

INSPECTION REPORT



For the Property at:
ONE LOOPY COURT
COVINGTON, LA 70433

Prepared for: IDA WANTA and LIVE HERE
Inspection Date: Tuesday, November 22, 2016
Prepared by: Turk Schexnayder LHI Lic.10679



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

www.auduboninspections.com
turk@auduboninspections.com



February 24, 2021

Dear Ida Wanta and Live Here,

RE: Report No. 1589, v.3
One Loopy Court
Covington, LA
70433

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
www.auduboninspections.com
turk@auduboninspections.com

ROOFING

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Description

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

Sloped roofing material:

- Asphalt shingles



1. Asphalt shingles

- Clay ridge tiles.



2. Asphalt shingles

Limitations

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

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

Recommendations

RECOMMENDATIONS \ General

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

SLOPED ROOFING \ Asphalt shingles

2. Condition: • [Satellite TV dish attached to roof covering](#) These dishes, when attached directly to the roof, are a potential area for leakage or for damage during high winds. It is preferred to attach these to the exterior wall or fascia, or to a pole, where the possibility for damage is reduced.

Implication(s): Roof leak, damage to the structure and/or interior finishes and furnishings

Task: Remove if not in use. Improve location if possible. Monitor for leakage or damage.



3. Satellite TV dish

EXTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Description

General:

- Pool and equipment.

There was a pool inspector present during inspection. Refer to his report for more details about the pool and pool equipment.



4. Pool



5. Pool equipment.

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade • Above grade to subsurface drainage.

Lot slope: • Generally away from building.

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

Wall surfaces and trim: • Stucco

Driveway: • Concrete

Walkway: • Concrete

Exterior steps: • Tile

Patio: • Concrete

Fence: • Wood

Garage: • Attached 3 car garage.

EXTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Limitations

General: • The pool and pool equipment were not inspected. This is beyond the scope of a home inspection and a qualified pool person should be contacted for this service. • Subsurface drains and drain systems are not tested or evaluated. This is beyond the scope of a home inspection.

No or limited access to: • Areas behind shrubs/bushes/vegetation.

Recommendations

RECOMMENDATIONS \ General

3. Condition: • Stainless steel under counter doors were rusting.

Task: Clean or replace as needed.



6. Cabinet doors

ROOF DRAINAGE \ Gutters

4. Condition: • Loose or damaged

Gutters on rear wall were loose and hanging.

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

Task: Repair or replace

EXTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

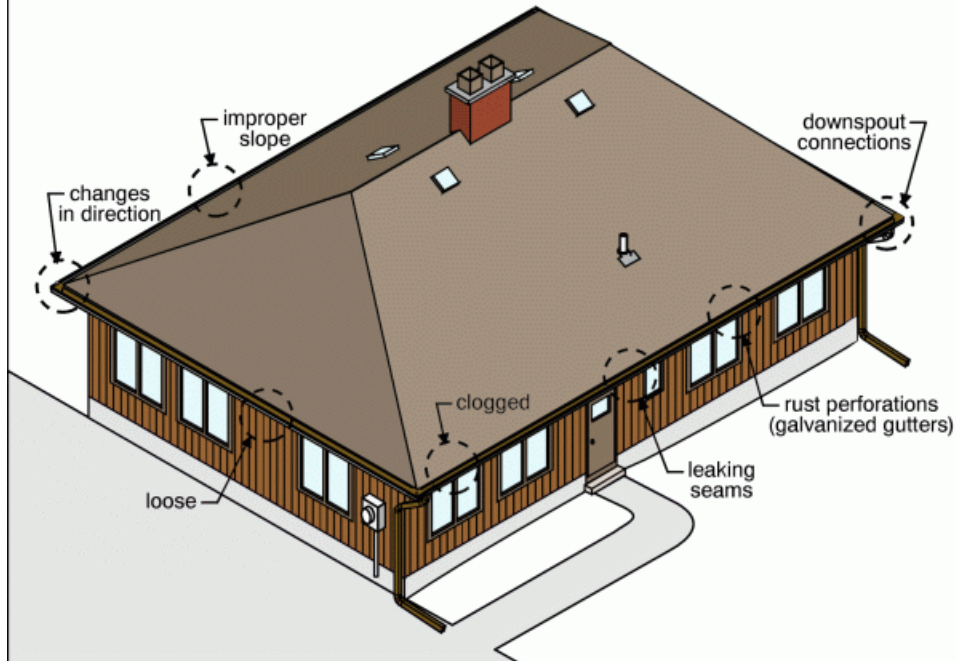
PLUMBING

INTERIOR

SITE INFO

APPENDIX

Gutters - common reasons for leakage



7. Loose or damaged

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

5. Condition: • Rusted weep screed.

Task: Repair by a qualified stucco installer.

EXTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



8. *Rust*

6. Condition: • Rust flecks in stucco. The likely cause of this type of random rust flecks is the source of sand. Most stucco is mixed on site with bulk sand. While the sand is washed and separated by aggregate size, however, it cannot be swept of all impurities. Iron deposits will rust when exposed to water, air and/or stucco cement.



9.

LANDSCAPING \ General notes

7. Condition: • Trees or shrubs too close to building

Tree branches overhang roof and may prevent proper drying which increases the chance for moisture damage. Branches can cause mechanical damage from scraping or falling. Branches can also provide an access point for pests. Trimming all trees near the home will decrease moisture and allow the structure and grounds to dry more effectively.

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Task: Trim trees near home.

EXTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

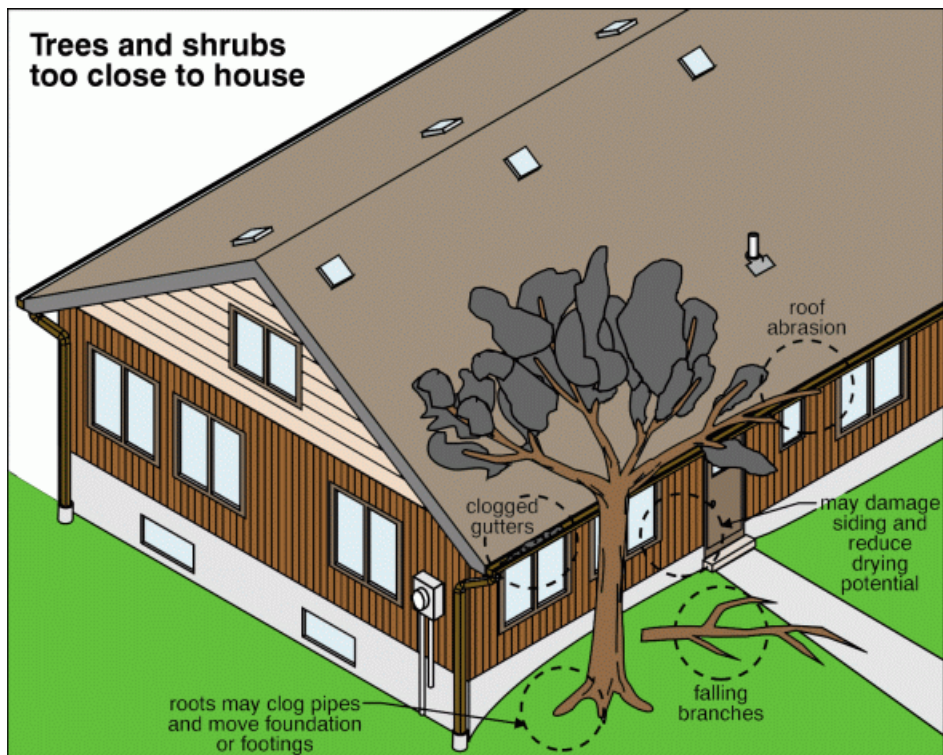
INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



10. Trees or shrubs too close to building



11. Trees or shrubs too close to building

EXTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



12. *Trees or shrubs too close to building*

STRUCTURE

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Description

Configuration: • Slab-on-grade

Foundation material: • Poured concrete

Floor construction: • Concrete

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing:

- Rrafters/roof joists
- LP TechShield radiant barrier OSB panels.



13. LP TechShield radiant barrier OSB panels.

Limitations

Inspection limited/prevented by: • 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: • No crawl space

Description

General: • This home has a generator installed. Inspecting generators is beyond the scope of a home inspection.



14. Generator

Service entrance cable and location:

- Underground - cable material not visible
- Rear exterior wall of garage.



15. Service entrance.

Service size: • Two 200 amp panels were installed in garage.



