accepts all responsibility for failure to act on Inspector's recommendations. If there are water leaks, damage, stains or musty smells reported by the Inspector and/or detected by the Client the Inspector recommends evaluation by a mold specialist prior to completion of the transaction. Continued on backside.

**CONFIDENTIAL REPORT:** The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

**SEVERABILITY:** Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**INTEGRATION:** This agreement contains the entire integrated agreement of the parties hereto and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to this subject matter. No changes or modifications of this agreement are enforceable unless agreed to in, writing signed by both parties.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question. Any legal action must be initiated within one (1) year from the date of the inspection. Failure to initiate said action within one (1) year of the date of the inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen there from. This time period may be shorter than otherwise provided for by law.

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## Limitation on Liability and Liquidated Damages

THE INSPECTOR'S LIABILITY FOR ANY CLAIMS MADE BY THE CLIENT ARISING OUT OF THE SUBJECT INSPECTION REPORT AND OTHER ACTIVITIES COVERED BY THIS CONTRACT IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THE INSPECTION. THIS LIMITATION OF LIABILITY APPLIES TO ALL CLAIMS, INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, BREACH OF CONTRACT, MISREPRESENTATIONS, CONCEALMENT, VIOLATION OF A STATUTE, NEGLIGENCE PER SE AND ANY OTHER CLAIM BROUGHT

BY CLIENT. THIS LIMITATION IS BINDING ON THE CLIENT, AND ANY ASSIGNEES, AGENTS, PRINCIPALS, SPOUSES, HEIRS AND OTHERS ACTING ON BEHALF OR THROUGH THE CLIENT AND IT APPLIES TO THE INSPECTOR, INSPECTOR'S AGENTS AND EMPLOYEES, AND INSPECTOR'S PRINCIPAL.

## ARBITRATION:

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud misrepresentation or any other theory of liability arising out of, from or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, dnc. or Louisiana State Board of Home Inspectors

The decision of the arbitrator appointed shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. CLIENT INITIALS \_\_\_\_\_

Property Address: \_\_\_\_\_ Report# \_\_\_\_\_ Client: \_\_\_\_\_

LIMITED LIABILITY INSPECTION FEE \$ \_\_\_\_\_

FEE \$ \_\_\_\_\_

FEE \$ \_\_\_\_\_

TOTAL INSPECTION FEE \$ \_\_\_\_\_ Payment type: ( ) Check ( ) Cash ( ) Credit Card

By signing below Client and Inspector acknowledge that they have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. Client also agrees to pay the fees listed above.

Client: \_\_\_\_\_ Dated: \_\_\_\_\_

(one signature binds all)

Client: \_\_\_\_\_ Dated: \_\_\_\_\_

Inspector: \_\_\_\_\_ Dated: \_\_\_\_\_

Inspector certificate/license # (if applicable) \_\_\_\_\_ Expiration date \_\_\_\_\_

## Release Agreement

Quality Home Inspection, LLC will not release a copy all or in part of your completed home inspection report without this signed consent form. If you would like us to release a copy all or in part, please complete and sign below.

I \_\_\_\_\_ authorize Quality Home Inspection, LLC to release all or specific parts of my completed home inspection report to the listed individuals or designee.

Please Release: Entire report \_\_\_\_\_ Specific portions \_\_\_\_\_

Release to: \_\_\_\_\_ Realtor \_\_\_\_\_ Attorney \_\_\_\_\_ Other \_\_\_\_\_

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Sign name \_\_\_\_\_

## Standard of Practice /Code of Ethics

### Chapter 3. Standards of Practice

#### 301. Minimum Standards

A. This Chapter sets forth the minimum Standards of Practice required of licensed home inspectors.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000).

#### 303. Definitions

A. The definitions in 109 of this Part are incorporated into this Chapter by reference. The following definitions apply to this Chapter.

Alarm System warning devices, whether installed or free standing, including but not limited to, carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Automatic Safety Control devices designed and installed to protect systems and components from unsafe conditions.

Cooling System a central system that uses ducts to distribute cooled air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client the person with whom a licensed home inspector contracts to perform a home inspection, whether individually or through that persons agent.

Component a readily accessible and observable aspect of a system, such as a floor or wall, but not individual pieces such as Boards or nails or where many similar pieces make up a component.

Cross Connection any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment.

Deficient a condition of a system or component that adversely and materially affects its performance.

Describe to report, in writing, a system or component by its type, or other observed characteristics, to distinguish it from other systems or components.

Dismantle to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means, that would not be taken apart by a homeowner in the course of normal household maintenance.

Enter to go into an area to observe all visible components.

Functional Drainage a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Functioning performing as expected and in accordance with its intended design and purpose.

Further Evaluation examination and analysis by a qualified professional or service technician whose services and qualifications exceed those provided by a home inspector.

Heating System a central system that uses ducts to distribute heated air to more than one room which is not plugged into an electrical convenience outlet.

Home Inspection the process by which a Home

Inspector visually examines the readily accessible systems and components of a home and describes those systems and components in accordance with the Standards of Practice.

Home Inspection Report a written evaluation of two or more of the following systems of a resale residential building:

- a. electrical system;
- b. exterior system;

c. interior system;  
d. heating and cooling systems;  
e. plumbing system;  
f. roofing system;  
g. structural system;  
h. insulation and ventilation system;  
i. appliance system; or  
j. any other related residential housing system as defined in the standards of practice prescribed by the board.

Home Inspector any person who, in accordance with the provisions of these rules, holds himself out to the general public and engages in the business of performing home inspections on resale residential buildings for compensation and who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.

Inaccessible unable to open with the use of Standard Inspection Tools or hidden from visual inspection by furniture, stored items, wall or floor coverings or other obstructions.

Inspect to examine readily accessible systems and components of a building in accordance with the Standards of Practice, using normal operating controls and opening readily openable access panels.

Installed attached such that removal requires tools.

LHI an acronym for Licensed Home Inspector.

Method of Access a means by which the inspector gains entry, ingress and/or a visual advantage.

Normal Operating Controls devices such as thermostats, switches, or valves intended to be operated by the homeowner.

Normal Operating Cycle the standard period during which a system or component operates by the use of Normal Operating Controls

Observe the act of making a visual examination.

On-Site Water Supply Quality water quality based on the bacterial, chemical, mineral and solids contents of the water.

On-Site Water Supply Quantity water quantity based on the rate of flow of water.

Operate to cause systems or equipment to function.

Recreational Facilities spas, saunas steam baths, swimming pools, tennis courts, and exercise, entertainment, athletic, playground or other equipment and associated accessories.

Readily Accessible available for visual inspection without requiring the moving of personal property, the dismantling, disconnecting, unplugging or destroying of equipment, or any action which may involve a risk to persons or property.

Readily Openable Access Panel a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, is not sealed in place and is not blocked by stored items, furniture, or building components.

Representative Number for multiple identical interior components such as windows and electrical outlets - one such component per room.

Roof Drainage Components gutters, downspouts, leaders, splash blocks, scuppers, and similar components used to carry water off a roof and away from a building.

Shut Down a state in which a system or component cannot be operated by normal user controls.

Significantly Deficient a condition that, in the inspectors professional opinion, adversely and materially affects the performance of a system or component.

Solid Fuel Heating Device any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves central furnaces, and combinations of these devices.

Specialized Tools diagnostic devices and other equipment, including but not limited to, thermal imaging devices, gas leak detection equipment, environmental testing equipment, elevation determination devices and ladders capable of reaching

surfaces over one story above the ground.

Standard Inspection Tools a flashlight, outlet tester, ladder and appropriate screwdriver.

Structural Component a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System a combination of interactive or interdependent components assembled to carry out one or more functions.

Technically Exhaustive an inspection involving the extensive use of measurements, instruments, testing, calculations, or other means used to develop scientific or engineering findings, conclusions, and recommendations.

Under Floor Crawl Space the area within the confines of the foundation between the ground and the underside of the lowest floor structural component.

Unsafe a condition of a readily accessible, installed system or component which, in the opinion of the inspector, is judged to be a significant risk of personal injury or property damage during normal use or under the circumstances.

Wiring Methods manner or general type of electrical conductors or wires installed in the structure such as nonmetallic sheath cable, armored cable, knob and tube, etc.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1689 (August 2004), LR 36:2861 (December 2010), LR 38:2532 (October 2012).

## 305. Purpose and Scope

A. The purpose of these Standards of Practice is to establish a minimum and uniform standard for Louisiana state licensed home inspectors. Home inspections performed pursuant to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as observed at the time of inspection.

B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall:

a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors;

b. describe what inspection services will be provided and their cost;

c. state that the inspection is limited to only those systems or components agreed upon by the client and the inspector; and

d. contain copies of the Standards of Practice and Code of Ethics;

2. inspect readily accessible installed systems and components listed in this Chapter and/or as contractually agreed upon;

3. submit a written report to the client within five days of the inspection which shall:

a. describe those systems specified to be described

in 311-329, and/or as contractually agreed upon;

b. state which systems designated for inspection in this Section have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;

c. state any systems or components so inspected that, in the professional opinion of the inspector, are significantly deficient, unsafe or non-functioning; and

d. state the name, license number, and contain the signature of the person conducting the inspection.

C. This Chapter does not limit home inspectors from:

1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B of this rule;

2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;

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3. inspecting systems and components in addition to those required by these Standards of Practice; or
4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 38:2532 (October 2012).

## 307. General Limitations

- A. Home inspections done in accordance with this Chapter are visual and are not technically exhaustive.
- B. This Chapter applies to residential resale buildings.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000).

## 309. General Exclusions

- A. Home inspectors are not required to inspect or report on:

1. life expectancy of any component or system;
2. the causes of any condition or deficiency;
3. the methods, materials, and costs of corrections;
4. the suitability of the property for any specialized use;
5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;
6. any component or system that was not inspected and so stated in the home inspection report or pre-inspection agreement;
7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to asbestos, radon lead, mold, contaminated drywall, carcinogens, noise, or contaminants, whether in the building or in soil, water, or air;
8. decorative or cosmetic items, underground items, or items not permanently installed;
9. hidden, concealed or latent defects;
10. items not visible for inspection including the condition of systems or components which are not readily accessible; or
11. future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components.

- B. Home inspectors are not required to:

1. offer warranties or guarantees of any kind;
2. calculate or determine the strength, adequacy, or efficiency of any system or component;
3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible;
4. operate any system or component that is shut down or otherwise inoperable;
5. operate any system or component that does not respond to normal operating controls;
6. disturb insulation, move personal items, panels, furniture, equipment, plant life, or other items that may obstruct access or visibility;
7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;
8. project operating costs of components;
9. evaluate acoustical characteristics of any system or component;
10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;
11. operate shut-off valves;
12. inspect detached structures, other than garages and carports;
13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;
14. dismantle any system or component, except as specifically required by these Standards of Practice;



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15. disturb soil, snow ice, plant life, debris or personal items that may obstruct access or visibility; or
16. perform air or water intrusion tests or other tests upon roofs, windows, doors or other components of the structure to determine its resistance to air or water penetration.

C. Home inspectors shall not:

1. offer or perform any act or service contrary to law;
2. report on the market value of the property or its marketability;
3. report on the advisability or inadvisability of purchase of the property;
4. report on any component or system that was not inspected;
5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects. However, the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;
6. solicit to perform repair services on any system or component of the home which the inspector noted as deficient, deficient or unsafe in his home inspection report for a period of one year from the date of the inspection.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475 and R.S. 37:1478.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012).

## 311. Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;
2. framing; and
3. columns or piers.

B. The home inspector shall describe the type of:

1. foundation;
2. floor structure;
3. wall structure;
4. columns;
5. piers; 6. ceiling structure; and
7. roof structure.

C. The home inspector shall:

1. probe structural components only where deterioration is visible, except where probing would damage any surface;
2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;
3. report the methods used to inspect or access under floor crawl spaces and attics; and
4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004). 313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;
2. all doors, including garage doors and storm doors;
3. all readily accessible windows;
4. decks, balconies, stoops, steps, porches, and applicable railings;
5. eaves, soffits, and fascia where visible from the ground level; and

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6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

B. The home inspector shall:

1. describe wall cladding materials;
2. operate all entryway doors;
3. operate garage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and
4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested.

C. The home inspector is not required to inspect:

1. shutters, awnings, and similar seasonal accessories;
2. fences;
3. presence of safety glazing in doors and windows;
4. garage door operator remote control transmitters;
5. geological conditions;
6. soil conditions;
7. recreational facilities;
8. detached buildings or structures other than garages and carports;
9. presence or condition of buried fuel storage tanks;
10. sea walls, break walls or docks;
11. erosion control and earth stabilization measures; or
12. garage door operator pressure sensitive reverse failure devices.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012).

