INSPECTION REPORT

For the Property at:

123 YOUR STREET

NEW ORLEANS, LA 70118

Prepared for: SAMPLE COTTAGE

Inspection Date: Tuesday, November 28, 2023

Prepared by: Turk Schexnayder LHI Lic.10679

AUDUBON HOME INSPECTIONS, LLC

Turk Schexnayder

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

June 3, 2024

Dear Sample Cottage,

RE: Report No. 2572, v.3
123 Your Street
New Orleans, LA
70118

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

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

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

This report is not to be copied or disseminated to any other party without the expressed written consent of Audubon Home Inspections. Neither the inspector nor Audubon Home Inspections shall have any liability whatsoever to any third party using or relying on its contents. Any third party using this report agrees thereby to defend, indemnify and hold the inspector and Audubon Home Inspections harmless from any claims of any person relying on the report.

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

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

Sincerely,

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

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

INVOICE

June 3, 2024

Client: Sample Cottage

Report No. 2572, v.3
For inspection at:
123 Your Street
New Orleans, LA
70118
on: Tuesday, November 28, 2023

Single Family Home up to 2000 square feet	$400.00
Raised Foundation Systems	$75.00
Detached building (Garage, Workshop, Pool house, etc)	$50.00
State of Louisiana Board of Home Inspectors required filing fee will be included in all inspections.	$5.00
Total	$530.00

PAID IN FULL - THANK YOU!

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

ROOFING

123 Your Street, New Orleans, LA November 28, 2023

Description

General: • The Description sections of this report identify components in the building by material or type. For a more detailed description of the components click the blue hyper-link. This is provided as an inventory, and only limited observations or comments on conditions are included here. Most are found in the Recommendation sections in each category. Photos in the recommendations section are intended to describe the issues found and do not point out every deficiency. While we may take more than 200 photos during our inspection, this report is limited to 100 photos per report, so photos of all deficiencies may not be possible. When multiple occurrences of the same issue arise, one or two samples may be used. When finding any evidence of insect damage discovery of hidden damage behind walls and/or finishes may be a possibility and should be expected. The extent of which cannot be determined.
With any renovation, proper permits should have been obtained prior to work. City planning should be checked to determine if permits were issued and are closed prior to purchasing the home. Any third party who conducts further evaluation on components of this building should not solely rely on this inspection report or photos included but should complete his/her own independent evaluation. Their evaluation should include a scope of work and price quotes.
The Recommendations Sections describe suggested repairs, improvements and/or upgrades to the property. The condition is outlined first along with any implications, if applicable. A course of action may be suggested along with related items to help with prioritizing property improvement activities.

Sloped roofing material:

• Slate shingles

Slate is a natural sedimentary rock that is quarried; the quality can vary. High quality slate roofs can last 200 years. Low-quality roof may fail in less than 20 years. Slate roofs are heavy, weighing three to five time as much as conventional asphalt shingles. A slope of six-in-twelve or more is recommended and , slates are usually installed with less than 50% of each slate exposed to the weather. The slate above covers more than half of the slate below.

Flat roofing material:

• Metal

1. *Metal*

ROOFING

123 Your Street, New Orleans, LA November 28, 2023

Limitations

Inspection limited/prevented by: • It is this company's policy not to walk on slate, synthetic slate, clay tile, fiber cement tile, metal or where damage can occur from walking on such a roof. • It's this company's policy to walk on roofs where the pitch is or less than 6 on 12 and accessible unless adverse conditions exist. Roofs with a pitch greater than 6 on 12 will be inspected from roof edge/eave level if eaves are safely accessible with a 12' ladder used according to manufacturer's instructions. An inaccessible roof will be inspected with binoculars from the ground, or from the attic to view the underside of the roof. • Lack of access (too fragile) • Drip edge flashing not visible behind gutters.

Inspection performed:

• By walking on lower roof

Plywood decking was visible under metal roof from edges indicating it was stable enough to walk on.

Recommendations

RECOMMENDATIONS \ General

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

SLOPED ROOFING \ Slate

2. Condition: • The slate roof appeared mostly functional at the time of inspection with general maintenance recommended. Prior repairs and/or slipped slates were noted. The slate roof should be checked at least twice annually by a qualified roofing contractor and regular maintenance performed as needed to extend roof life and prevent leakage. The photos taken are intended to describe the roof issues and do not point out every deficiency.

Items noted at time of inspection were but are not limited to: Chipped/Slipped/Missing slate; Prior repairs and moss on roof noted; Torn or missing underlayment noted in attic; Plastic sheet secured to rafters on under side of roof. Broken deck plank noted. Prior repairs to other decking noted.

Task: Further evaluation by a qualified roofer.

Time: Within allotted inspection period

2. *The slate roof appeared mostly functional a...*

3. *Missing slate*

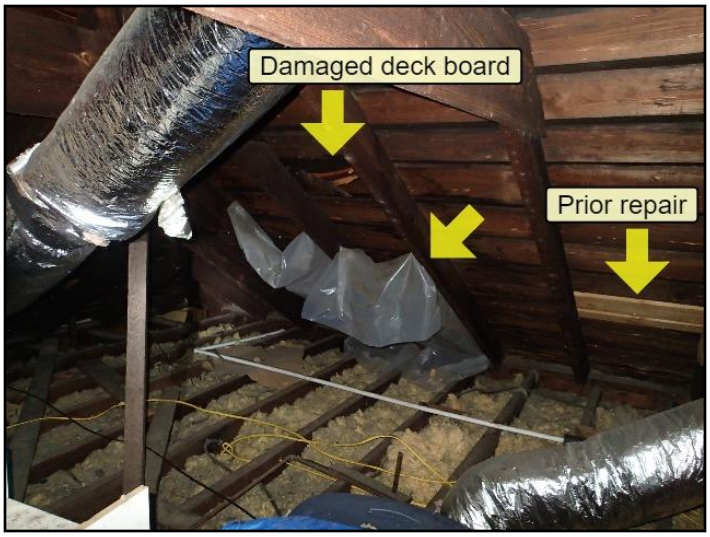
4. *Rusted roof vent*

5. *Prior repairs and moss/plant growth*

6. *Prior repairs*

7. *Missing tile & slipped tile*

8. *Slipped/missing tile*



9. *Plastic secured to rafters*

10. *Torn / missing underlayment*

EXTERIOR

123 Your Street, New Orleans, LA November 28, 2023

Description

General:

• Exterior shed

11. *Exterior shed*

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope:

• Towards building

Left side.

• Generally away from building.

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

Wall surfaces and trim:

• Vinyl siding

• Stucco

12. *Stucco*

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

Walkway: • Pavers

Window Shutters/Panels: • Wood

Porch: • Concrete • Wood rails. • Wood columns

Exterior steps: • Concrete

Fence: • Wood • Metal

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall • Storage in shed.

No or limited access to:

• Area below steps, deck, porches
• Left wall

13. *Left wall*

Recommendations

RECOMMENDATIONS \ General

3. Condition: • Exterior shed.

It is my opinion the rear shed had some minor issues. The trees growing behind the shed on the neighbors property is having a negative impact on the shed. The base of the trees and/or roots are cracking the concrete flooring and raising the framing. Cut framing at front above right side door should be repaired. There is a section of the roof on right that has a hole. Items on left side were draped in a tarp indicating the roof may be leaking. Personal items and / or storage prevented access to most areas inside shed. The water and gas lines into the shed should have been wrapped or sleeved to allow separation between pipes and concrete.

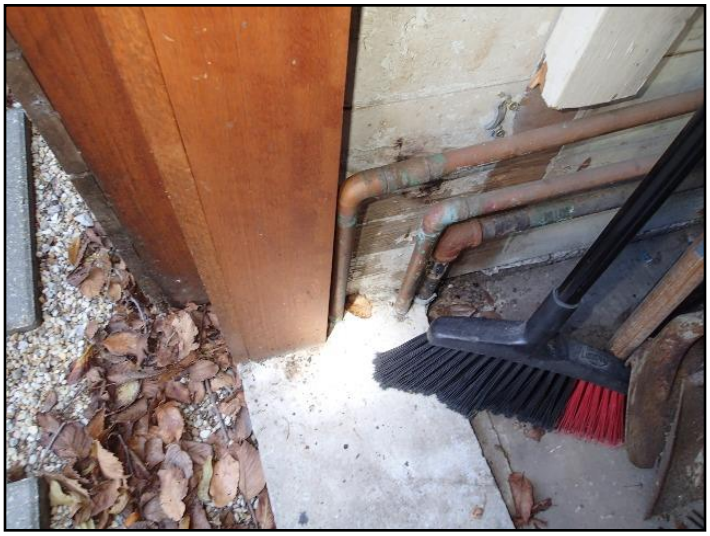
Task: Repair as needed.