16. Electrical panels.



17. Electrical panels with cover removed.

Main disconnect/service box rating:

- 200 Amps
- Two separate 200 amp panels installed in garage.
- Combination panel (see below-Distribution panel rating)

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

System grounding material and type: • Copper - ground rods

Distribution panel type and location: • Breakers - garage

Distribution panel rating: • 200 Amps • Combination panel - There is no stand alone service box, but a combination panel that incorporates the main disconnect with the distribution panel. (Main shut-off with breakers in the same panel) This is an acceptable and common wiring method.

Auxiliary panel (subpanel) type and location:

- Breakers - exterior wall
- Near pool equipment.

Auxiliary panel (subpanel) rating: • 60 Amps

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

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

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

- GFCI - bathroom
- GFCI - exterior
- GFCI - garage
- GFCI - kitchen
- AFCI - panel
- GFCI Defined
- AFCI Defined

AFCIs are devices that help protect against fires by detecting arc faults, an electrical problem that occurs when

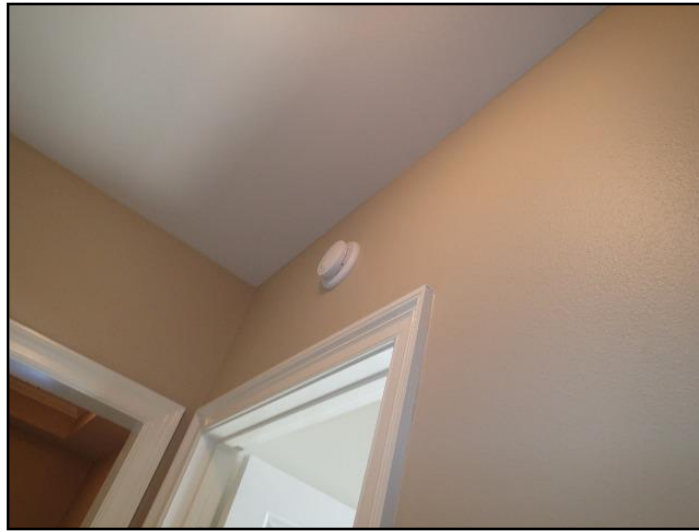
electricity moves from a conductor across an insulator to another conductor. Arc faults are common where electrical cords are damaged, or outlets are not properly installed.

GFCIs are designed to prevent electrical shock, AFCIs to prevent fires.

Since 2001, AFCIs have been required on circuits that serve outlets in bedrooms (new work).

Smoke alarms (detectors):

- Present



18. Smoke alarm

Limitations

General: • The fire alarm and/or security system (if installed) were not tested. This is beyond the scope of this inspection. This should be performed by a fire/alarm company only. • The smoke detectors were not tested during the inspection nor was the age determined. This is beyond the scope of a home inspection. • Generators and their connections (isolation, transfer, throw switches and/or panels) are not inspected. This is beyond the scope of a home inspection.

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

RECOMMENDATIONS \ General

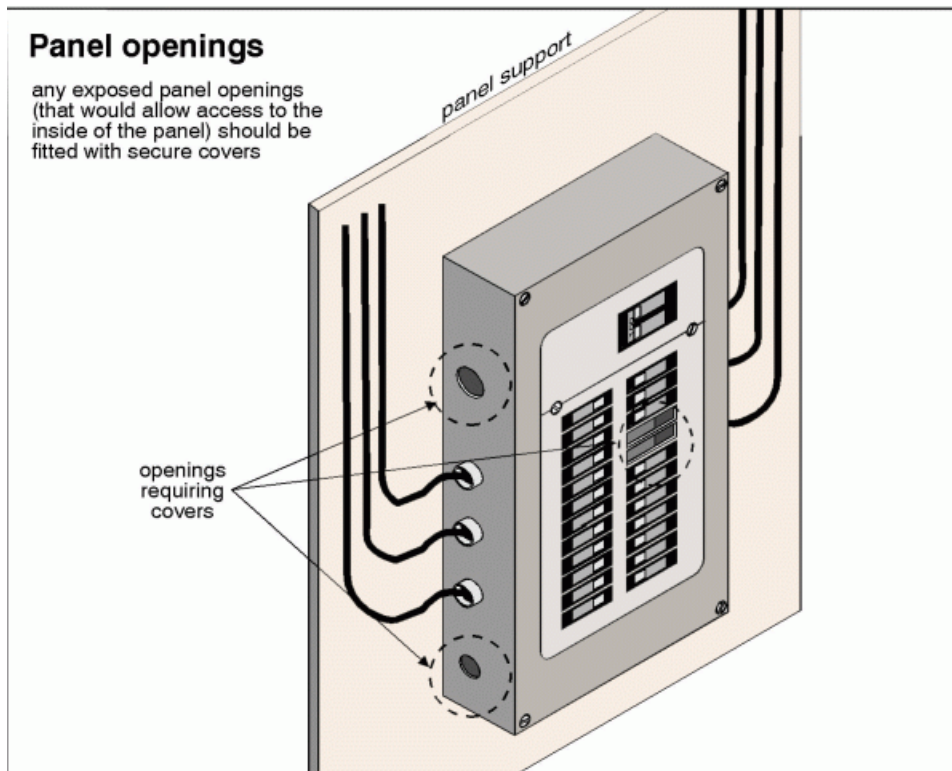
8. Condition: • All readily accessible outlets were tested for proper function, polarity and ground. All readily available switches tested for function. All tested OK, except where noted.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