## 315. Roofing System

A. The home inspector shall inspect:

1. roof coverings;
2. roof drainage systems;
3. flashings;
4. skylights, chimneys, and roof penetrations; and
5. signs of leaks or abnormal condensation on building components.

B. The home inspector shall:

1. describe the type of roof covering materials; and
2. report the methods used to inspect the roofing system and any limitations.

C. The home inspector is not required to:

1. walk on the roofing;
2. inspect interiors of flues or chimneys which are not readily accessible;
3. inspect attached accessories including but not limited to solar systems, antennae, and lightening arrestors; or
4. disturb or lift roofing materials, jacks or flashing.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012).

## 317. Plumbing System

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A. The home inspector shall inspect:

1. water supply and distribution systems, including:

- a. piping materials, supports, insulation;
- b. fixtures and faucets;
- c. functional flow;
- d. visible leaks; and
- e. cross connections;

2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;

3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;

4. fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting, and supports; leaks; and

5. sump pumps, drainage sumps, and related piping. B. The home inspector shall describe:

- 1. water supply and distribution piping materials;
- 2. drain, waste and vent piping materials;
- 3. water heating equipment; and
- 4. location of main water supply shutoff device.
- 5. the location of main gas supply shutoff device.

C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance or winterized equipment.

D. The home inspector is not required to:

- 1. determine the effectiveness of anti-siphon devices;
- 2. determine whether water supply and waste disposal systems are public or private;
- 3. operate automatic safety controls;
- 4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;
- 5. determine whether the system is properly sized or utilizes proper materials;
- 6. inspect:
  - a. water conditioning systems;
  - b. fire and lawn sprinkler systems;
  - c. on-site water supply quantity and quality;
  - d. on-site waste disposal systems;
  - e. foundation irrigation systems;
  - f. spas;
  - g. swimming pools;
  - h. solar water heating equipment; or
  - i. wells, well pumps, or water storage related equipment.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004). 319.

Electrical System

A. The home inspector shall inspect:

- 1. service drop and entrance conductors cables and raceways;
- 2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;
- 3. branch circuit conductors, their overcurrent devices, and their compatibility;

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4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;
5. the polarity and grounding of all receptacles tested; and
6. test ground fault circuit interrupters and arc fault circuit interrupters, unless, in the opinion of the inspector, such testing is likely to cause damage to any installed items or components of the home or interrupt service to an electrical device or equipment located in or around the home.

B. The home inspector shall describe:

1. service amperage and voltage;
2. wiring methods employed; and
3. the location of main and distribution panels.

C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits.

D. The home inspector shall report on the presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

E. The home inspector is not required to:

1. insert any tool, probe, or testing device inside the panels;
2. test or operate any overcurrent device except ground fault circuit interrupters and arc fault circuit interrupters in accordance with 319.A.6;
3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels; or
4. inspect:
  - a. low voltage systems;
  - b. security system devices, heat detectors, carbon monoxide detectors or smoke detectors;
  - c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or
  - d. remote controlled device unless the device is the only control device; or
5. measure amperage, voltage or impedance.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2863 (December 2010), LR 38:2533 (October 2012).

## 321. Air Conditioning and Heating System

A. The home inspector shall inspect permanently installed heating and cooling systems including:

1. heating, cooling and air handling equipment installed through the wall;
2. normal operating controls;
3. chimneys, flues, and vents, where readily accessible;
4. solid fuel heating devices, including fireplaces;
5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
6. the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

1. energy sources; and
2. the heating and cooling methods by their distinguishing characteristics.

C. The home inspector shall operate the systems using normal operating controls.

D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine

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homeowner maintenance.

E. The home inspector is not required to:

1. operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. operate automatic safety controls; 3. inspect or operate air duct dampers; or
4. inspect:
  - a. heat exchangers;
  - b. humidifiers;
  - c. dehumidifiers;
  - d. electronic air filters; or
  - e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms;
  - f. solar space heating systems;
  - g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion makeup air devices, heat distribution assists, whether gravity controlled or fan assisted; or
  - h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 36:2863 (December 2010), promulgated LR 38:2533 (October 2012).

## 325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;
2. steps, stairways, balconies, and railings;
3. countertops and a representative number of cabinets and drawers; and
4. all doors; and
5. all readily accessible windows.

B. The home inspector shall:

1. operate a representative number of windows and interior doors; and
2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

C. The home inspector is not required to inspect:

1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
2. carpeting;
3. draperies, blinds, or other window treatments; or
4. interior recreational facilities.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 37:2406 (August 2011), LR 38:2533 (October 2012).

## 327. Insulation and Ventilation System

A. The home inspector shall inspect:

1. insulation and vapor retarders in unfinished spaces;
2. ventilation of attics and foundation areas;
3. kitchen, bathroom, and laundry venting system; and
4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

B. The home inspector shall describe:

1. insulation and vapor retarders in unfinished spaces; and

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2. absence of insulation in unfinished space at conditioned surfaces.

C. The home inspector is not required to report on:

1. concealed insulation and vapor retarders; or
2. venting equipment that is integral with household appliances.

D. The home inspector is not required to:

1. disturb insulation or vapor retarders; or
2. determine indoor air quality.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004). 329. Built-In Kitchen Appliances

A. The home inspector shall inspect and operate the basic functions of the following appliances:

1. permanently installed dishwasher; through its normal cycle;
2. range, cook top, and permanently installed oven;
3. trash compactor;
4. garbage disposal;
5. ventilation equipment or range hood; and
6. permanently installed microwave oven;
7. any other built-in appliance.

B. The home inspector is not required to inspect:

1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
2. non built-in appliances such as clothes washers and dryers; or
3. refrigeration units such as freezers, refrigerators and ice makers;
4. central vacuum system.

C. The home inspector is not required to operate:

1. appliances in use; or
2. any appliance that is shut down or otherwise inoperable.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004).

## Chapter 5. Code of Ethics

### 501. Code of Ethics

A. Purpose. Integrity, honesty, and objectivity are fundamental principles embraced by this Code of Ethics, which sets forth the obligations of ethical conduct for the Licensed Home Inspector (LHI). The Louisiana State Board of Home Inspectors (LSBHI) has enacted this Code to provide high ethical standards to safeguard the public and the profession. LHIs in Louisiana shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

### B. Ethical Obligations

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
2. The LHI shall not inspect properties for compensation in which he has or expects to have, a financial interest.
3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.



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4. The LHI shall not directly or indirectly compensate real estate agents, brokers, or any other parties having a financial interest in the closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the client(s).
6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.
7. The LHI shall not solicit to repair, replace or upgrade for compensation, any system or component of the home which the inspector noted as deficient or unsafe in his home inspection report, for a period of one year from the date of the inspection.
8. The LHI shall act in good faith toward each client and other interested parties.
9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.
10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.
11. The LHI shall not disclose inspection results or a client's personal information without approval of the client or the clients designated representative. At his discretion, the LHI may disclose immediate safety hazards observed to occupants, or interested parties, exposed to such hazards.
12. The LHI shall avoid activities that may harm the public, discredit himself or reduce public confidence in the profession.
13. The LHI shall not disseminate or distribute advertising, marketing, or promotional materials which are fraudulent, false, deceptive, or misleading with respect to the education, experience, or qualifications of the LHI or the company with which he is affiliated.
14. The LHI shall include his license number on all advertising, marketing and promotional material.
15. The LHI shall report substantial and willful violations of this Code to the LSBHI.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1693 (August 2004), LR 36:2863 (December 2010), LR 37:2406 (August 2011).

**I, Joe Sample (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Tree branches touching roof

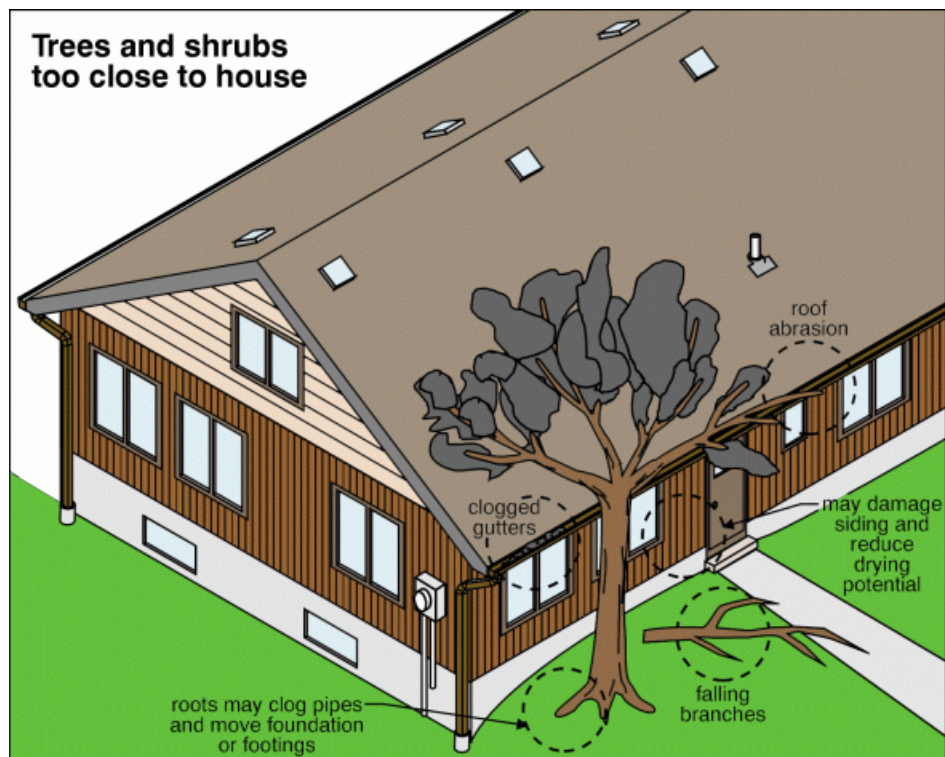
Tree branches touching the roof materials may damage roof materials. Recommend all tree branches touching the roof be removed.

**Implication(s):** Shortened life expectancy of material

**Location:** Rear

**Task:** Improve

**Time:** Ongoing



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1. Tree branches touching roof

## **SLOPED ROOFING \ Metal**

**Condition:** • [Vulnerable areas](#)

Vulnerable areas that may hold debris should be kept free of debris to allow for proper drainage

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

**Location:** Rear

**Task:** Clean

**Time:** Immediate Ongoing

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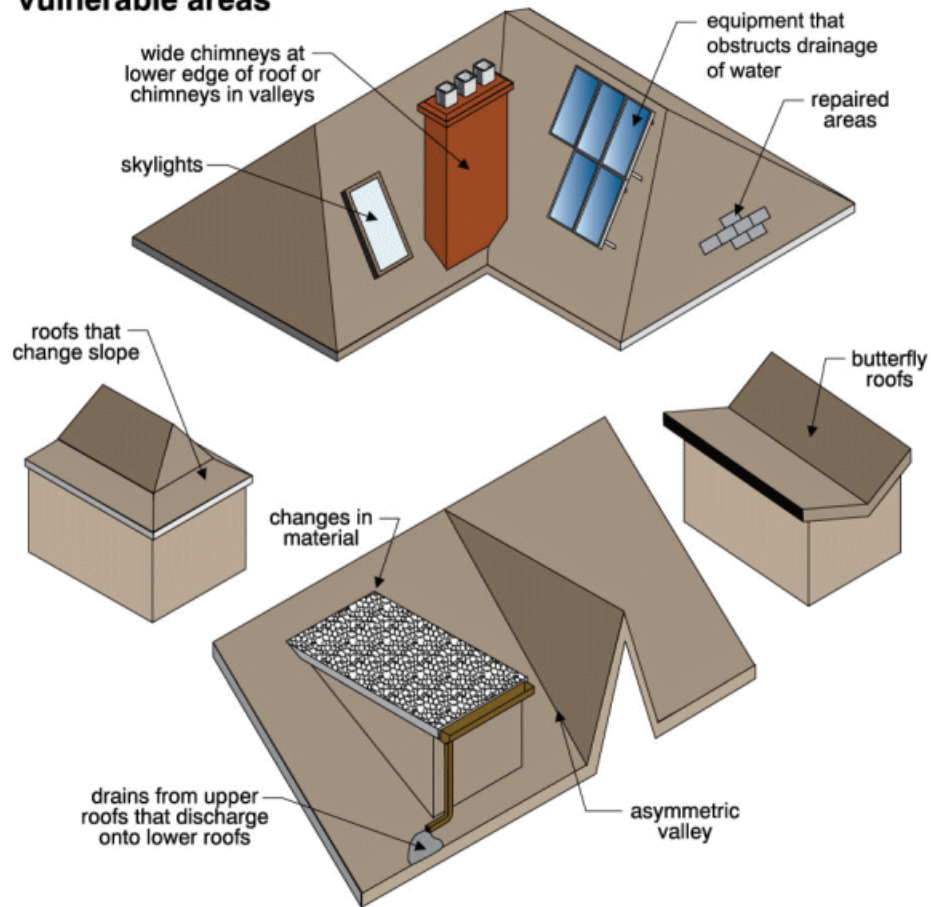
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## Vulnerable areas