14. *Cut framing*

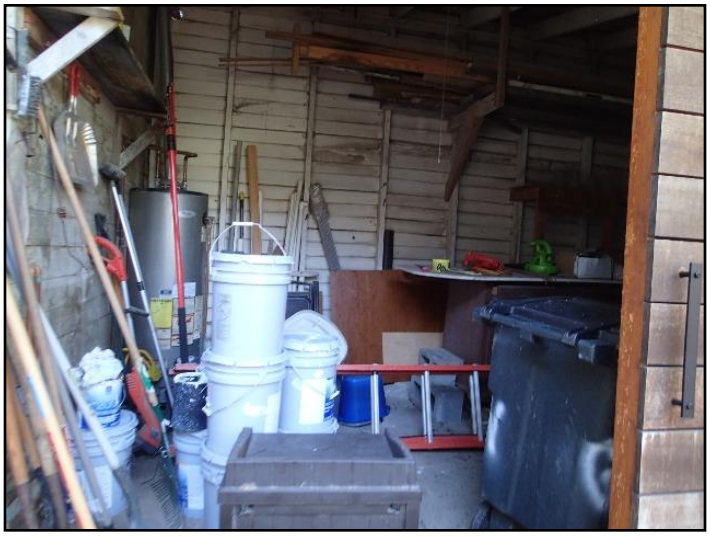
15. *Hole in roof*

16. *Broken concrete/Raised floor*

17. *Broken concrete/Raised floor*



18. *Exterior shed.*



19. *Storage*

20. *Storage*

21. *Storage*

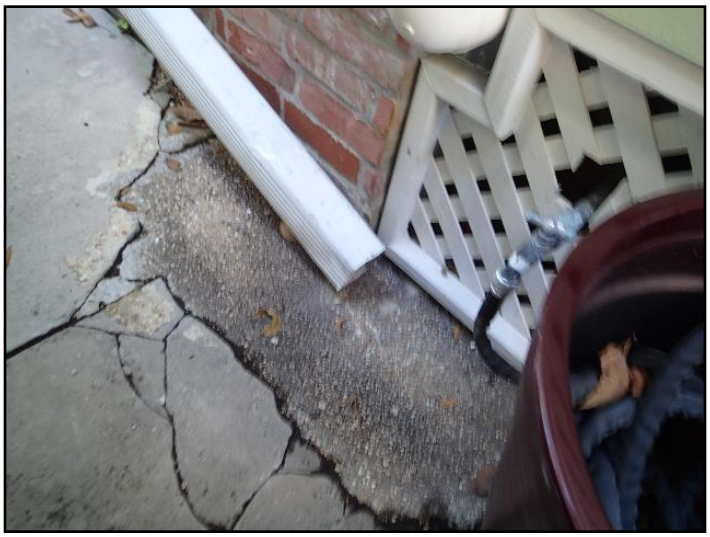
22. *Rebuilt front left wall*

23. *Storage*

24. *Raised section at tree*

ROOF DRAINAGE \ Downspouts

4. Condition: • Downspout discharge ends too close to building or foundation.



25. *Downspout discharge ends too close to...*

WALLS \ Vinyl siding

5. Condition: • Openings in siding should be sealed.

Task: Seal openings

26. *Opening in siding*

27. *Opening in soffit*

28. *Opening in soffit*

DOORS \ General notes

6. Condition: • Paint or stain - needed
Implication(s): Material deterioration
Task: Paint/Stain as needed.
Time: General maintenance item

29. *Paint or stain - needed*

LANDSCAPING \ General notes

7. Condition: • Vines

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

Implication(s): Chance of damage to finishes

Task: Remove vines to prevent material deterioration

30. *Vines*

31. *Vines*

32. *Vines*

33. *Vines in crawl space*

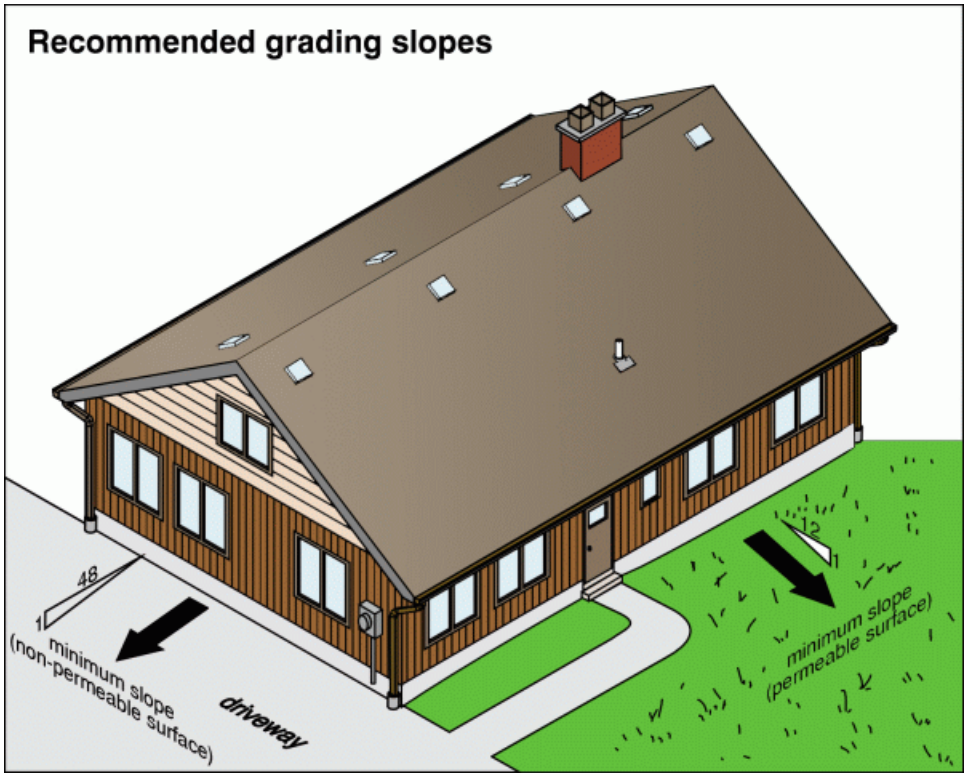
LANDSCAPING \ Lot grading

8. Condition: • Improper slope or drainage

It appears water drains under house at left rear crawl space.

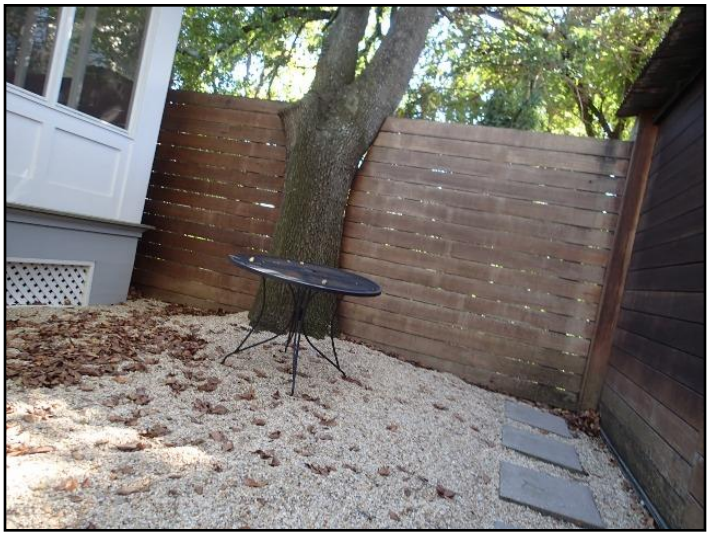
Implication(s): Chance of water damage to structure, finishes and contents

Task: Improve drainage to direct water away from foundation.



34. *Improper slope or drainage*

9. Condition: • Lot slopes toward house near tree.



35. *Slopes toward house*

STRUCTURE

123 Your Street, New Orleans, LA November 28, 2023

Description

Foundation Type: • Brick piers, wood beam and joists.

Foundation material: • Brick pier

Floor material / construction: • Joists • Wood beams

Exterior wall construction: • Wood frame

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

Limitations

General: • We are not engineers or an engineering firm nor do we make any claims beyond our experience, and our opinion. All deficiencies may not be listed due to limitations or lack of access. If there is any concern about the foundation or structure we recommend seeking a structural evaluation from a licensed structural engineer or a licensed contractor experienced with foundation work. • It's this company's policy not to enter crawl spaces, confined or enclosed spaces with no less than 24 inches of clearance height and width for access. Entering such an area can impede the inspectors movements and thus limit their ability to safely exit without assistance.

Inspection limited/prevented by: • Attic framing. • Lack of attic flooring. • Furnace and ducts. • Low ceiling height at eaves

Attic/roof space: • Entered but access was limited • Inspected and accessed attic by pull down stairway.

Crawlspace:

• Entered but access was limited

• Low height clearance and debris limited access.