9. Condition: • Openings in panel

Missing knock outs or gaps in sub panel near pool equipment. Replacement with the proper cover/insert is recommended.

Implication(s): Electric shock | Fire hazard



19. Missing knock out.

DISTRIBUTION SYSTEM \ Lights

10. Condition: • Ceiling fan wobbled when on.

Task: Improve

ELECTRICAL

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



20. *Ceiling fan*

HEATING

One Loopy Court, Covington, LA November 22, 2016

- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- APPENDIX

Description

System type: • Furnace
Fuel/energy source: • Gas
Furnace manufacturer:
• Goodman
Model number: GMV81155CXA Serial number: 0409779981

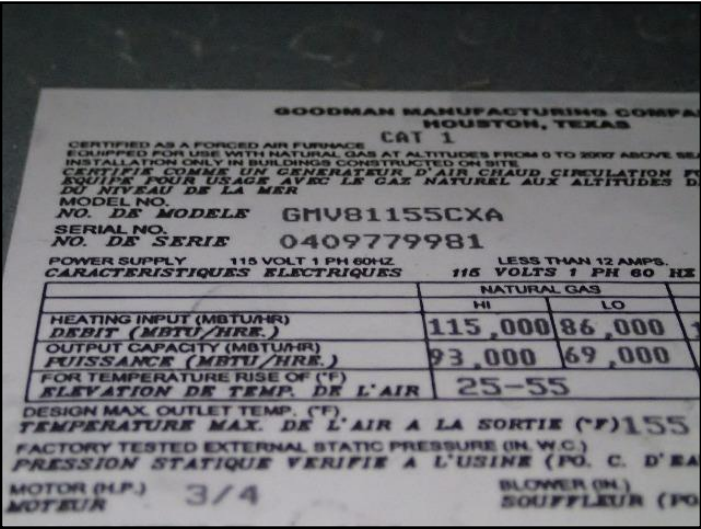


21. Goodman

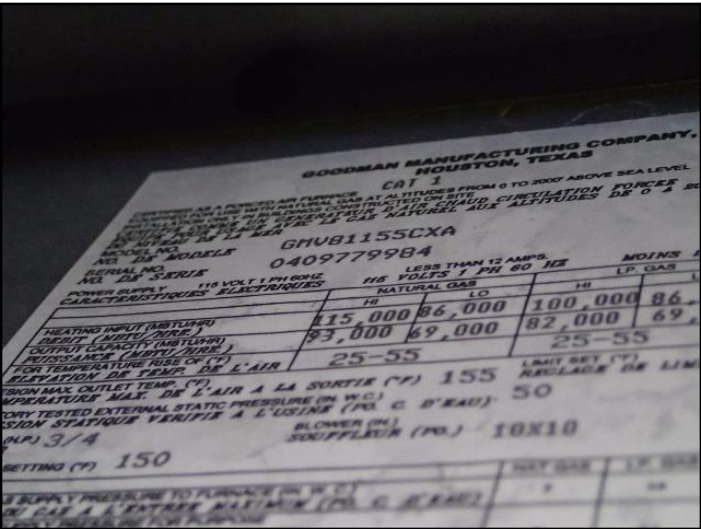
• Goodman
Model number: GMV81155CXA Serial number: 0409779984



23. Goodman



22. Goodman



24. Goodman

Heat distribution: • Ducts and registers
Approximate capacity: • 115,000 BTU/hr - Both units.