2. Vulnerable areas



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## Exterior

### ROOF DRAINAGE \ Gutters

**Condition:** • [Clogged](#)

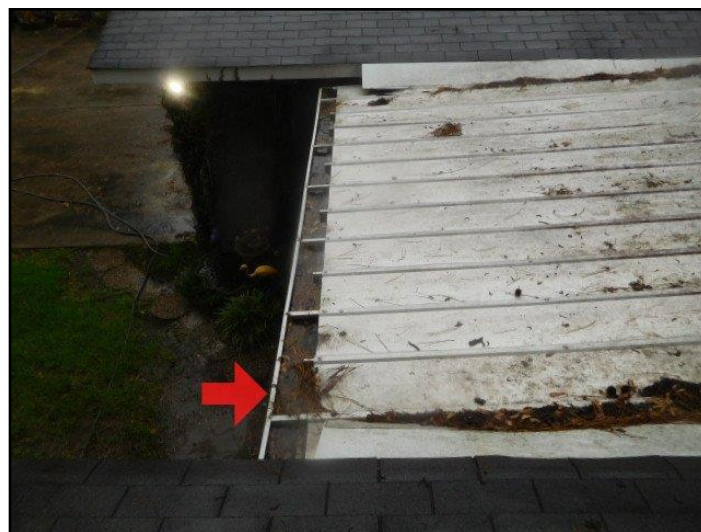
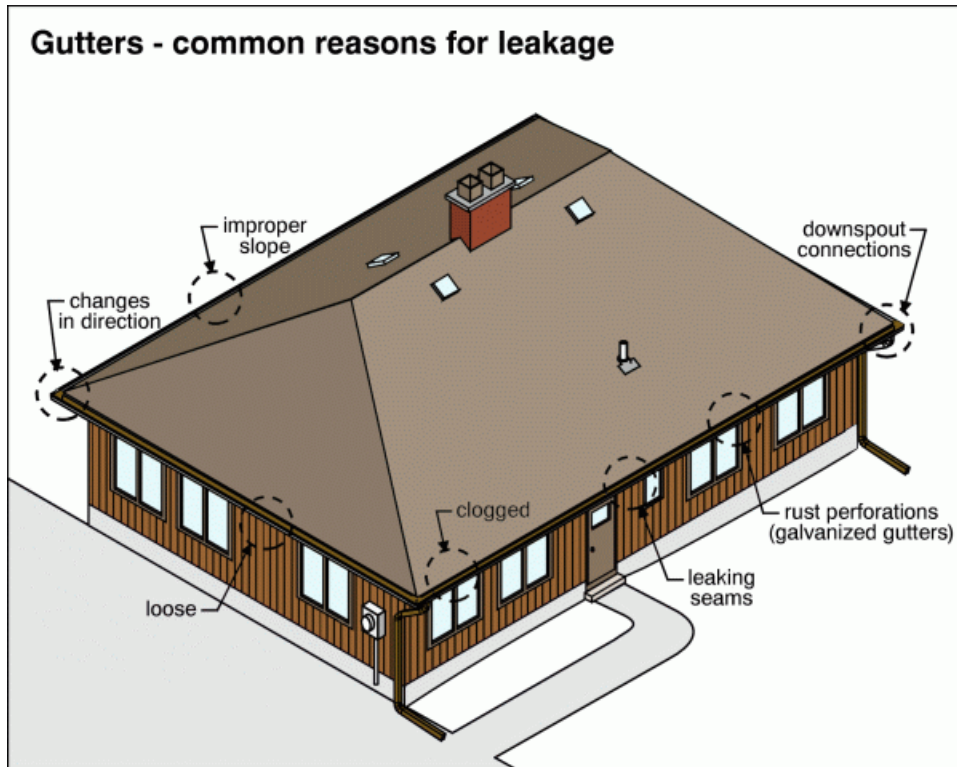
Gutters should be free of debris to allow for proper drainage.

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

**Location:** Rear

**Task:** Clean

**Time:** Immediate / Ongoing



3. Clogged

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## LANDSCAPING \ Fence

**Condition:** • Recommend the ownership of the fence be determined before closing

**Implication(s):** Liability concerns

**Location:** Rear

**Task:** Request disclosure

**Time:** Immediate



4. Fencing

## GARAGE \ Vehicle doors

**Condition:** • Missing or ineffective weatherstrip should be replaced to prevent pathway for water and or rodent activity.

**Implication(s):** Pathway for water and or rodent activity.

**Location:** Garage

**Task:** Improve

**Time:** Immediate



5. Ineffective weatherstrip



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**Condition:** • The absence of auto reverse sensors will increase the chance of injury or damage to vehicle. Recommend the unit be updated for safety concerns.

**Implication(s):** Physical injury and or damage to vehicle

**Location:** Garage

**Task:** Improve

**Time:** Discretionary



6. Missing auto reverse sensors



7. Missing auto reverse sensors

## Structure

### FOUNDATIONS \ General

**Condition:** • Foundation below grade

Areas of the foundation on the left side of the home are considered below grade, which may provide a pathway for moisture and or insects. Improvement recommended.

**Implication(s):** Pathway for moisture and or insects

**Location:** Left Side

**Task:** Monitor

**Time:** Immediate Ongoing

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8. Foundation below grade

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**Condition:** • [Box not bonded to ground](#)

No panel bonding visible. Recommend further evaluation by licensed electrician.

**Implication(s):** Electric shock

**Location:** Utility Room

**Task:** Further evaluation

**Time:** Immediate

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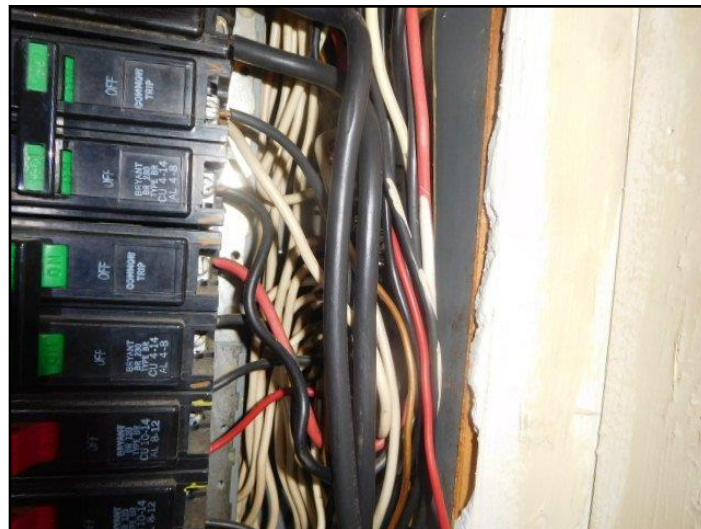
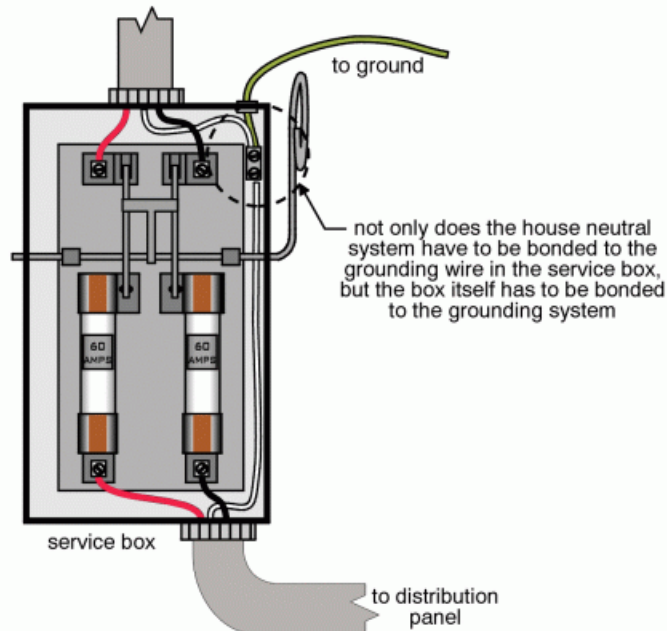
COOLING

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## Bond service box to ground



9. Box not bonded to ground

## SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Openings in panel](#)

Missing grommets in the panel should be replaced for safety reasons. Unprotected wiring within the panel box may pose a safety hazard. Recommend further evaluation by a licensed electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Utility Room

**Task:** Further evaluation

**Time:** Immediate



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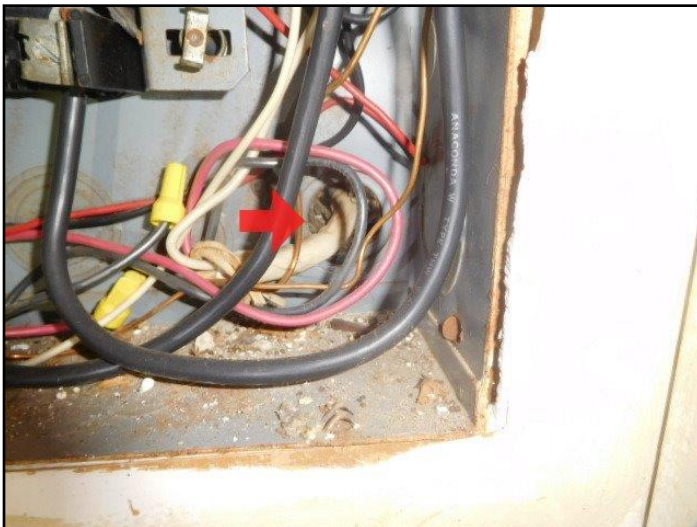
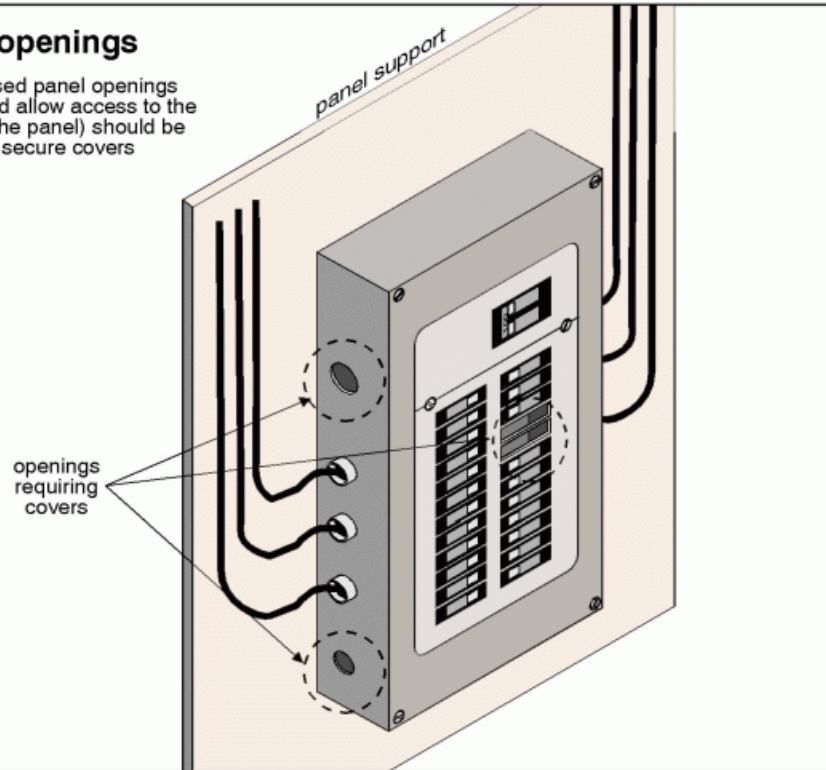
INSULATION

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## Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