36. *Low height clearance and debris limited...*

• Plumbing prevented access to certain areas.

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • Historic foundation contractor:
Richard Earls 504-628-9182
rearls@cox.net

11. Condition: • Prior repairs noted from below in crawl space. Damaged flooring under fireplace hearth in crawl space. Crack in hearth noted from above. Several piers had missing mortar and should be repointed or encapsulated, only one is pictured as an example.
Task: Further evaluation by a qualified contractor is recommended.

37. *Prior repair to roof decking*

38. *Damaged rafter*

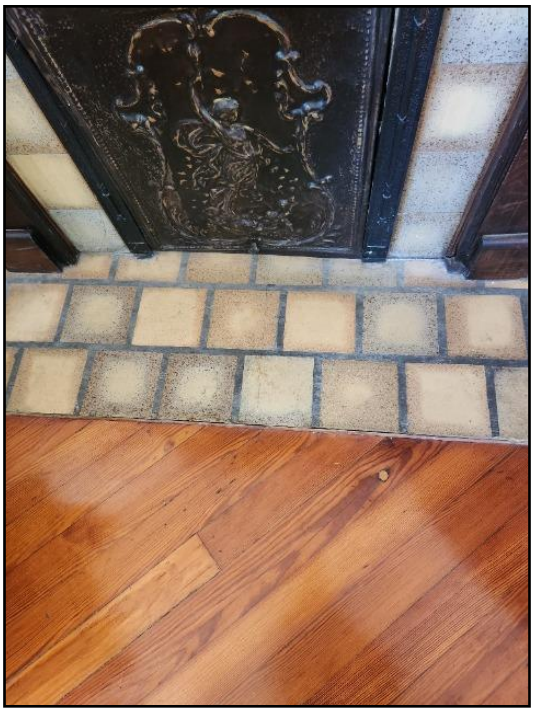
39. *Damaged subfloor under fireplace*

40. *Missing mortar on piers.*

41. *Prior repair from below*

42. *Prior repair from below*

43. *Prior repair from below.*



44. *Crack in hearth*

ELECTRICAL

123 Your Street, New Orleans, LA November 28, 2023

Description

Service entrance cable and location:

• Overhead - cable type not determined

Right side exterior wall near front.

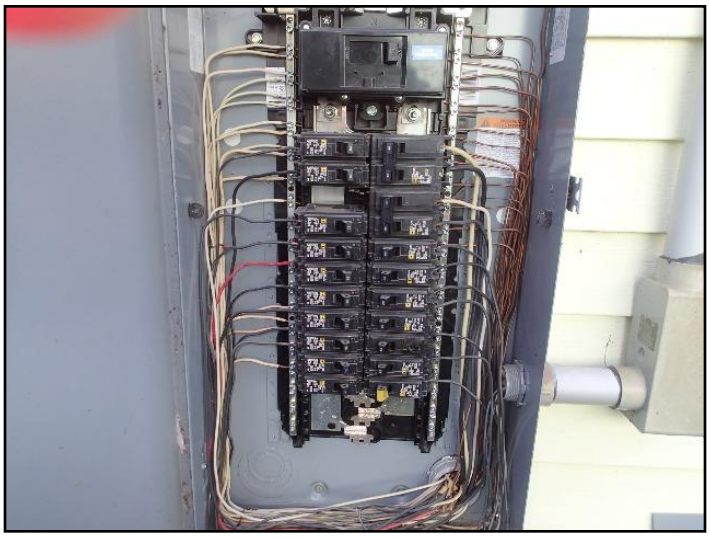
Nominal Service size: • 150 Amps (120/240 Volts)

Main disconnect/service box rating: • 150 Amps • Combination panel (see below-Distribution panel rating)

Main disconnect/service box type and location:

• Breakers - exterior wall

45. *Breakers - exterior wall*



46. *Breakers - exterior wall*

System grounding material and type: • Not visible

Distribution panel type and location: • Breakers - exterior wall

Distribution panel rating: • 150 Amps

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

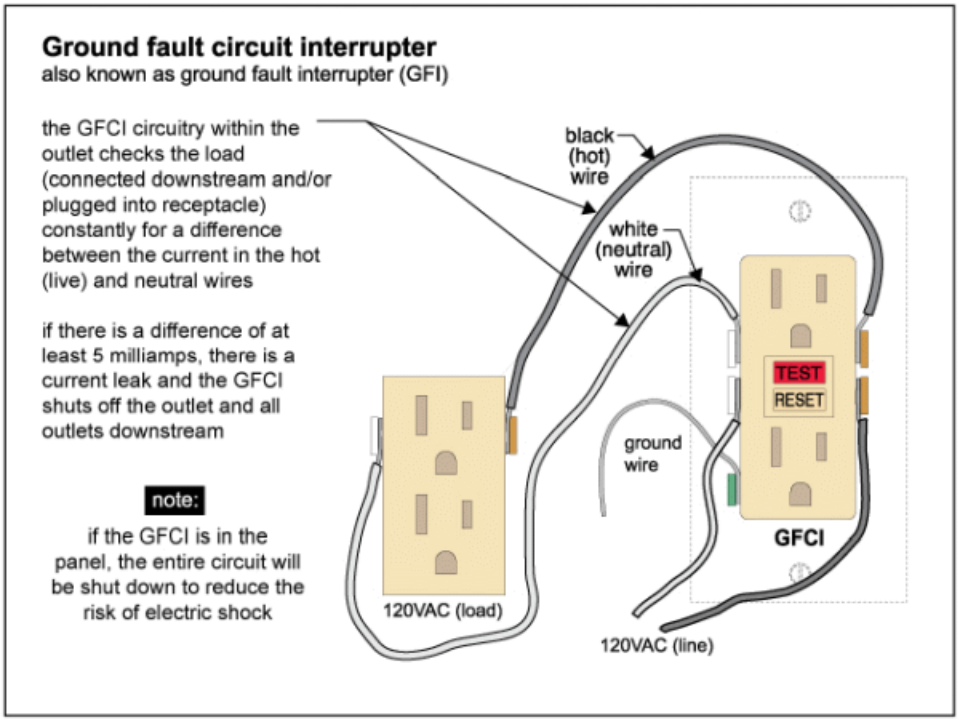
Type and number of outlets (receptacles): • Grounded - upgraded

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

• GFCI - bathroom

• GFCI Defined

Special devices to shut the power off. If there is only a small flaw in the circuit, electricity may be flowing to a dangerous spot, but not enough flowing to trip a breaker. Potentially fatal current can flow through a person to ground. This is an electrical shock hazard. A ground fault circuit interrupter prevents this from happening by shutting off the circuit. Current standards require GFCI protection on all outdoor and bath outlets and kitchen counter tops and within six feet of any sink. (Also garages, attic, pools and whirlpools)



Smoke alarms (detectors): • None noted

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

General: • The fire alarm and/or security system (if installed) were not tested. This is beyond the scope of this inspection. This should be performed by a fire/alarm company only. • The smoke detectors were not tested during the inspection nor was the age determined. This is beyond the scope of a home inspection.

Inspection limited/prevented by: • Furniture, personal items, and/or storage restricted access to outlets.