HEATING

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Approximate age:

- 12 years

Both units manufactured in September 2004.

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

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

Fireplace/stove:

- Gas fireplace



25. Gas fireplace

- Gas logs
- Factory-built

Chimney/vent: • Metal

Chimney liner: • Not visible

Limitations

General: • Tested heater for normal function only. • HVAC Technician was on site to inspect and test units. Refer to his report for more detailed information regarding this system.

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.

HEATING

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Recommendations

RECOMMENDATIONS \ General

11. 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.

COOLING & HEAT PUMP

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

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.

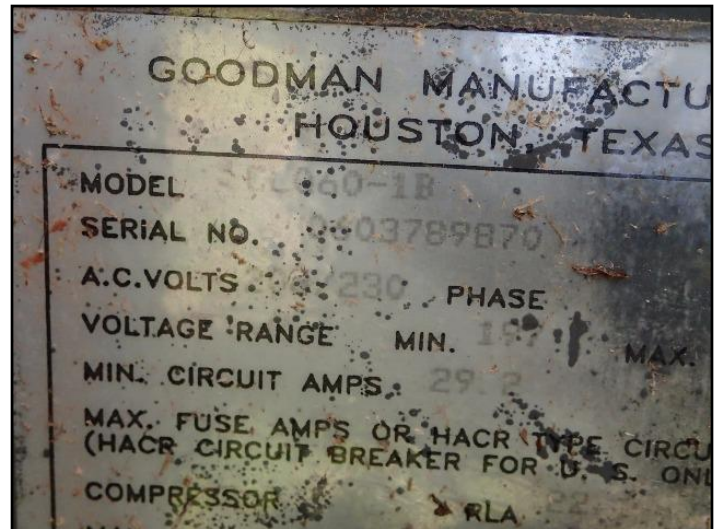
Manufacturer:

- Goodman

Model number: CL060-1B Serial number: 0603789870



26. Goodman



27. Goodman

- Goodman
- Data plate not legible.



28. Goodman



29. Goodman

COOLING & HEAT PUMP

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Cooling capacity:

- 60,000 BTU/hr

Both units

Compressor approximate age:

- 10 years

Manufactured in March 2006 according to the data plate that was visible

Typical life expectancy: • 10 to 15 years

Limitations

General: • HVAC Technician was on site to inspect and test units.

Refer to his report for more detailed information regarding this system.

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

Recommendations

RECOMMENDATIONS \ General

12. Condition: • Condition: Service Air Conditioning system to establish a baseline and schedule annual maintenance by licensed

HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life.

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

Evaluation should be conducted prior to purchase.

AIR CONDITIONING \ Condensate system

13. Condition: • Switch in condensate drain line. The condensate drain line has a float switch which turns off the cooling system if the drain line backs up with water. This may prevent water damage from overflow if the drain line gets clogged.

If the cooling system does not come on, check this first. Ask your HVAC technician about this.

Location: Both units.



30. Float switch

COOLING & HEAT PUMP

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

AIR CONDITIONING \ Ducts, registers and grilles

14. Condition: • Change filters

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

INSULATION AND VENTILATION

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Description

Attic/roof insulation material:

- Glass fiber



31. Glass fiber

- Batts



32. Glass fiber

Attic/roof insulation amount/value: • Appears to be approximately R-30

Attic/roof air/vapor barrier: • Not visible

Attic/roof ventilation:

- Soffit vent
- Static Roof vent



33. Roof vent

- Baffles installed at rafter openings.

INSULATION AND VENTILATION

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



34. Baffles installed at rafter openings.

Wall insulation material: • Not determined • Not visible

Wall insulation amount/value: • Not determined

Limitations

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

PLUMBING

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

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:

- Left side of house below hose bib.