10. Openings in panel



11. Openings in panel

**Condition:** • [Openings in panel](#)

Unprotected opening in panel should be secured with proper screws

**Implication(s):** Electric shock | Fire hazard

**Location:** Utility Room

**Task:** Further evaluation

**Time:** Immediate

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12. Openings in panel

**Condition:** • [Double taps](#)

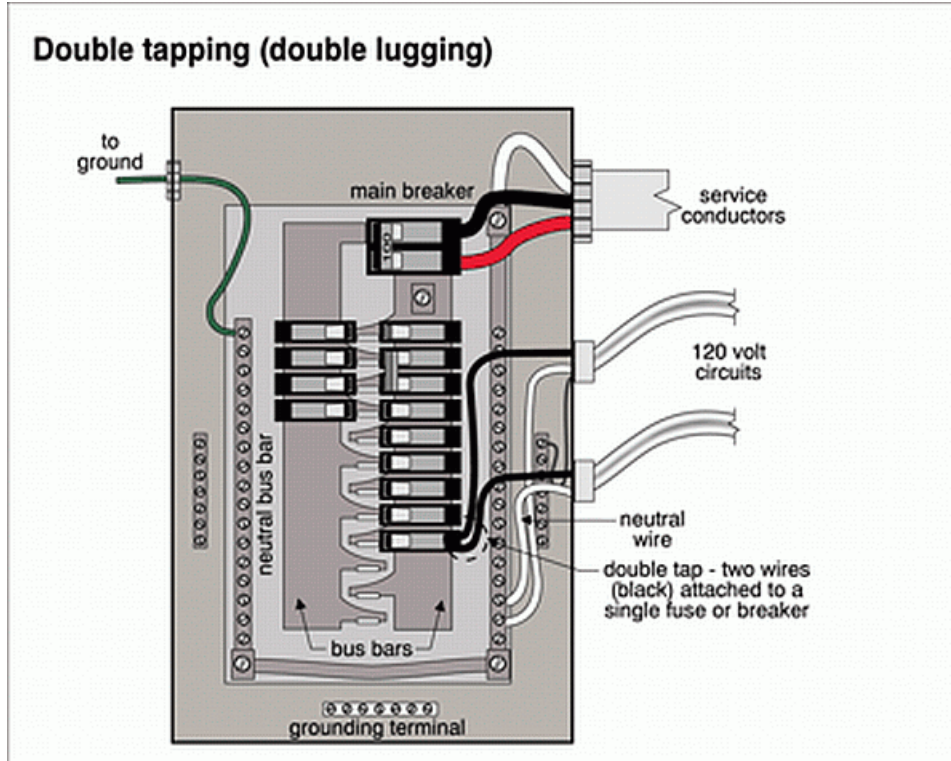
Double taps are not permitted. Recommend further evaluation licensed electrician.

**Implication(s):** Fire hazard

**Location:** Utility Room

**Task:** Further evaluation

**Time:** Immediate





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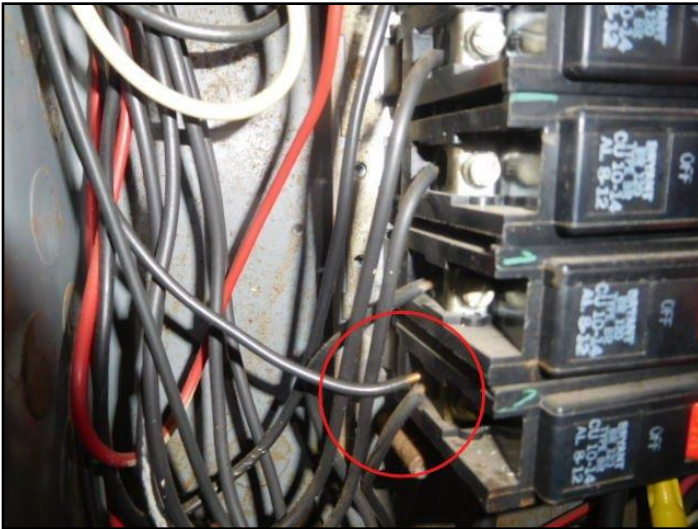
HEATING

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13. Double taps



14. Double taps

## DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Flexible conduit needed](#)

All indoor hard wiring should be secured in flexible conduit. Recommend further evaluation by licensed electrician.

**Implication(s):** Electric shock

**Location:** Laundry Area

**Task:** Further evaluation

**Time:** Immediate



15. Flexible conduit needed

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Inoperative](#)

Inoperative outlets should be further evaluated by licensed electrician.

**Implication(s):** Equipment inoperative

**Location:** Laundry Area

**Task:** Further evaluation



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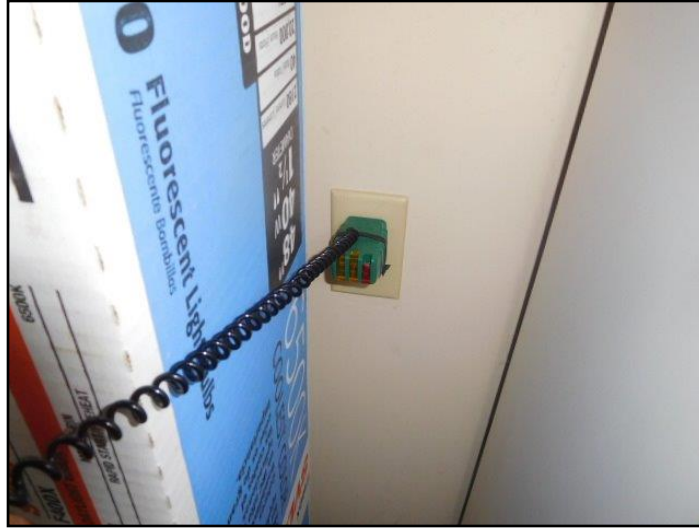
COOLING

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**Time:** Immediate



16. Inoperative

**Condition:** • [Reversed polarity](#)

Outlets with a reversed polarity reading should be further evaluated by licensed electrician.

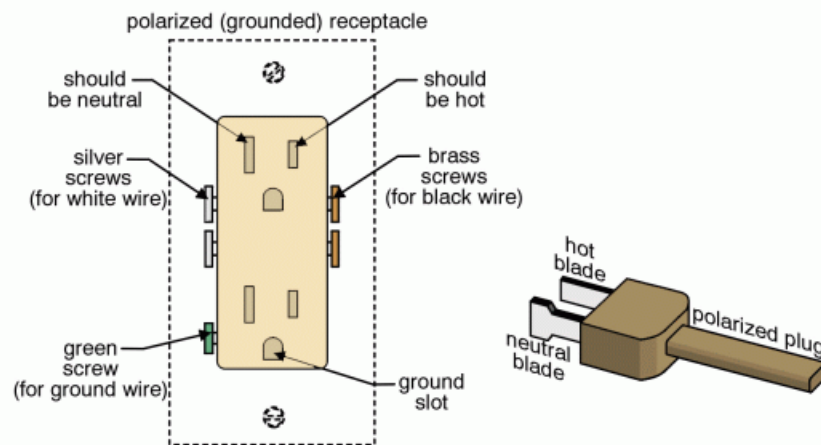
**Implication(s):** Electric shock

**Location:** Hallway Bathroom

**Task:** Further evaluation

**Time:** Immediate

## Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

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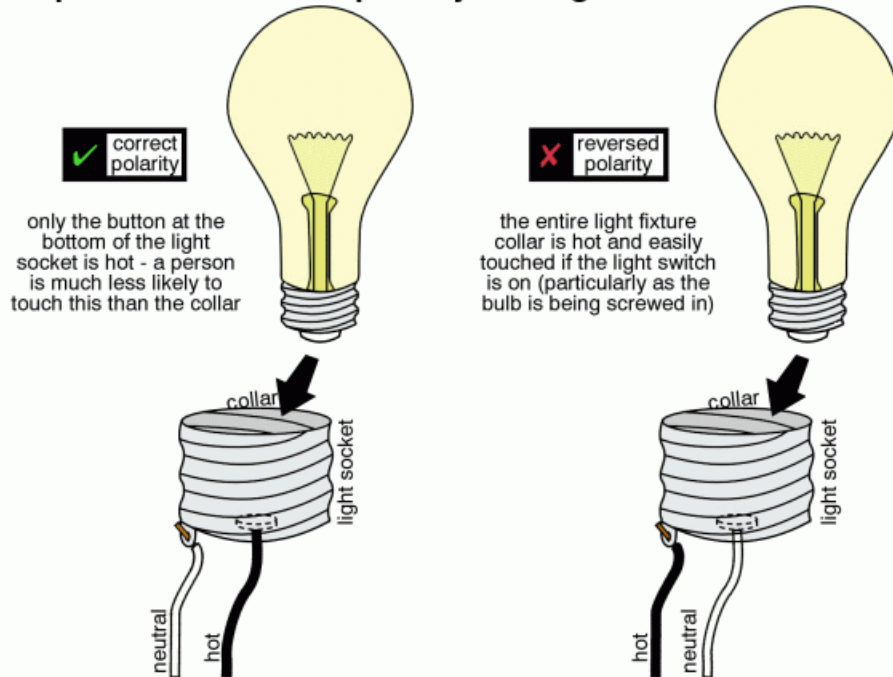
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## Importance of correct polarity with light fixtures



17. Reversed polarity

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

We recommend any outlets within 3 feet of water source, in the kitchen, bathroom, garage and exterior, be GFCI protected. Recommend installation of GFCI protection by licensed electrician.

**Implication(s):** Electric shock

**Location:** Exterior Kitchen Master Bathroom Hallway Bathroom

**Task:** Further evaluation

**Time:** Immediate

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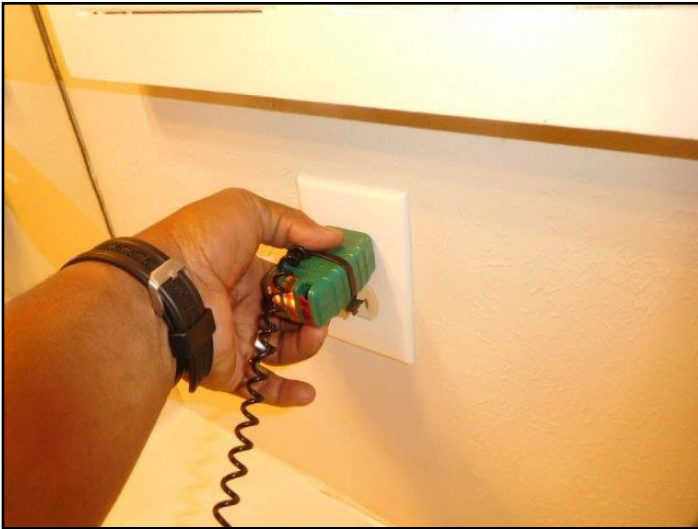
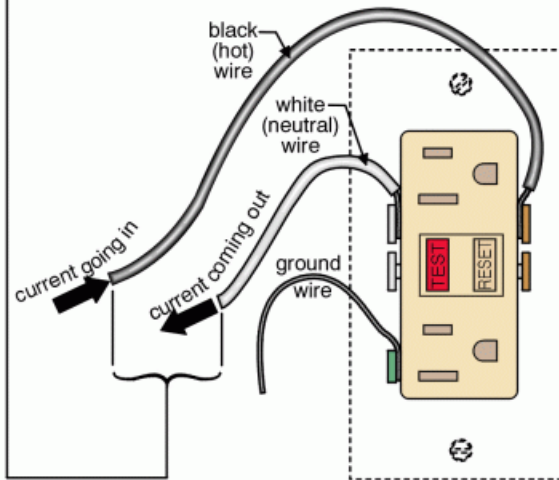
## Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

### note:

if the GFI is in the panel, the entire circuit will be shut down



18. GFCI/GFI needed (Master Bath)



19. GFCI/GFI needed (Garage)



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20. GFCI/GFI needed (Hall Bath)



21. GFCI/GFI needed (Kitchen)ircuit...



22. GFCI/GFI needed (Exterior)

## DISTRIBUTION SYSTEM \ Lights

**Condition:** • [Inoperative](#)

We observed an inoperative light in the attic however, the issues may be with the bulbs. Recommend all lights be operational for final walkthrough.

**Implication(s):** Inadequate lighting

**Location:** Attic

**Task:** Further evaluation

**Time:** Immediate

# SUMMARY

2061 Holly Oak Drive, Shreveport, LA July 12, 2018

Report No. 1497, v.4

[www.qualityhomeinspectionllc.com](http://www.qualityhomeinspectionllc.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

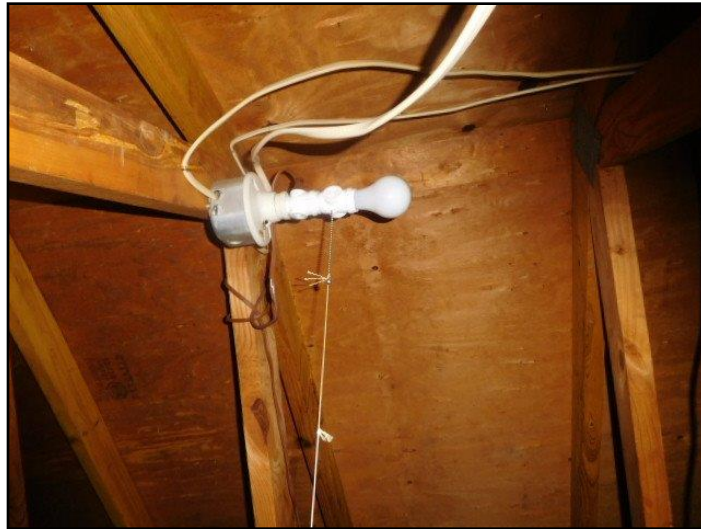
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



23. Inoperative

## Heating

### RECOMMENDATIONS \ Overview

**Condition:** • The unit did respond to normal controls, however we recommend the unit be serviced annually by a licensed professional.