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

Recommendations

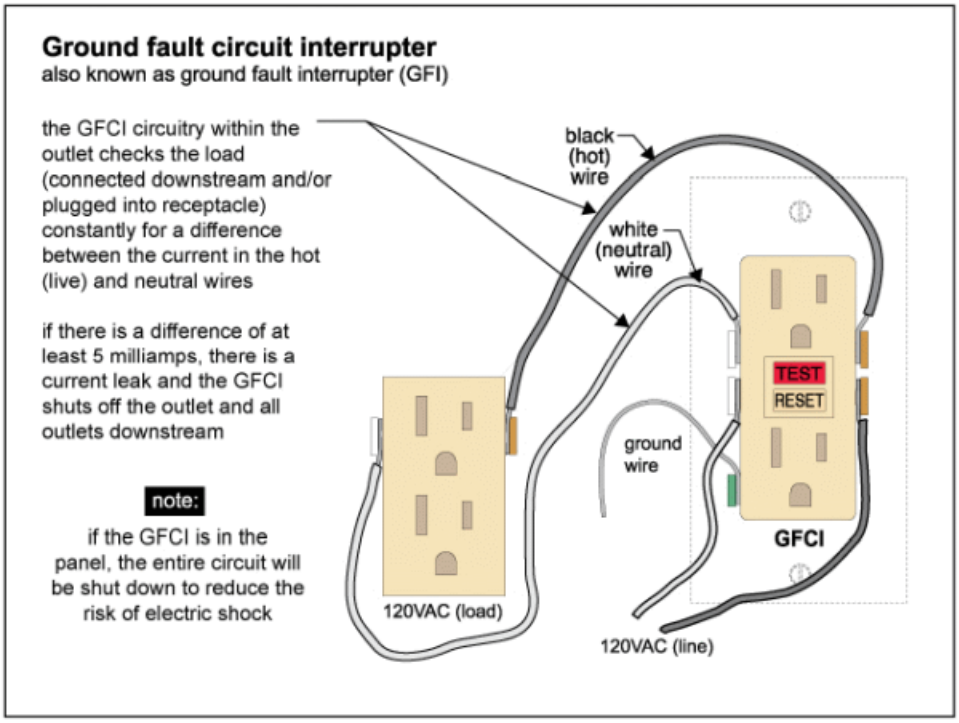
RECOMMENDATIONS \ General

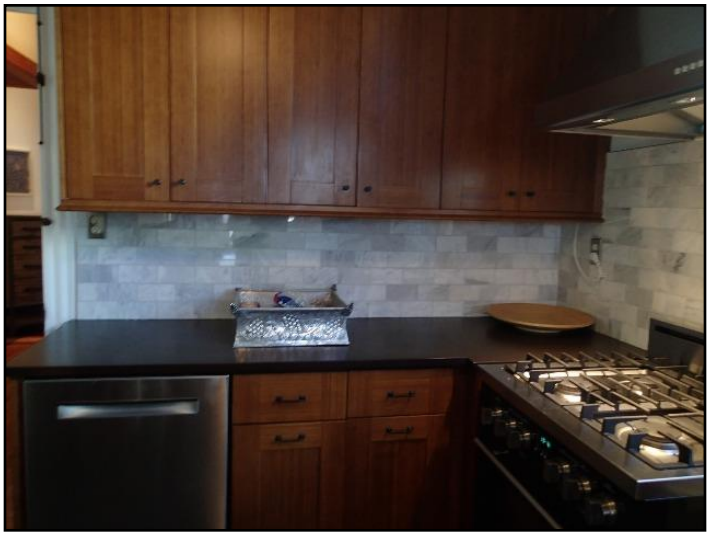
12. Condition: • All readily accessible outlets were tested for proper function, polarity and ground. All readily available switches tested for function. All tested OK, except where noted.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

13. Condition: • GFCI/GFI recommended (Ground Fault Circuit Interrupter)
While not required at time of construction, for safety, it is recommended that GFCI protection be installed in ALL kitchen counter, bath, and exterior outlets. (wet areas) GFCI outlets were installed bathrooms only.
Implication(s): Electric shock

Location: Kitchen
Task: Repair / Improvement by a licensed electrician





47. *GFCI/GFI recommended*

14. Condition: • A ground fault circuit interrupter (GFCI) on an ungrounded circuit will improve the safety of the system. Many electrical authorities will now accept ground fault circuit interrupters as an alternative to grounding in existing homes. GFCIs can be installed at the panel or as GFCI receptacles. If ungrounded GFCI outlets are installed they shall be marked "No Equipment Ground". While GFCI outlet may protect a life, it may not protect appliances or electronics. Some authorities may not accept ungrounded GFCI receptacles. Check your local jurisdiction for requirements.
Location: Hallway Bathroom

Task: Improve

48. *Ungrounded GFCI outlet*

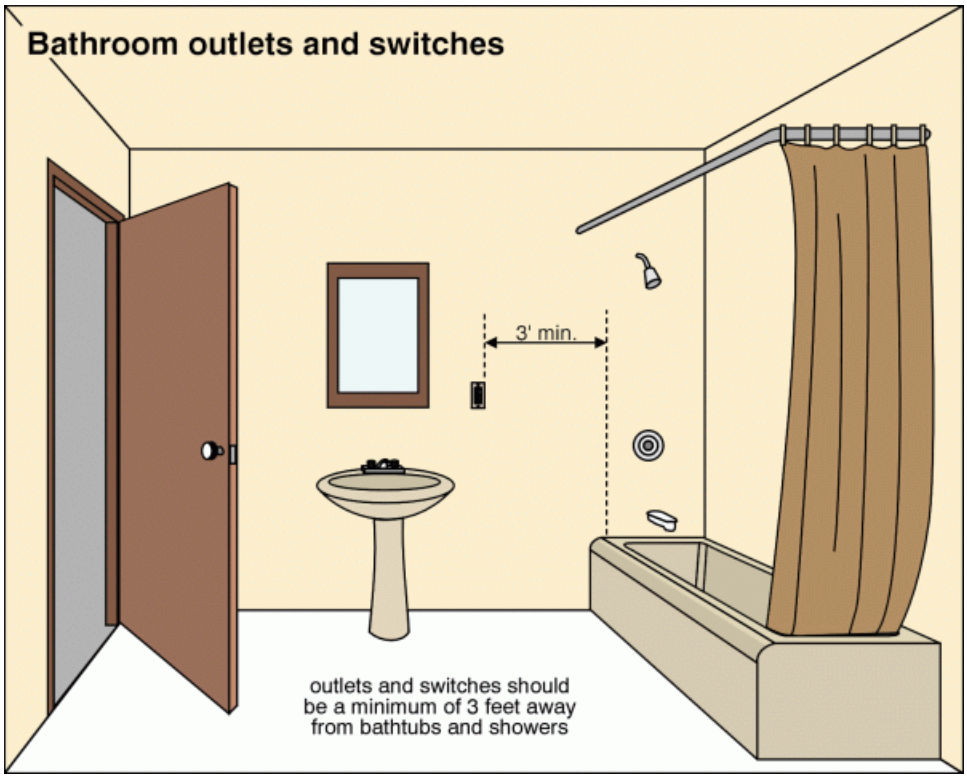
15. Condition: • GFCI outlet on same circuit downstream of GFCI outlet. When GFCI outlet is downstream of another GFCI outlet it trips both. In order to reset the outlet, the one upstream has to be reset first before the one downstream can be reset. This type of installation is inconvenient.
Location: Primary Bathroom
Task: Repair by a licensed electrician

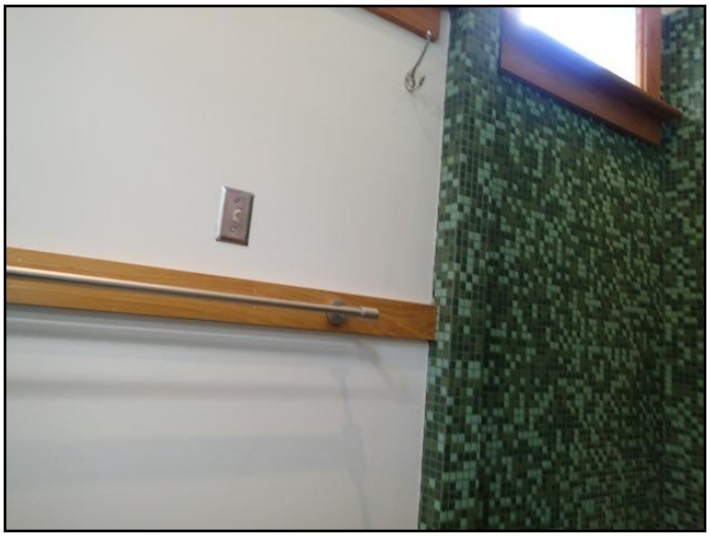
49. *GFCI outlet on same circuit downstream of...*

DISTRIBUTION SYSTEM \ Switches

16. Condition: • Location poor (near Bathtub or Shower Stall)
Bathroom light switch was located within reach while in the shower and tub. For safety improvements should be made.
Implication(s): Electric shock
Location: Primary Bathroom

Task: Repair by a licensed electrician





50. *Location poor (near Shower Stall)*

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

17. Condition: • Reminder to replace units when necessary

18. Condition: • For safety, it is recommended smoke alarms to be placed in all sleeping rooms, outside each sleeping area, and on each floor level including basements and habitable attics.

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

19. Condition: • This is a reminder, the house/dwelling should have at least 1 operable, carbon monoxide (CO) detector installed per residence. Install carbon monoxide detectors as needed

Implication(s): Health hazard

Description

Heating system type: • Furnace

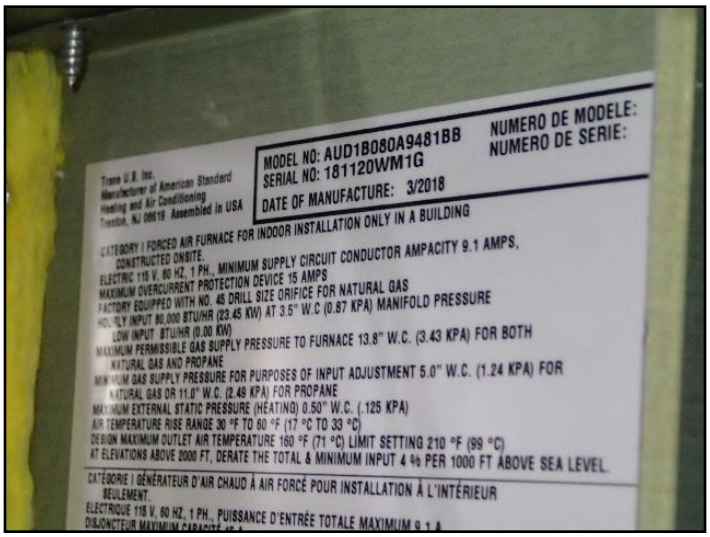
Fuel/energy source: • Gas

Furnace manufacturer:

• American Standard

Model number: AUD1B080A9481BB *Serial number:* 181120WM1G

51. *American Standard*



52. *American Standard*

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr

Approximate age:

• 5 years

Manufactured March 2018.