### CHIMNEY AND VENT \ Masonry chimney cap

**Condition:** • [Missing](#)

Missing chimney cap should be replaced to prevent water and small animals from entering the chimney

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

**Location:** Roof

**Task:** Improve

**Time:** Immediate



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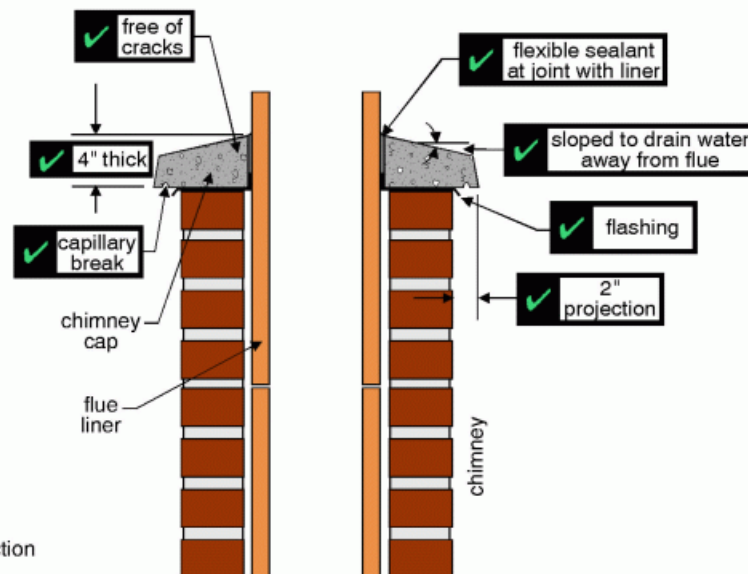
COOLING

INSULATION

PLUMBING

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## What makes a good chimney cap?



24. Missing chimney cap

## Cooling & Heat Pump

### RECOMMENDATIONS \ Overview

**Condition:** • Recommend the unit be further evaluated by licensed technician

The unit did not respond to the thermostat. Recommend full evaluation by qualified professional.

**Implication(s):** No cool air for the home

**Location:** Exterior

**Task:** Further evaluation

**Time:** Immediate

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## Insulation and Ventilation

### RECOMMENDATIONS \ Overview

**Condition:** • No insulation recommendations are offered as a result of this inspection.

## Plumbing

### RECOMMENDATIONS \ Overview

**Condition:** • It appears plumbing repairs have been made. Recommend full disclosure of repairs and time frame for which they were completed.

**Location:** Right Side

**Task:** Request disclosure

**Time:** Immediate



25. Repairs made

### WATER HEATER \ Tank

**Condition:** • Safety pan and drain missing

The absence of a safety catch pan with a drain to the exterior of the building may result in damage to interior contents and or structure. Recommend further evaluation by a licensed plumber

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

**Location:** Utility Room

**Task:** Improve

**Time:** Immediate

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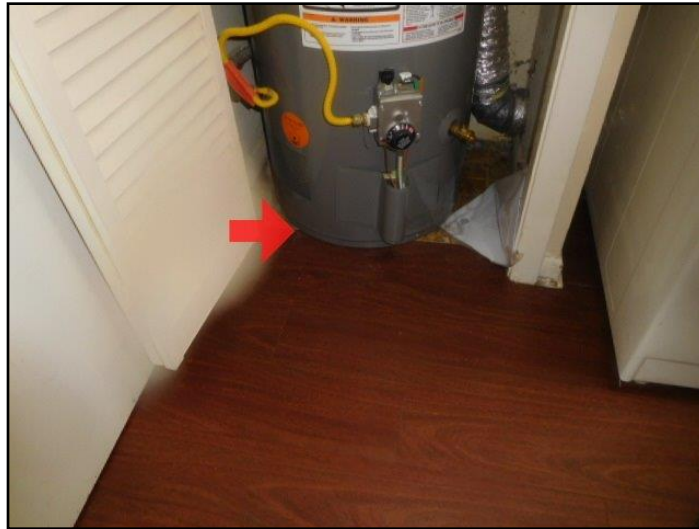
HEATING

COOLING

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INTERIOR



26. Safety pan and drain missing

## WATER HEATER - GAS BURNER AND VENTING \ Venting system

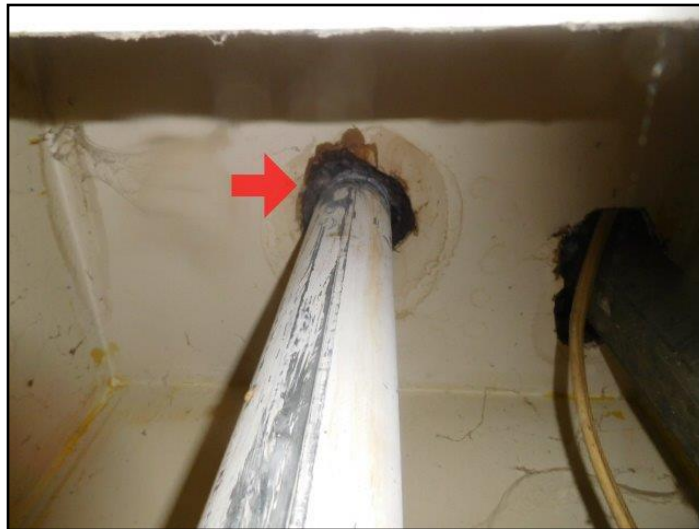
**Condition:** • Missing vent flange should be installed to prevent possible back drafting. Recommend further evaluation by licensed plumber.

**Implication(s):** Possible back drafting

**Location:** Laundry Area

**Task:** Further evaluation

**Time:** Immediate



27. Missing flange

## DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

## LIMITING FACTORS

# SUMMARY

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The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)



# ROOFING

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## Description

**General:** • The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumptions that the roof will be properly maintained during that period. The only way to determine whether a roof is watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

### Sloped roofing material:

- [Asphalt shingles](#)



28. Asphalt shingles



29. Asphalt shingles

### Flat roofing material:

- [Metal](#)



# ROOFING

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30. Metal

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • Tree branches touching roof

Tree branches touching the roof materials may damage roof materials. Recommend all tree branches touching the roof be removed.

**Implication(s):** Shortened life expectancy of material

**Location:** Rear

**Task:** Improve

**Time:** Ongoing

# ROOFING

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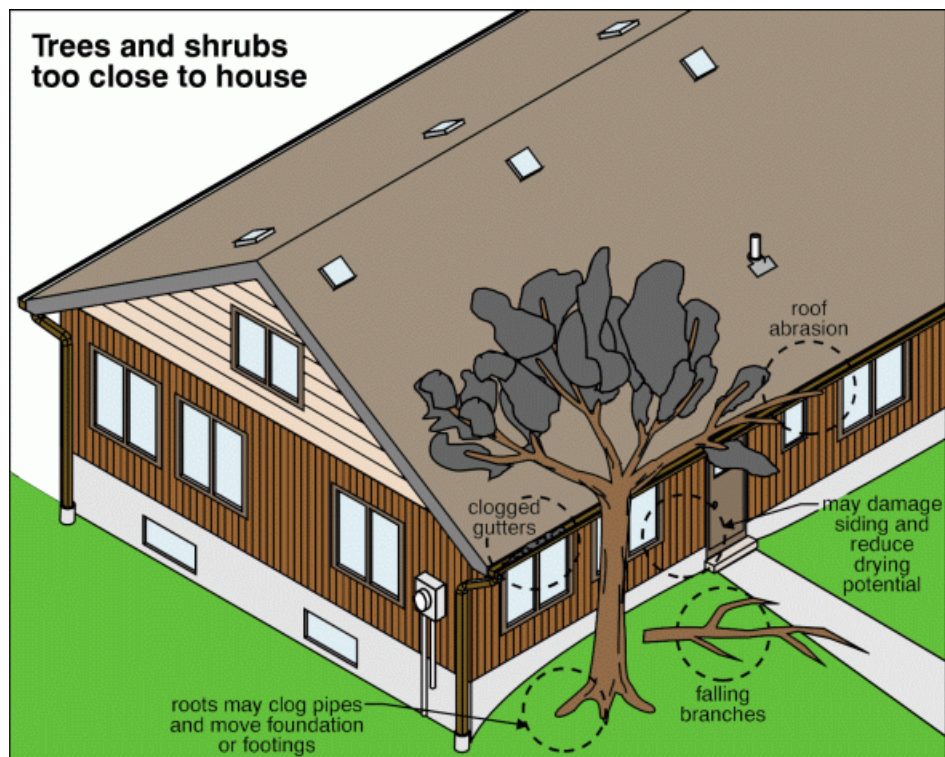
HEATING

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31. Tree branches touching roof

## SLOPED ROOFING \ Metal

### 2. Condition: • [Vulnerable areas](#)

Vulnerable areas that may hold debris should be kept free of debris to allow for proper drainage

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

**Location:** Rear

**Task:** Clean

**Time:** Immediate Ongoing

# ROOFING

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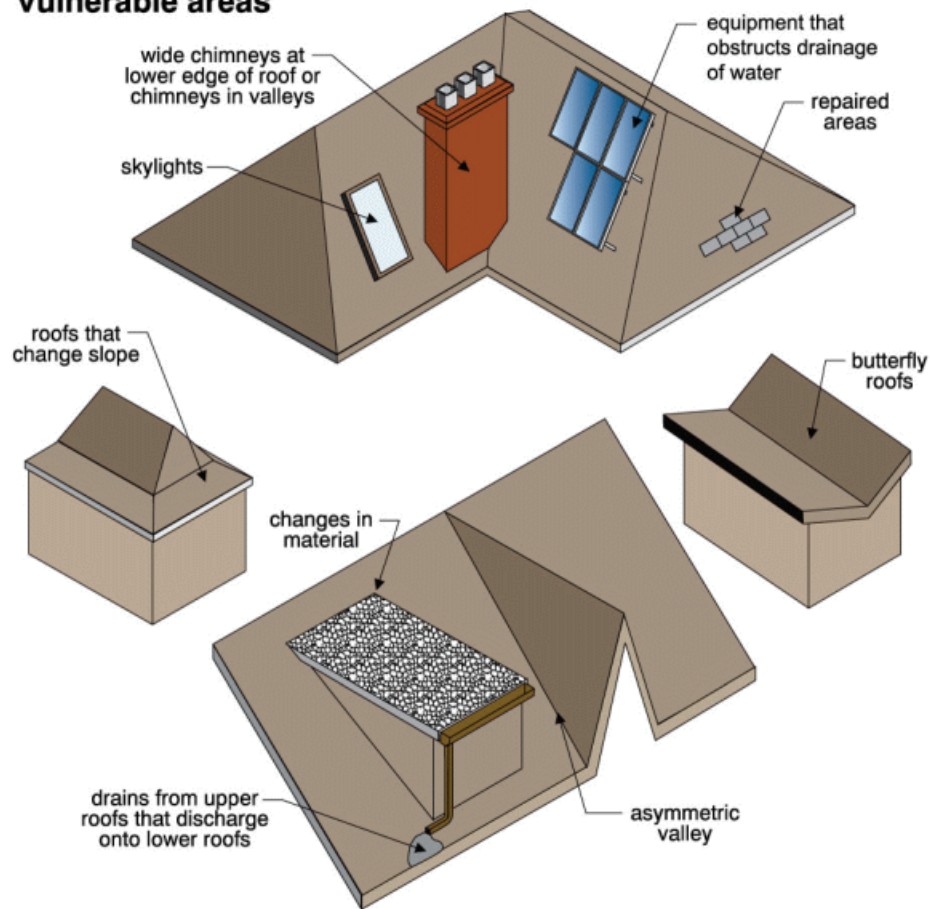
COOLING

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## Vulnerable areas



32. Vulnerable areas



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## Description

**General:** • Our inspection of the exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many driveways and porches, and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.



33. Rear



34. Right side



35. Left side



36. Front

**Gutter & downspout material:**

- [Galvanized steel](#)

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37. Galvanized steel

## Gutter & downspout discharge:

- [Above grade](#)



38. Above grade

## Lot slope: • [Flat](#)

## Soffit and fascia:

- [Vinyl](#)



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39. Vinyl

## Wall surfaces - masonry:

- [Brick](#)



40. Brick

## Driveway:

- Concrete

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41. Concrete

## Walkway:

- Concrete



42. Concrete

## Fence:

- Wood

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43. Wood

## Recommendations

### ROOF DRAINAGE \ Gutters

#### 3. Condition: • [Clogged](#)

Gutters should be free of debris to allow for proper drainage.

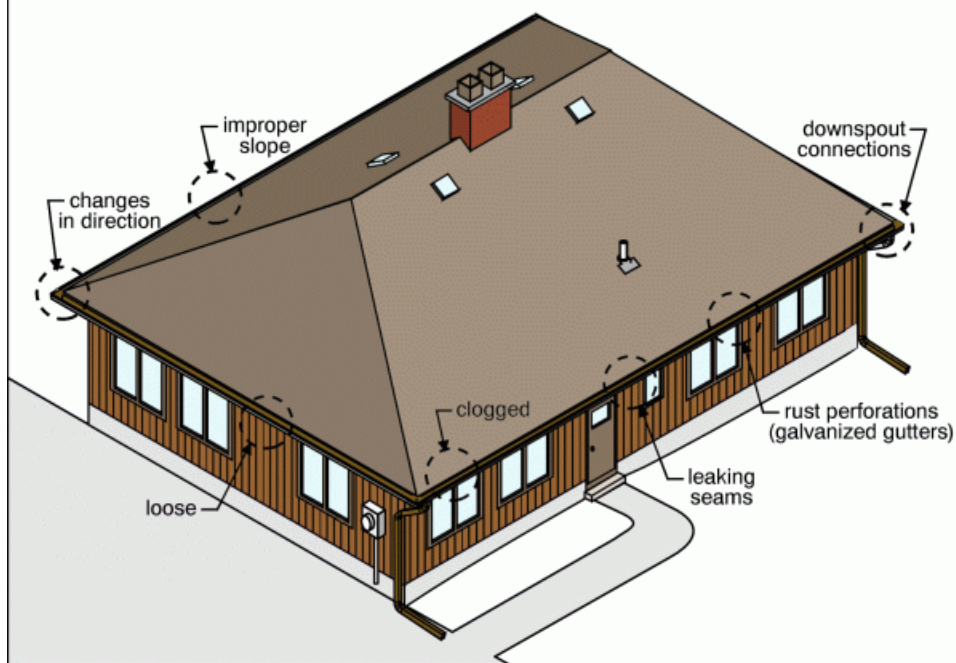
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear

**Task:** Clean

**Time:** Immediate / Ongoing

### Gutters - common reasons for leakage





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44. Clogged

## LANDSCAPING \ Lot grading

**4. Condition:** • Areas of ponding noted in the front yard near the home, however on the day of this inspection it was raining and we observed no evidence of water affecting the home. Some form of drainage is recommended.

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

**Location:** Front Yard

**Task:** Monitor

**Time:** Ongoing



45. Ponding



46. Ponding

## LANDSCAPING \ Walkway

**5. Condition:** • [Cracked or damaged surfaces](#)

Common cracks noted in the walkway should be monitored for movement

**Implication(s):** Trip or fall hazard

**Location:** Front

**Task:** Monitor

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**Time:** Ongoing



47. Cracked or damaged surfaces

## LANDSCAPING \ Driveway

### 6. Condition: • [Uneven \(trip hazard\)](#)

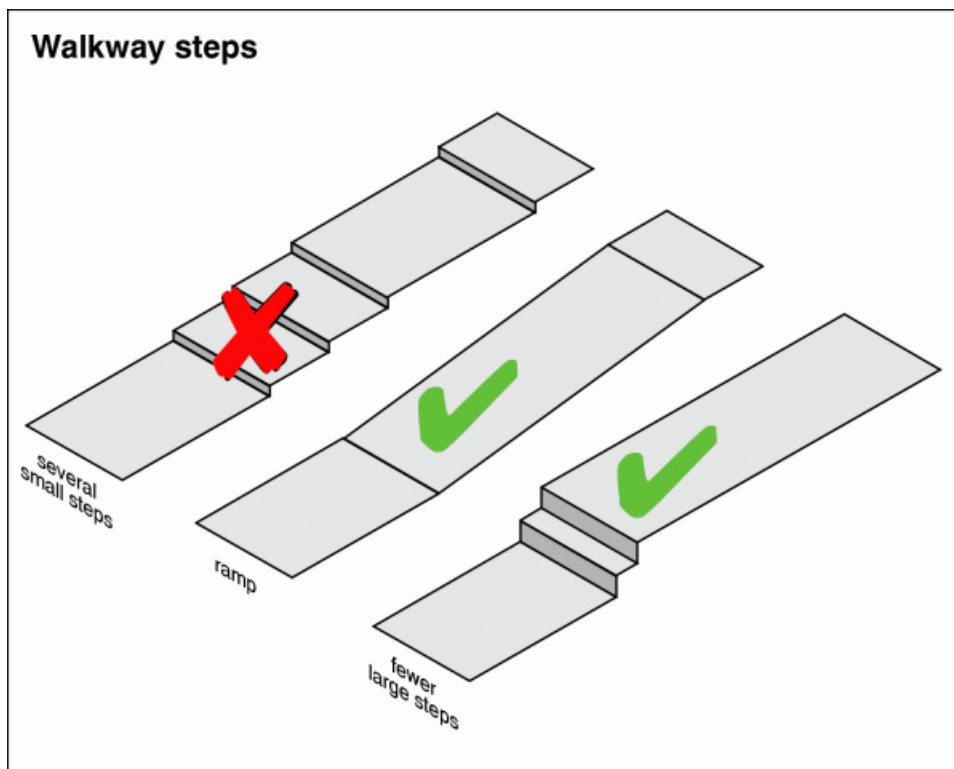
Evidence of heaving noted in the driveway which may be the results of the root system. Recommend that the driveway be monitored for movement

**Implication(s):** Physical injury

**Location:** Front

**Task:** Monitor

**Time:** Ongoing





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48. Uneven (trip hazard)

## LANDSCAPING \ Fence

7. **Condition:** • Recommend the ownership of the fence be determined before closing

**Implication(s):** Liability concerns

**Location:** Rear

**Task:** Request disclosure

**Time:** Immediate



49. Fencing

## GARAGE \ Vehicle doors

8. **Condition:** • Missing or ineffective weatherstrip should be replaced to prevent pathway for water and or rodent activity.

**Implication(s):** Pathway for water and or rodent activity.

**Location:** Garage

**Task:** Improve

**Time:** Immediate

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50. Ineffective weatherstrip

**9. Condition:** • The absence of auto reverse sensors will increase the chance of injury or damage to vehicle. Recommend the unit be updated for safety concerns.

**Implication(s):** Physical injury and or damage to vehicle

**Location:** Garage

**Task:** Improve

**Time:** Discretionary



51. Missing auto reverse sensors



52. Missing auto reverse sensors

## Description

**General:** • Our inspection of the structure includes the inspection of the interior and the exterior of the building including the cladding, trim, eaves, fascia, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many wall finishes and most do not represent a structural problem. If major cracks are present we routinely recommend further evaluation be made by a qualified structural engineer. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

**Configuration:** • [Slab-on-grade](#)

**Foundation material:**

• [Poured concrete](#)



53. Poured concrete

**Exterior wall construction:** • Wood frame, vinyl siding



# STRUCTURE

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54. Wood frame, vinyl siding

## Exterior wall construction:

- [Wood frame / Brick veneer](#)



55. Wood frame / Brick veneer

## Recommendations

### FOUNDATIONS \ General

**10. Condition:** • Foundation below grade

Areas of the foundation on the left side of the home are considered below grade, which may provide a pathway for moisture and or insects. Improvement recommended.

**Implication(s):** Pathway for moisture and or insects

**Location:** Left Side

**Task:** Monitor

**Time:** Immediate Ongoing



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56. *Foundation below grade*

## Description

**General:** • Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors and in bedrooms. These units should be tested monthly.

**Service entrance cable and location:**

- [Underground copper](#)



57. Underground copper

**Service size:** • [100 Amps \(240 Volts\)](#)

**System grounding material and type:**

- [Aluminum - ground rods](#)



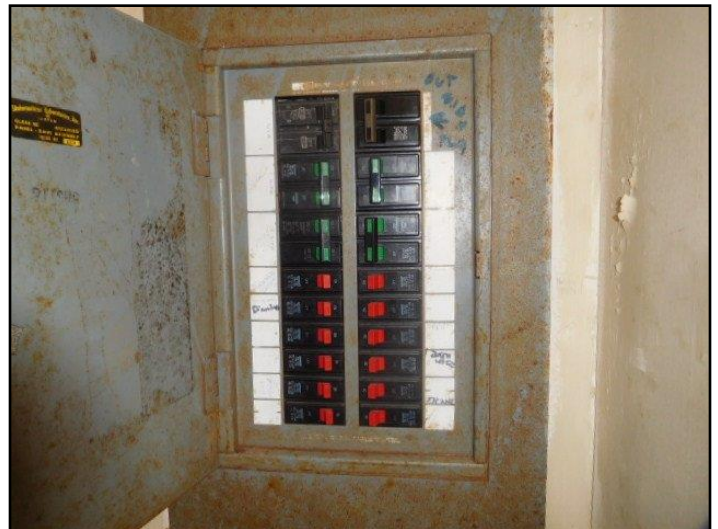
58. Aluminum - ground rods

**Distribution panel type and location:**

- [Breakers - utility room](#)



59. Breakers - utility room



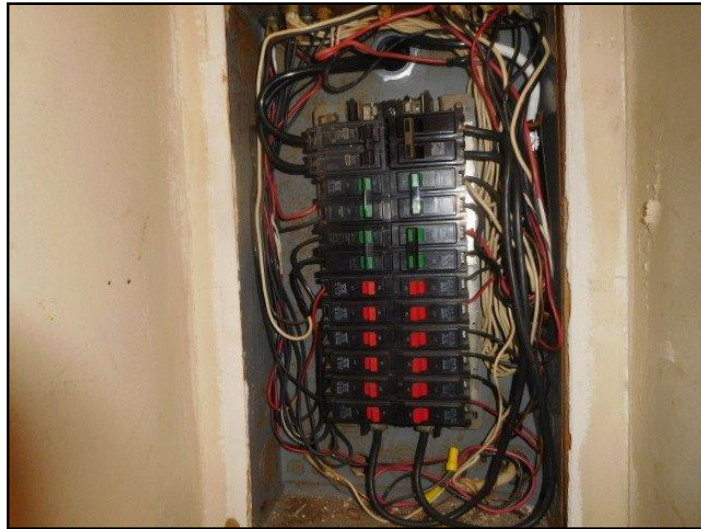
60. Breakers - utility room

**Distribution panel rating:** • [100 Amps](#)

**Distribution wire material and type:**

- [Copper - non-metallic sheathed](#)





61. Copper - non-metallic sheathed

**Type and number of outlets (receptacles):**

- [Grounded - typical](#)



62. Grounded - typical

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • No GFCI

**Smoke detectors:**

- [Present](#)





63. Smoke detector

## Recommendations

### **SERVICE DROP AND SERVICE ENTRANCE \ Service size**

**11. Condition:** • [Marginal service size](#)

100 amp service is considered marginal by today's standards. However on the day of this inspection the service appear to be working adequately. We recommend the service be monitored during normal use. If it appears that the service is not sufficient for the families use, further evaluation for upgrading the service is recommend.

**Implication(s):** Interruption of electrical service

**Location:** Throughout

**Task:** Monitor

**Time:** Ongoing

### **SERVICE BOX, GROUNDING AND PANEL \ System grounding**

**12. Condition:** • [Box not bonded to ground](#)

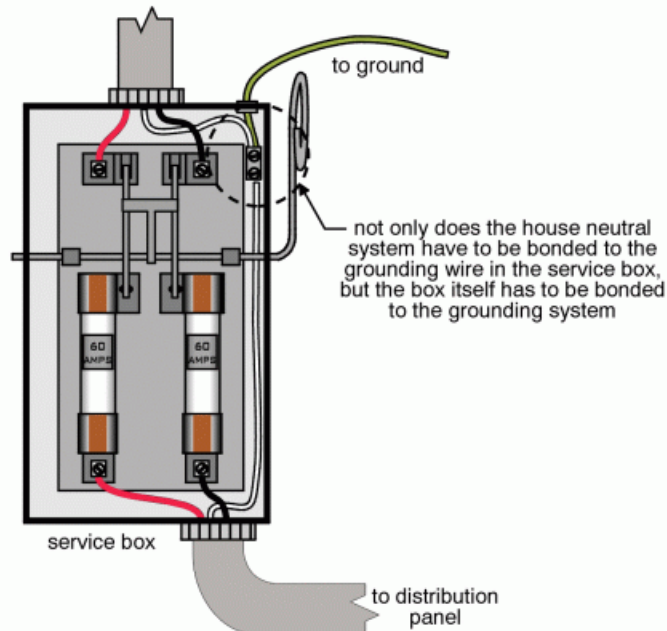
No panel bonding visible. Recommend further evaluation by licensed electrician.