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

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

Fireplace/stove:

• Coal-burning fireplace - not in service

While more than one decorative fireplace exists, only one is pictured as an example.

53. *Coal-burning fireplace - not in service*

• Decorative only

Limitations

General: • Tested heater for normal function only. • Maintenance records for unit(s) were not available

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

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

Recommendations

RECOMMENDATIONS \ General

20. Condition: • Heating system should be serviced and evaluated to establish a baseline and then annually by a licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life. This should be done in conjunction with the cooling system, each prior to the appropriate season, annually. Evaluation should be conducted prior to purchase.

21. Condition: • The home had a floor furnace in the hall at one time. Opening in floor in hall where floor furnace used to be is now supported from below.
Task: Observation only.

54. *Floor furnace supported from below.*

GAS FURNACE \ Cabinet

22. Condition: • There should be a minimal 30 inch by 30 inch level flooring work space on control side of unit for servicing unless the unit is accessible and serviceable from attic stairs.
No flooring provided to reach and service furnace in attic.
Task: Install flooring in front of unit for service.

55. *No flooring for service.*

CHIMNEY AND VENT \ Masonry chimney

23. Condition: • Loose, missing or deteriorated masonry
Missing mortar on chimneys. Only one is pictured as an example.
Implication(s): Material deterioration
Task: Repoint chimneys
Time: General maintenance item

56. *Missing or deteriorated masonry*

COOLING & HEAT PUMP

123 Your Street, New Orleans, LA November 28, 2023

Description

Air conditioning type:

• Air cooled

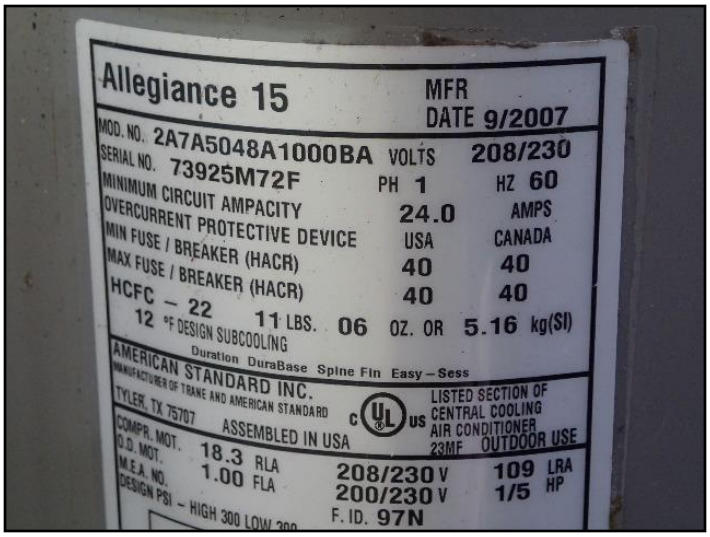
Central cooling is by a "split-system", with the condenser/compressor unit located outside and the evaporator unit, with coil, located inside in the plenum near the furnace. Two refrigerant lines run between the compressor and the evaporator, the larger (vapor line) should be insulated to maintain temperature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

Manufacturer:

• American Standard

Model number: 2A7A5048A1000BA *Serial number:* 73925M72F

57. *American Standard*



58. *American Standard*

Cooling capacity: • 48,000 BTU/hr

Compressor approximate age:

• 16 years

Manufactured September 2007.

Typical life expectancy: • 10 to 15 years

Limitations

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

Inspection limited/prevented by: • Cooling systems are not operated when the outdoor temperature is below 60°F • Determining the MANUAL J residential load calculation or proper sizing of the HVAC unit with or without foam insulation is beyond the scope of a home inspection. This should be preformed by a licensed HVAC contractor. • All connections from overflow pan and/or condensate drain line were not visible. It was not determined if all connections were glued properly and drain to an exterior location.

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

Recommendations

RECOMMENDATIONS \ General

24. Condition: • Based on age alone, the HVAC systems should be serviced and evaulated. Once a baseline is established, maintain an annual maintenance schedule with a licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life.This should be done in conjunction with the heating system, each prior to the appropriate season, annually.
Time: Within allotted inspection period

25. Condition: • Based on the age of the HVAC system, a home warranty or similar service may provide protection against costly repairs or replacement costs.

AIR CONDITIONING \ Condensate system

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

59. *Float switch in pan.*

27. Condition: • The condensate drain line has no float switch which turns off the cooling system if the line clogs and fills with water. This may prevent damage from overflow of the drain line. Ask your HVAC technician about this.
Task: Install float switch in condensate drain line
Time: When servicing

60. *The condensate drain line has no float switch*

AIR CONDITIONING \ Condensate drain line

28. Condition: • Leak

Possible leak at joint in condensate drain line noted in attic. A container was located below likely to catch moisture. Staining on joist below condensate drain line noted.

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

Task: Check/Correct when servicing.

61. *Possible leak*

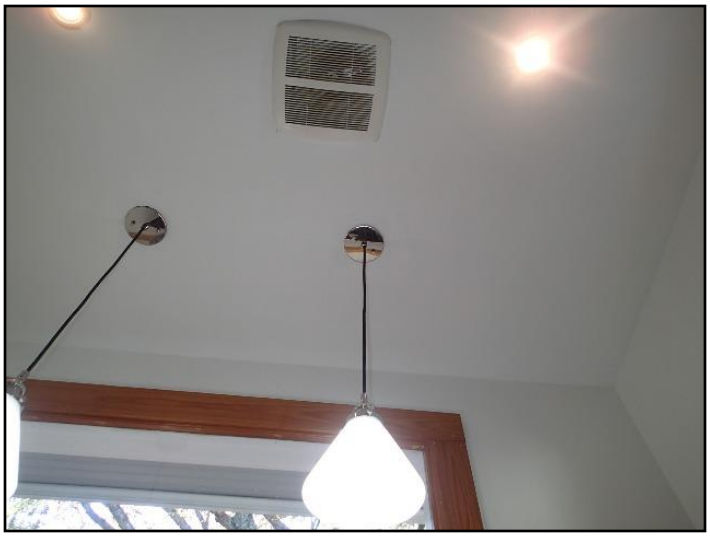
AIR CONDITIONING \ Ducts, registers and grilles

29. Condition: • Missing

No AC register noted in primary bathroom. Lack of air exchange can lead to mold and/or mildew issues.

Implication(s): Reduced comfort

Task: Include in evaluation



62. *Missing AC register*

30. Condition: • Change filters monthly
Time: Regular maintenance

31. Condition: • Abandoned
It appears the home AC ducts in the crawl space at some point. The existing registers that were installed in the floor were left in place and are not sealed from below but the damper appeared closed from the inside. More than one location exists, only one is pictured as an example.
Task: This is an observation only.

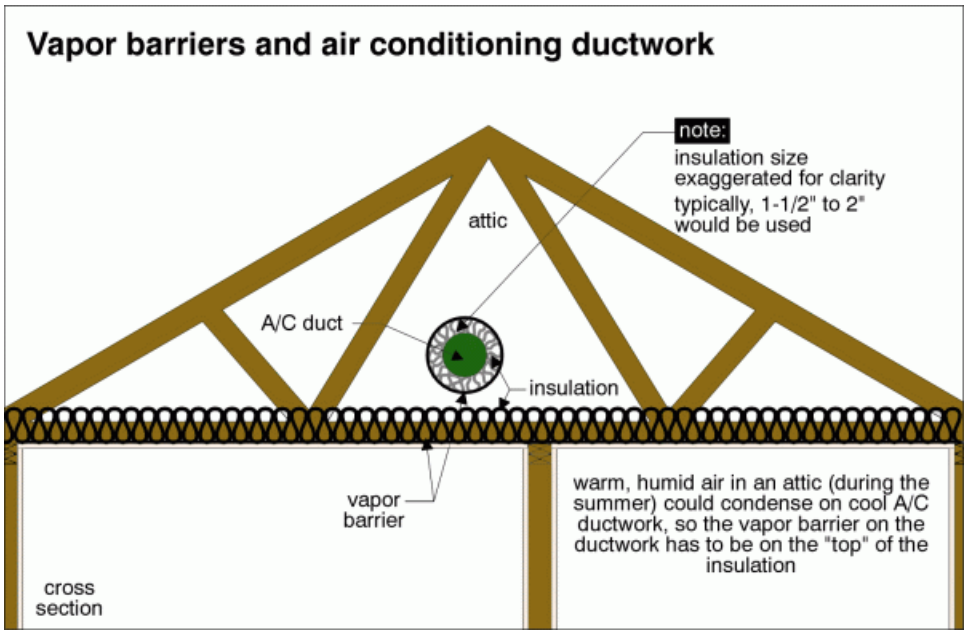
63. *Abandoned register*

64. *Abandoned register*

AIR CONDITIONING \ Duct insulation

32. Condition: • Incomplete
Missing insulation and/or tears in insulation on ducts in attic. This can reduce efficiency and cause condensation. Insulation should completely cover duct from air handler to register.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort
Task: Repair
Time: When servicing