**Implication(s):** Electric shock

**Location:** Utility Room

**Task:** Further evaluation

**Time:** Immediate

**Bond service box to ground**

**64.** Box not bonded to ground

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel****13. Condition:** • [Openings in panel](#)

Missing grommets in the panel should be replaced for safety reasons. Unprotected wiring within the panel box may pose a safety hazard. Recommend further evaluation by a licensed electrician.

**Implication(s):** Electric shock | Fire hazard

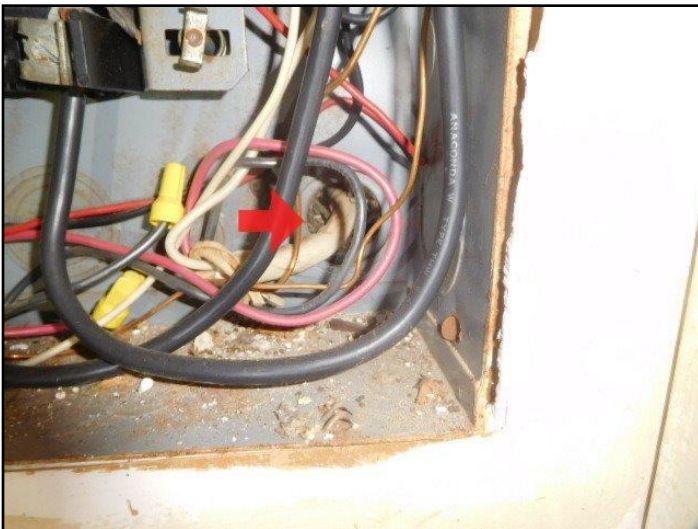
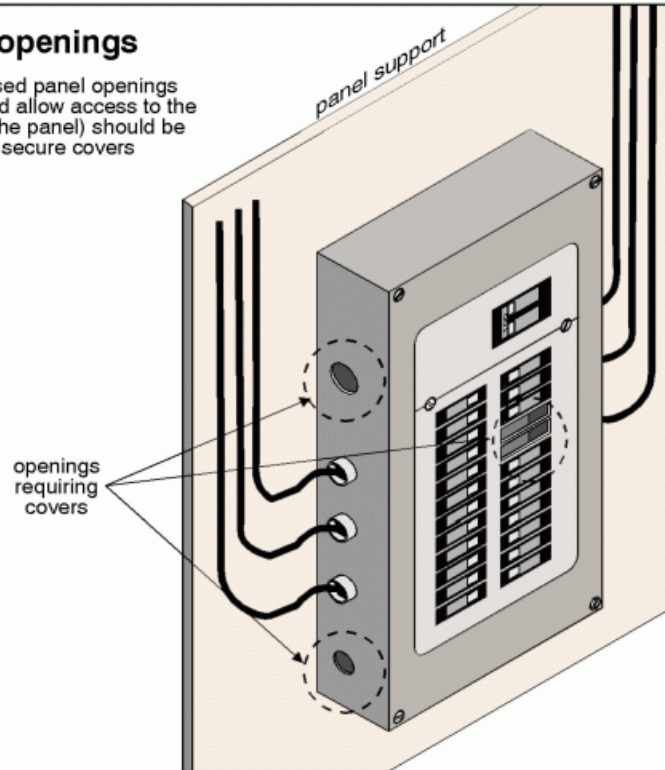
**Location:** Utility Room

**Task:** Further evaluation

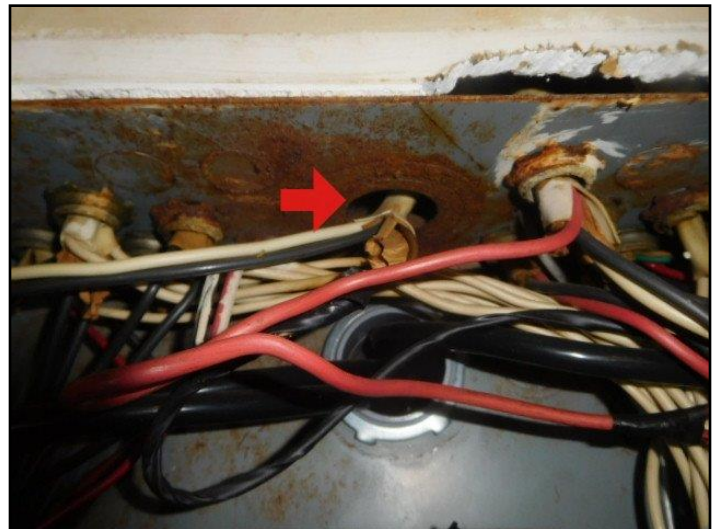
**Time:** Immediate

## Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



65. Openings in panel



66. Openings in panel

### 14. Condition: • [Openings in panel](#)

Unprotected opening in panel should be secured with proper screws

**Implication(s):** Electric shock | Fire hazard

**Location:** Utility Room

**Task:** Further evaluation

**Time:** Immediate



67. Openings in panel

**15. Condition:** • [Double taps](#)

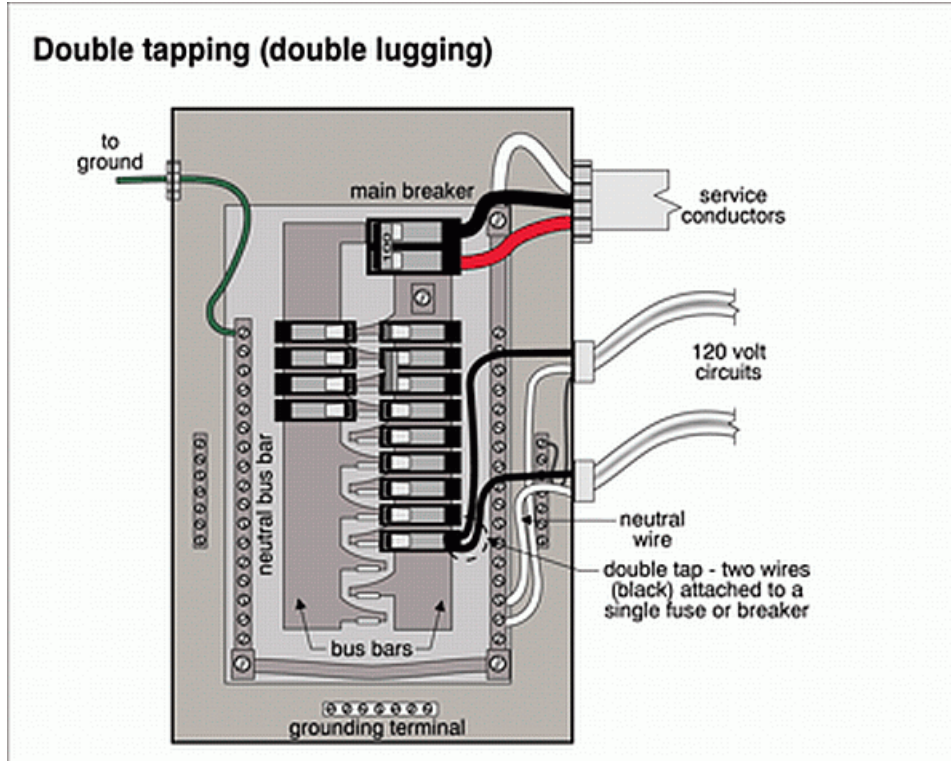
Double taps are not permitted. Recommend further evaluation licensed electrician.

**Implication(s):** Fire hazard

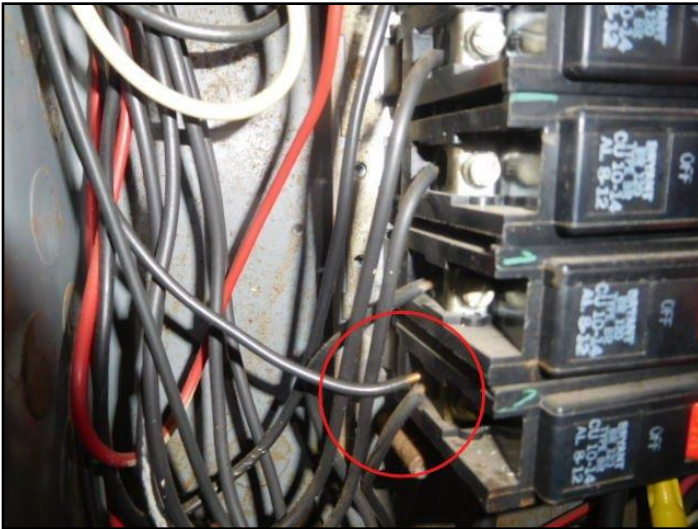
**Location:** Utility Room

**Task:** Further evaluation

**Time:** Immediate







68. Double taps



69. Double taps

## DISTRIBUTION SYSTEM \ Wiring - installation

### 16. Condition: • [Flexible conduit needed](#)

All indoor hard wiring should be secured in flexible conduit. Recommend further evaluation by licensed electrician.

**Implication(s):** Electric shock

**Location:** Laundry Area

**Task:** Further evaluation

**Time:** Immediate



70. Flexible conduit needed

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

### 17. Condition: • [Inoperative](#)

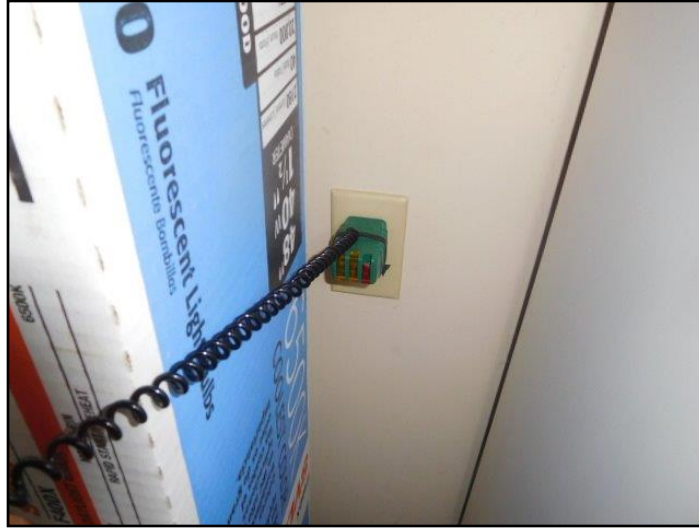
Inoperative outlets should be further evaluated by licensed electrician.

**Implication(s):** Equipment inoperative

**Location:** Laundry Area

**Task:** Further evaluation

**Time:** Immediate



71. Inoperative

**18. Condition:** • [Reversed polarity](#)

Outlets with a reversed polarity reading should be further evaluated by licensed electrician.

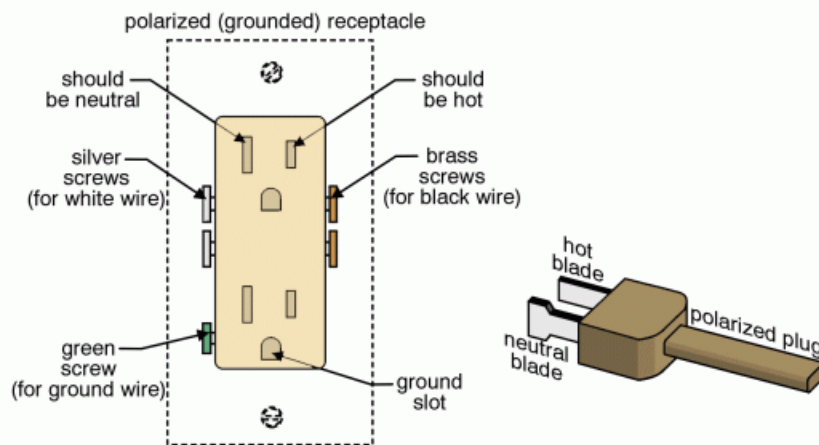
**Implication(s):** Electric shock

**Location:** Hallway Bathroom

**Task:** Further evaluation

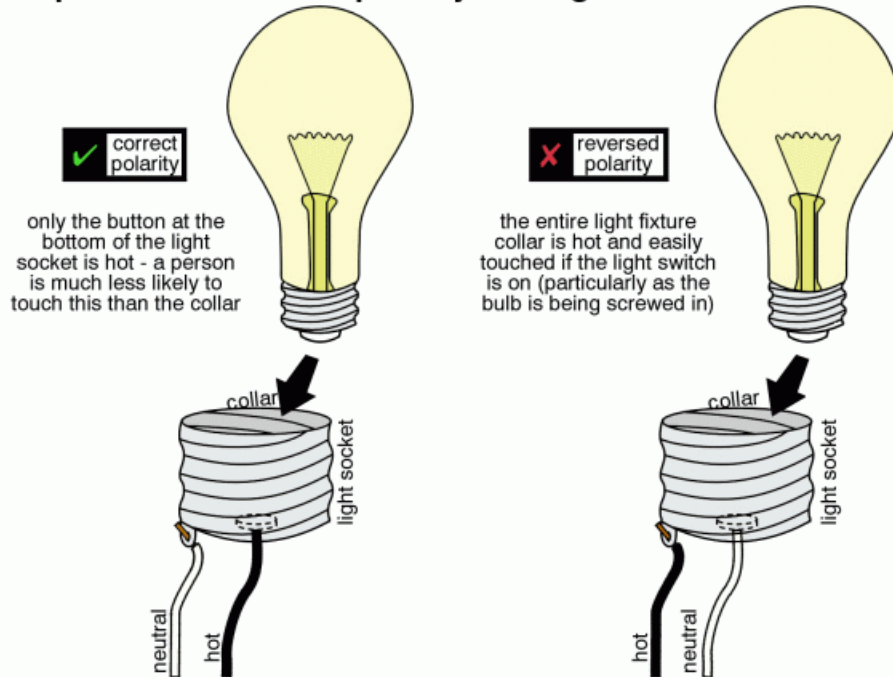
**Time:** Immediate

## Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

### Importance of correct polarity with light fixtures



72. Reversed polarity

#### 19. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

We recommend any outlets within 3 feet of water source, in the kitchen, bathroom, garage and exterior, be GFCI protected. Recommend installation of GFCI protection by licensed electrician.