65. *Incomplete*

INSULATION AND VENTILATION

123 Your Street, New Orleans, LA November 28, 2023

Description

Attic/roof insulation material:

• Glass fiber - Batts

66. *Glass fiber - Batts*

• Glass fiber - Loose/Blown-in

67. *Glass fiber - Loose/Blown-in*

Attic/roof insulation amount/value: • Appears to be approximately R-19

Attic/roof air/vapor barrier/retarder: • Kraft paper • Where visible.

Attic/roof ventilation: • Historic - none

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined • Not visible

Floor above basement/crawlspace insulation material:

• No floor insulation

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

Floor above basement/crawlspace insulation amount/value: • None found

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

Crawlspace ventilation: • Open between piers, cross ventilation.

Limitations

Inspection limited/prevented by lack of access to: • Attic framing limited access. • Lack of attic flooring • Furnace and ducts limited access. • Low height clearance

Attic inspection performed: • By entering attic, but access was limited • Inspected and accessed attic by pull down stairway

Crawlspace inspection performed:

• By entering space, but access was limited
• Plumbing limited access.
• Low height clearance and debris limited access.
• Lattice or barrier preventing access.

68. *Lattice or barrier preventing access.*

Roof ventilation system performance: • Not evaluated

Recommendations

ATTIC/ROOF \ Insulation

33. Condition: • Gaps or voids

Isolated sections of insulation was missing leaving gaps or voids. Only two photos are included as examples. All gaps or voids may not be pictured.

Implication(s): Increased heating and cooling costs | Reduced comfort

Task: Replace insulation where needed.

69. *Gaps or voids*

70. *Gaps or voids*

PLUMBING

123 Your Street, New Orleans, LA November 28, 2023

Description

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

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

• Right side of house below hose bib.

71. *Right side of house below hose bib.*

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater location:

• Detached shed.

Model number: SG1J504T3NOV *Serial number:* 0846T411741

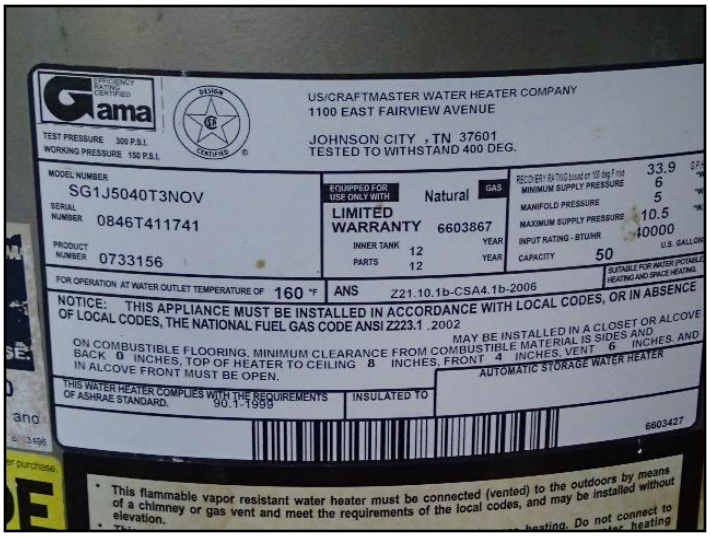
Water heater fuel/energy source: • Gas

Water heater manufacturer:

• US Craftmaster

Model number: SG1J504T3NOV *Serial number:* 0846T411741

72. *US Craftmaster*



73. *US Craftmaster*

Water heater tank capacity: • 50 gallons

Water heater approximate age:
• 15 years
Manufactured 2008.

Water heater typical life expectancy: • The typical life expectancy of a water heater is 8-12 years. Even if they continue to work beyond this period, some efficiency and performance is lost.

Hot water: • Hot water was present at all fixtures tested at time of inspection unless otherwise noted.

Waste disposal system: • Public

Visible Waste and vent piping in building: • PVC plastic

Gas meter location:
• Exterior right side

74. *Exterior right side*

• Near front

Gas piping material: • Steel

Main gas shut off valve location: • Gas meter

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Garden sprinkler or irrigation systems.

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

Recommendations

RECOMMENDATIONS \ General

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

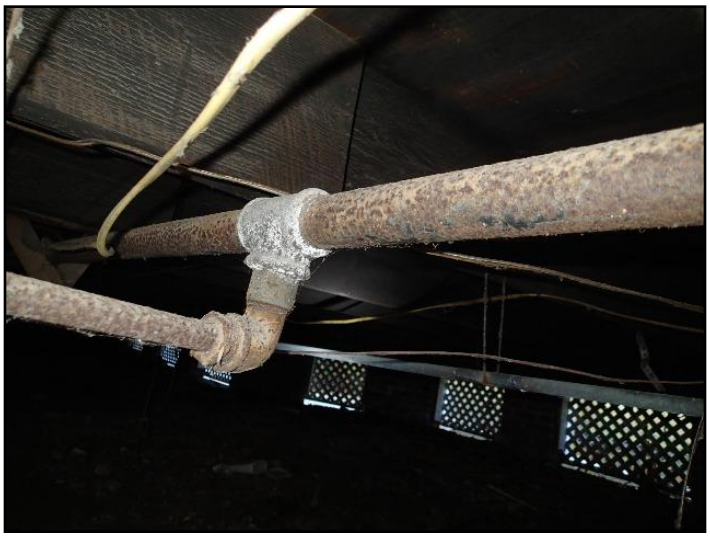
GAS SUPPLY \ Gas piping

35. Condition: • Rust

Rust noted on gas lines in crawl space. This should be checked and monitored for leaks prior to purchase.

Implication(s): Material deterioration | Fire hazard

75. *Rust*



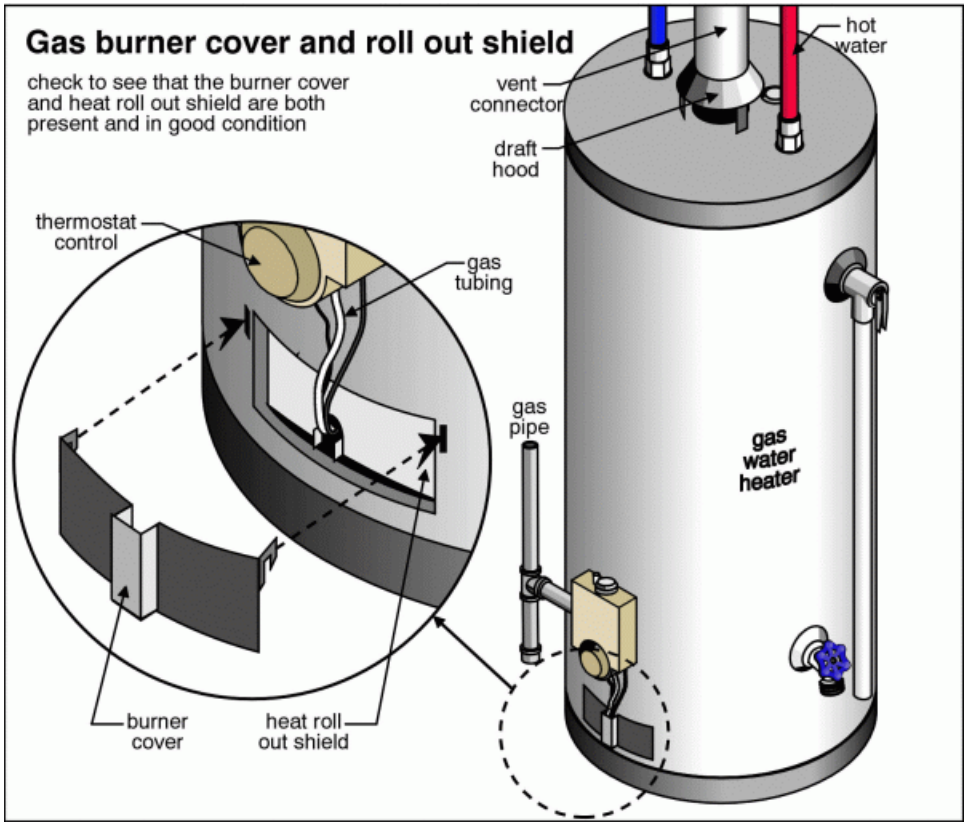
76. *Rust*

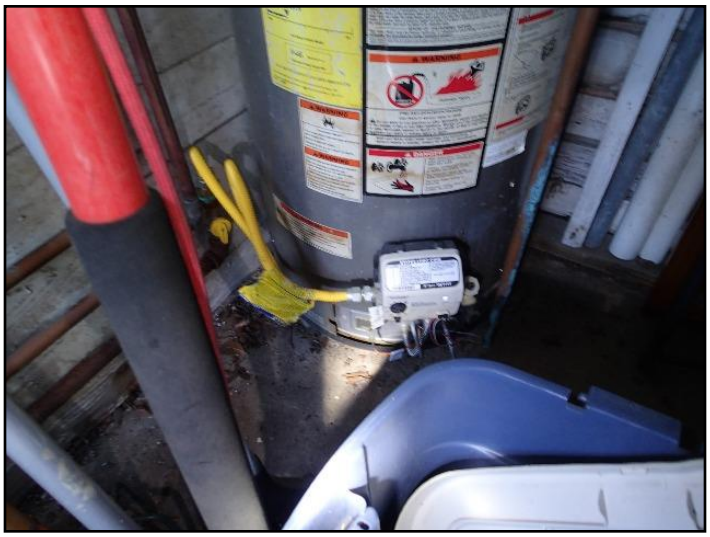
WATER HEATER - GAS BURNER AND VENTING \ Burner cover

36. Condition: • Missing

Implication(s): Fire or explosion

Task: Replace cover





77. *Missing*

WASTE PLUMBING \ Drain piping - installation

37. Condition: • Poor support

Poor support for some waste lines in crawl space. Plastic waste lines should be supported at minimum every 4 feet. Only one section is pictured as an example.

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

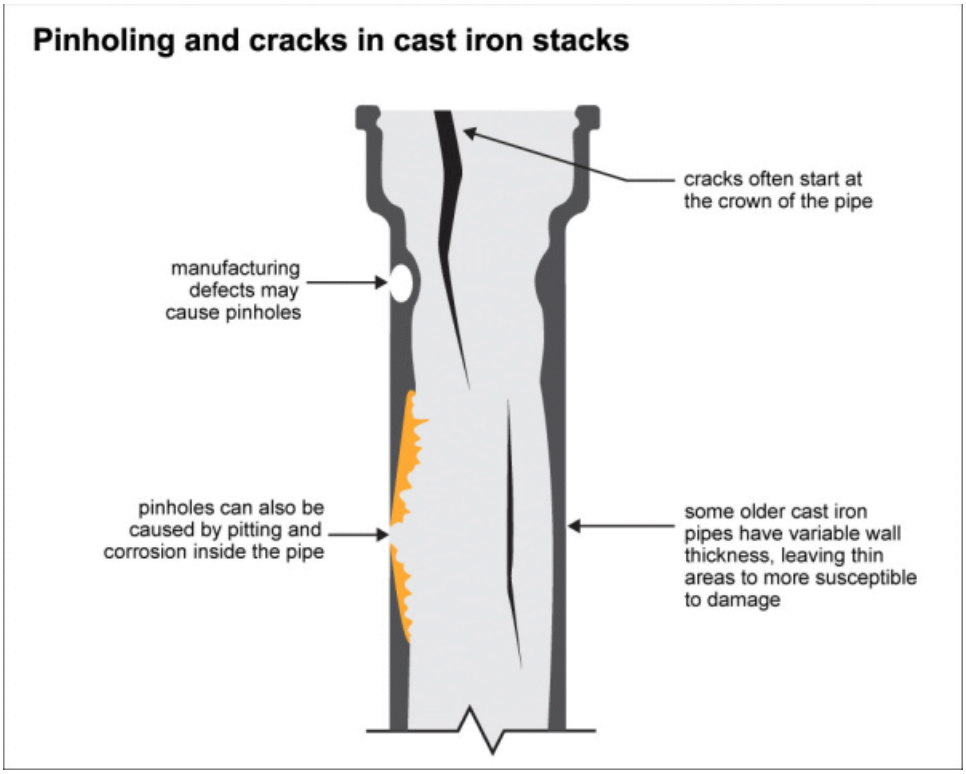
Location: Crawl Space
Task: Repair by a licensed plumber

78. *Poor support*

WASTE PLUMBING \ Drain piping - performance

38. Condition: • Rust

Older cast iron waste line in crawl space was rusted and flaking.
Implication(s): Sewage entering the building
Task: Replacement recommended.



79. *Rust*

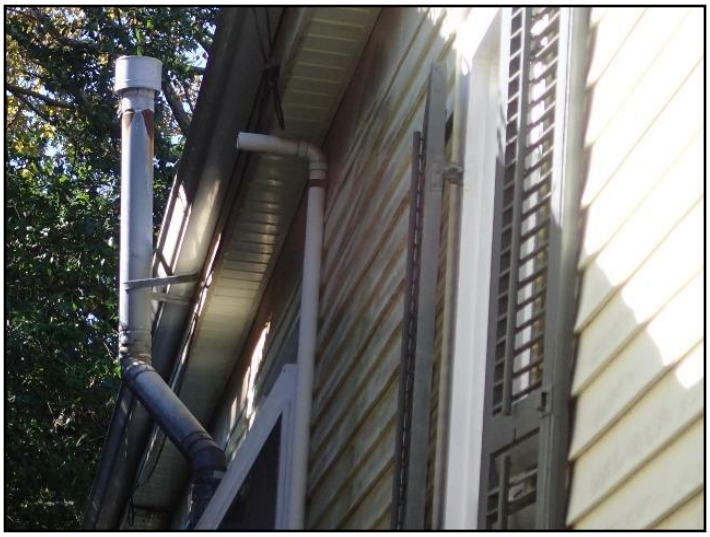
WASTE PLUMBING \ Traps - installation

39. Condition: • Bottle trap. Drain pipes should be passable with a snake or mechanical device. Bottle traps have an internal partition which can fail allowing sewer gases into the home. Some municipalities do not accept or allow bottle traps. Check with your local jurisdiction to determine if this type of trap is allowed.
Implication(s): Sewer gasses entering home.

80. *Bottle trap. Primary bathroom*

WASTE PLUMBING \ Venting system

40. Condition: • Vent termination problems
Implication(s): Reduced operability | Sewer gases entering the building
Task: Repair by a licensed plumber



81. *Does not extend above roof line*

82. *Not connected in attic*

FIXTURES AND FAUCETS \ Faucet

41. Condition: • Shower diverter inoperative or defective

Shower diverter did not fully engage. Water flowed from shower head and faucet after engaging diverter. Weak stream of water from shower head and faucet.

Implication(s): Equipment failure

Task: Repair by a licensed plumber

83. *Shower diverter inoperative or defective*

84. *Shower diverter inoperative or defective*

INTERIOR

123 Your Street, New Orleans, LA November 28, 2023

Description

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

Major floor finishes: • Wood • Tile

Major floor finishes: • Other

Major wall finishes: • Plaster • Wood

Major ceiling finishes: • Plaster/drywall

Windows: • Single/double hung • Wood • Transom

Glazing: • Single

Exterior doors - type/material: • Wood

Doors: • Inspected

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • All listed appliances checked for normal operation and appear to be functioning properly with exceptions noted in the recommendations section. • Oven / range • Range hood • Refrigerator/Freezer • Dishwasher • Waste disposal

Laundry facilities: • Washer and dryer • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

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

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

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

Not tested/not in service:
• Washer and dryer not tested
Units were unplugged. Turning on or plugging in appliances that are unplugged are beyond the scope of a home inspection.

85. *Washer and dryer unplugged*

• Intercoms or intercom systems

Not included as part of a building inspection: • Carbon monoxide alarms (detectors) • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Minor cosmetic defects are generally not addressed unless requested by client or client's agent. • Supply lines for washing machine that are not connected are not tested. • Supply line for ice maker that is not connected is not tested.