**Implication(s):** Electric shock

**Location:** Exterior Kitchen Master Bathroom Hallway Bathroom

**Task:** Further evaluation

**Time:** Immediate



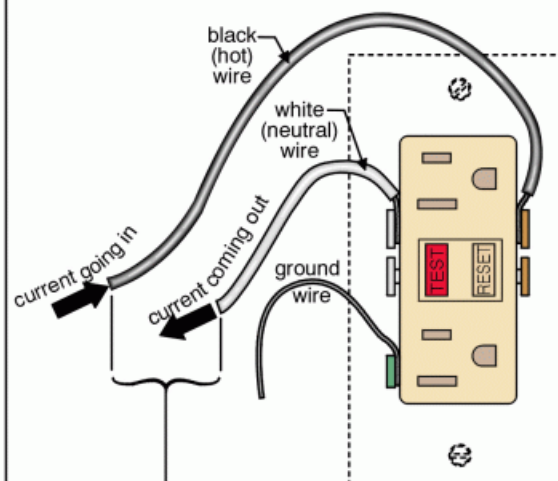
## Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

### note:

if the GFI is in the panel, the entire circuit will be shut down



73. GFCI/GFI needed (Master Bath)



74. GFCI/GFI needed (Garage)





75. GFCI/GFI needed (Hall Bath)



76. GFCI/GFI needed (Kitchen)ircuit...



77. GFCI/GFI needed (Exterior)

## **DISTRIBUTION SYSTEM \ Lights**

### **20. Condition:** • [Inoperative](#)

We observed an inoperative light in the attic however, the issues may be with the bulbs. Recommend all lights be operational for final walkthrough.

**Implication(s):** Inadequate lighting

**Location:** Attic

**Task:** Further evaluation

**Time:** Immediate

# ELECTRICAL

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**78.** *Inoperative*

# HEATING

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**General:** • This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore, no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection

### System type:

- [Furnace](#)



79. Furnace

### Fuel/energy source: • [Gas](#)

### Furnace manufacturer:

- Payne



80. Payne



# HEATING

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Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [110,000 BTU/hr](#)

Exhaust venting method: • [Natural draft](#)

Approximate age: • [1 year](#)

Main fuel shut off at: • Unit

Fireplace/stove:

• [Gas logs](#)

Gas log functional using the remote



81. Gas logs

Chimney/vent:

• [Masonry](#)



82. Masonry

Chimney liner: • Masonry



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83. *Masonry*

**Combustion air source:** • Interior of building

**Location of the thermostat for the heating system:**

• Living Room



84. *Thermostat*

## Recommendations

### RECOMMENDATIONS \ Overview

**21. Condition:** • The unit did respond to normal controls, however we recommend the unit be serviced annually by a licensed professional.

### CHIMNEY AND VENT \ Masonry chimney cap

**22. Condition:** • [Missing](#)

Missing chimney cap should be replaced to prevent water and small animals from entering the chimney

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of

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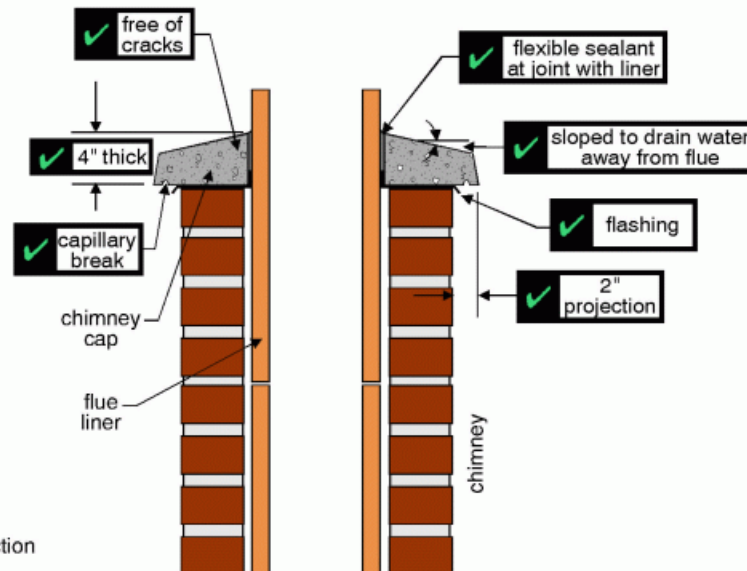
material

**Location:** Roof

**Task:** Improve

**Time:** Immediate

## What makes a good chimney cap?



85. Missing chimney cap

# COOLING & HEAT PUMP

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**Air conditioning type:** • [Air cooled](#)

**Manufacturer:**

• Payne



86. Payne

**Cooling capacity:** • [5 Tons](#)

**Compressor approximate age:** • 1 year

**Refrigerant Type:** • R-410A

**Location of the thermostat for the cooling system; :** • Living Room

**Condensate system:** • Discharges to exterior

## Recommendations

### RECOMMENDATIONS \ Overview

**23. Condition:** • Recommend the unit be further evaluated by licensed technician

The unit did not respond to the thermostat. Recommend full evaluation by qualified professional.

**Implication(s):** No cool air for the home

**Location:** Exterior

**Task:** Further evaluation

**Time:** Immediate



# INSULATION AND VENTILATION

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## Description

**General:** • Our inspection of the insulation, roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

### Attic/roof insulation material:

- [Glass fiber](#)



87. Glass fiber



88. Glass fiber

**Attic/roof insulation amount/value:** • Not determined

### Attic/roof ventilation:

- [Gable vent](#)



89. Gable vent



# INSULATION AND VENTILATION

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**Wall insulation material:** • Not visible

## Recommendations

### RECOMMENDATIONS \ Overview

**24. Condition:** • No insulation recommendations are offered as a result of this inspection.

## Description

**General:** • Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

**Water supply source:** • Public

**Service piping into building:** • [Not visible](#)

**Supply piping in building:** • [Not visible](#)

**Water flow and pressure:**

• [Functional](#)

All faucets functional with no obvious leaks



90. Functional



91. Functional

# PLUMBING

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92. Functional



93. Functional



94. Functional



95. Functional



96. Functional



97. Functional



# PLUMBING

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98. Functional



99. Functional

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• Rheem



100. Rheem

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 1 year

Water heater location: • Laundry area

Hot water temperature (Generally accepted safe temp. is 120° F): • Temperature readings 111° F- 123° F



# PLUMBING

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101. 111° F



102. 118° F



103. 119° F



104. 116° F



105. 121° F



106. 123° F

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Waste disposal system: • [Public](#)

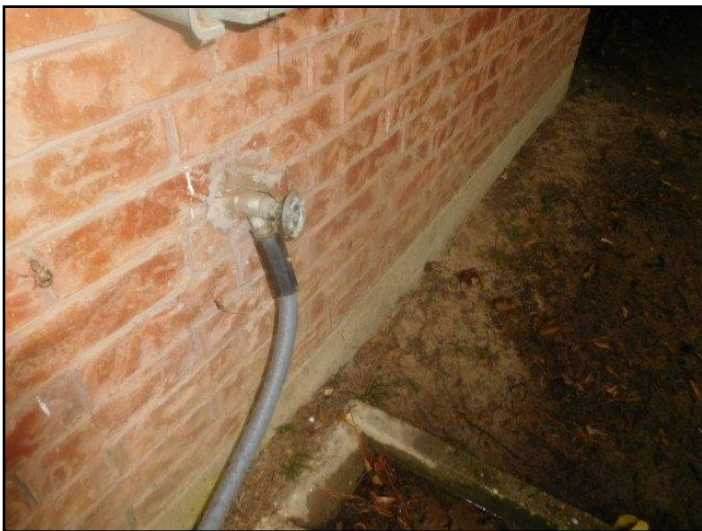
Main fuel shut off valve at the:

- Gas meter



107. Gas meter

Exterior hose bibb (outdoor faucet): • Hose faucet



108. Hose faucet



109. Hose faucet

## Recommendations

### RECOMMENDATIONS \ Overview

**25. Condition:** • It appears plumbing repairs have been made. Recommend full disclosure of repairs and time frame for which they were completed.

**Location:** Right Side

**Task:** Request disclosure

**Time:** Immediate





110. Repairs made

## WATER HEATER \ Tank

**26. Condition:** • Safety pan and drain missing

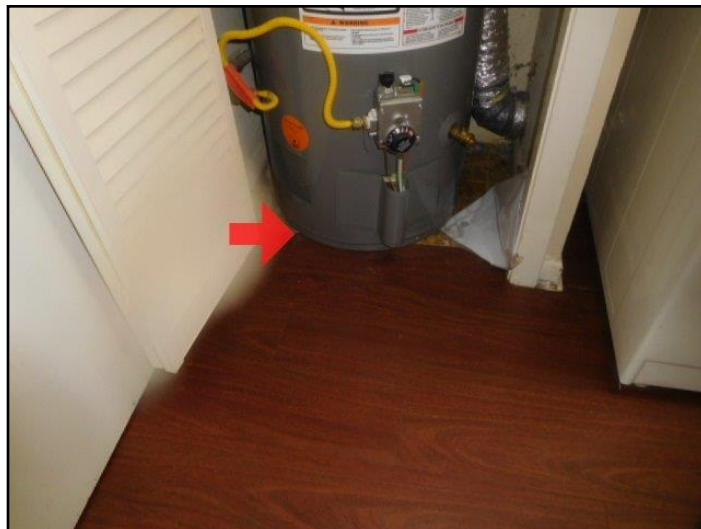
The absence of a safety catch pan with a drain to the exterior of the building may result in damage to interior contents and or structure. Recommend further evaluation by a licensed plumber

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

**Location:** Utility Room

**Task:** Improve

**Time:** Immediate



111. Safety pan and drain missing

## WATER HEATER - GAS BURNER AND VENTING \ Venting system

**27. Condition:** • Missing vent flange should be installed to prevent possible back drafting. Recommend further evaluation by licensed plumber.

**Implication(s):** Possible back drafting

**Location:** Laundry Area

# PLUMBING

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**Task:** Further evaluation

**Time:** Immediate



**112.** *Missing flange*



# INTERIOR

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## Description

**General:** • Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases, some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**Major floor finishes:** • [Carpet](#) • [Laminate](#) • Tile

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Single/double hung](#)

**Glazing:** • [Single](#)

**Exterior doors - type/material:** • Hinged

**Doors:** • Inspected

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Cooktop fuel:** • Electricity

**Appliances:** • Oven

*Note:* Dual ovens functional



113. Oven

# INTERIOR

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**Appliances:** • Cooktop

*Note:* All burners functional



114. Cooktop

**Appliances:**

• Refrigerator

Adequate temperatures with functional dispensers'



115. Refrigerator

• Dishwasher

Full cycle with no unusual noises or noticeable water leaks

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116. Dishwasher

- Waste disposal

Functional, with no unusual noises or noticeable leaks.



117. Waste disposal

- Door bell

## Laundry facilities:

- Washer
- Hot/cold water supply

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118. Hot/cold water supply

- Dryer
- Vented to outside
- 240-Volt outlet



119. 240-Volt outlet

**Kitchen ventilation:** • Discharges to exterior

**Bathroom ventilation:** • Exhaust fan

**Counters and cabinets:** • Inspected

**END OF REPORT**