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

Recommendations

FLOORS \ Resilient flooring

42. Condition: • Missing flooring in hall.

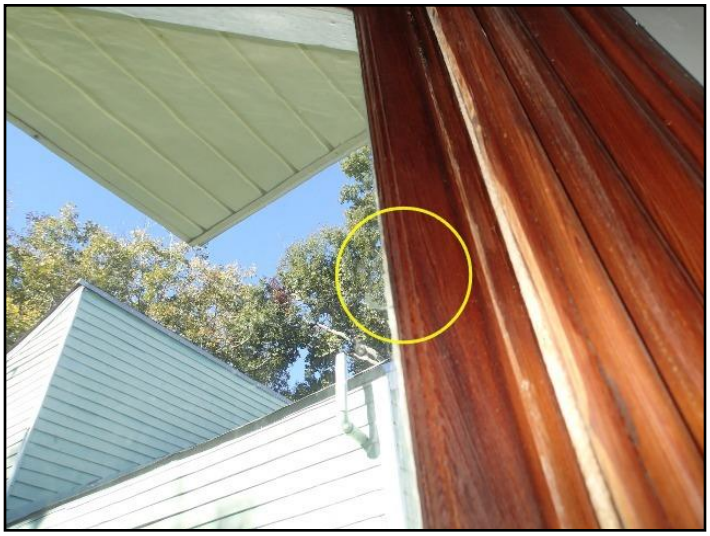
Task: Install missing flooring.

86. *Missing floor covering.*

WINDOWS \ Glass (glazing)

43. Condition: • Cracked

A cracked window pane noted. The photo is an example of the broken glass found.
All locations may not be listed. The home was occupied and furnished.
Window treatments, furniture, and/or personal belongings may prevent viewing all windows.
Implication(s): Physical injury
Task: Replace broken glass where needed.



87. *Cracked*

88. *Cracked*

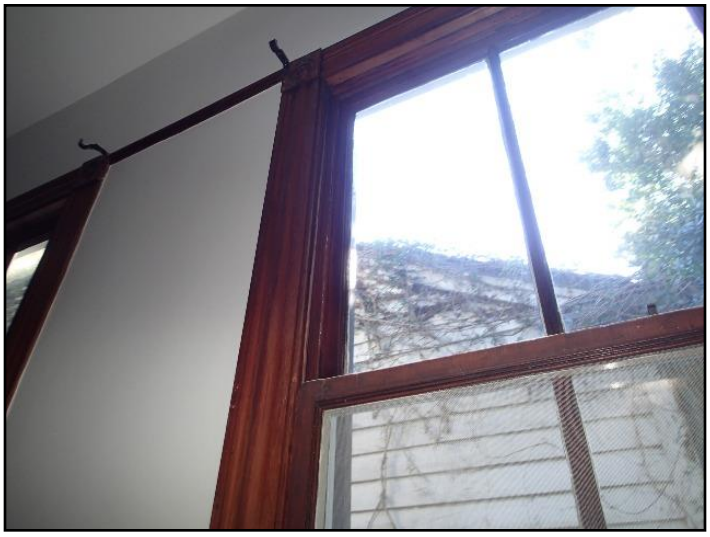
WINDOWS \ Sashes

44. Condition: • Broken / Missing sash cord/spring

Wile some windows had sash cords in place some were missing. Only two are pictured as examples.
Implication(s): Nuisance | Reduced operability

Task: Repair or replace sash cords where needed.

89. *Broken / Missing sash cord/spring*



90. *Broken / Missing sash cord/spring*

WINDOWS \ Hardware

45. Condition: • Missing

Missing insert on some windows make it difficult to operate.

Implication(s): System inoperative or difficult to operate

Task: Install inserts on bottom of window.

91. *Insert Missing*

92. *Insert installed*

46. Condition: • Transom hardware missing latching piece on bottom to hold window in place. Transom hardware is not adjustable the way it is installed. Transom above front door was screwed in place.

Task: Observation only.

93. *Missing latching hardware*

94. *Screwed in place*

DOORS \ Doors and frames

47. Condition: • Stiff / Poor fit / Unable to open or close

Some doors were stiff or did not close. Only two are pictured as examples.

Implication(s): Reduced operability

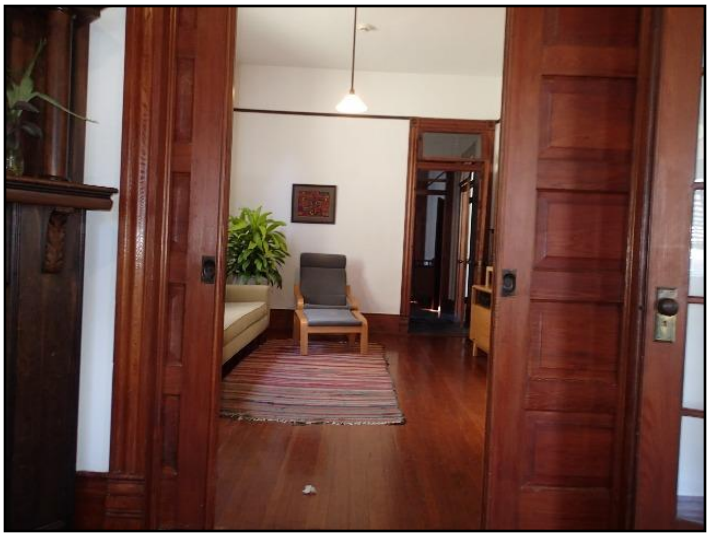
Task: Adjust doors as needed.

95. *Stiff / Poor fit / Unable to open or close*

96. *Stiff / Poor fit / Unable to open or close*

48. Condition: • Pocket doors were difficult to operate.

Task: Repair / Adjust



97.

DOORS \ Hardware

49. Condition: • Ineffective

Implication(s): Equipment ineffective

Location: Primary Bathroom

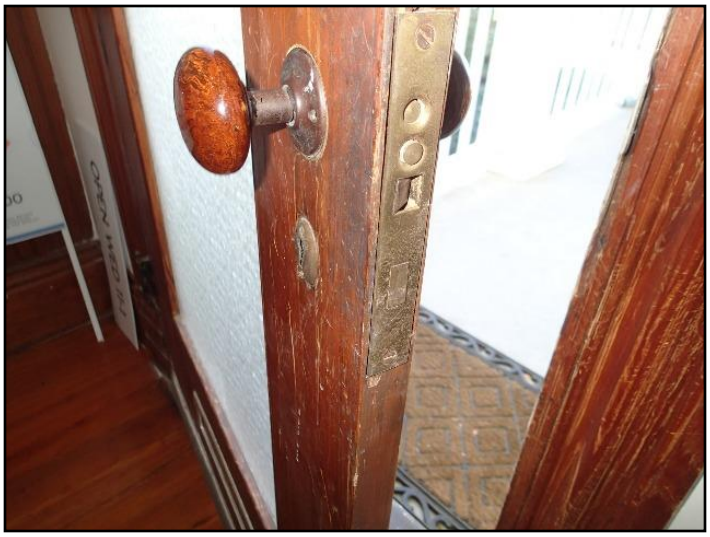
Task: Repair Adjust

98. *Ineffective*

50. Condition: • Latch not effective on exterior door

Implication(s): Poor security

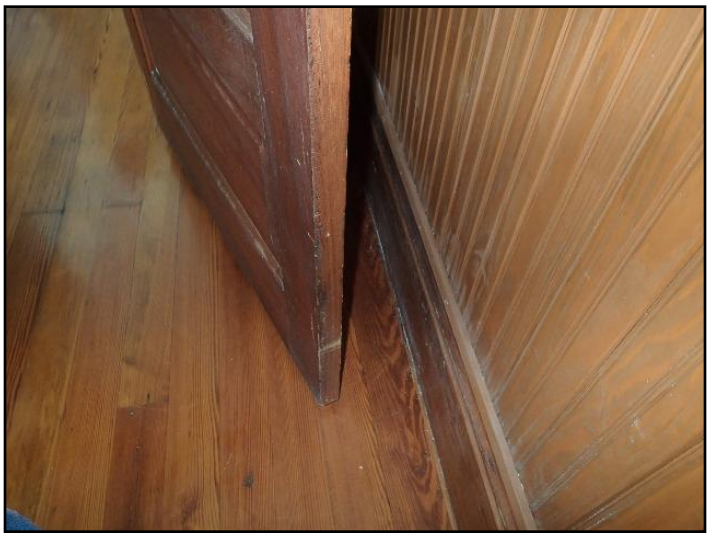
Task: Repair or replace



99. *Latch not effective on exterior door*

51. Condition: • Door stop missing.

While some doors had door stops, some did not. Installing door stops may prevent wall damage from door hardware.



100. *Door stop missing.*

SITE INFO

123 Your Street, New Orleans, LA November 28, 2023

Description

Weather: • Partly cloudy

Approximate temperature: • 58°

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

Access to home provided by: • Seller's agent

Occupancy: • The home was occupied at the time of the inspection. • The owners were not at home during the inspection.

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

Approximate size of home: • 1700 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 1

Number of bedrooms: • 2

Number of bathrooms: • 2

END OF REPORT

Mold Information Fact Sheet

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

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

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

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

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

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

REFERENCE LIBRARY

123 Your Street, New Orleans, LA November 28, 2023

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

Click on any link to read about that system.