35. *Left side of house below hose bib.*

Water flow and pressure: • Functional

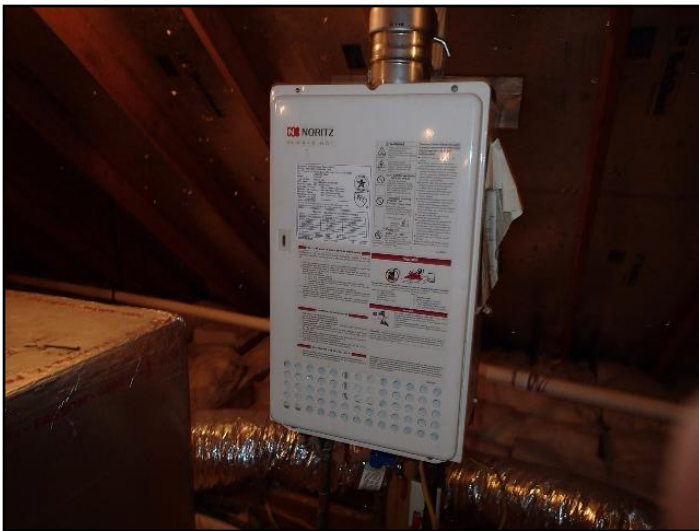
Water heater type: • Tankless/Indirect

Water heater fuel/energy source: • Gas

Water heater manufacturer:

- Noritz

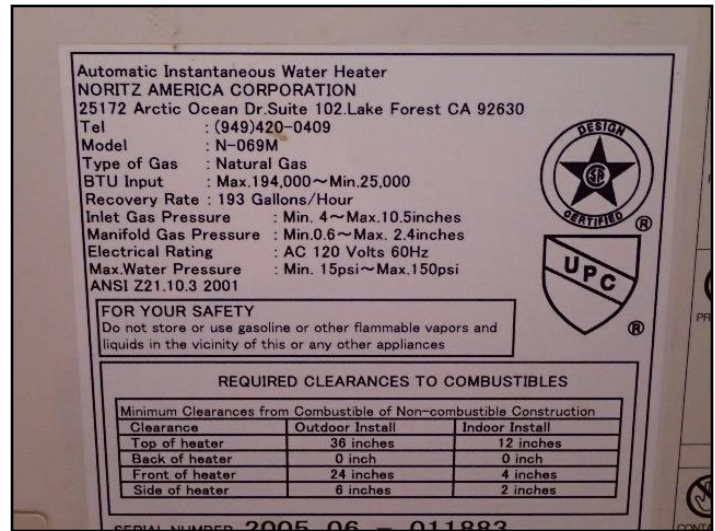
Model number: N-069M *Serial number:* 2005.06-011883



36. Noritz

- Noritz

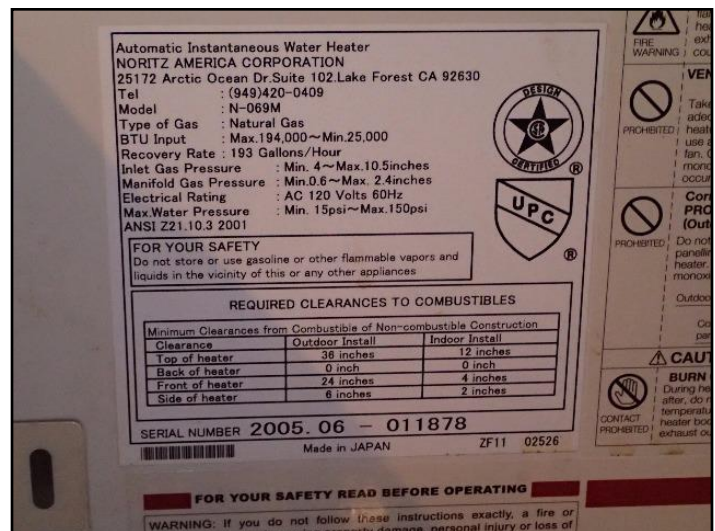
Model number: N-069M Serial number: 2005.06-011878



37. Noritz



38. Noritz



39. Noritz

Water heater tank capacity:

- Recovery Rating:
193 Gallons/Hour - Both units.

Water heater approximate age:

- 11 years
Both units manufactured June 2005.

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

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic

Gas piping:

- Steel
- Location of gas meter and main gas supply shut-off device.
Left side of house.
- CSST (Corrugated Stainless Steel Tubing)
Gas manifold and regulator located in attic.



40. CSST (Corrugated Stainless Steel Tubing)

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 • Garden sprinkler or irrigation systems. • Water supply for ice maker.

Recommendations

RECOMMENDATIONS \ General

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

SUPPLY PLUMBING \ Water supply piping in building

16. Condition: • Water supply line was exposed at edge of slab. Providing insulation or similar material may prevent freezing in colder temperatures.

PLUMBING

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



41. Exposed supply line

GAS SUPPLY \ Gas piping

17. Condition: • Missing shut off valve

Missing shut-off valve at generator.

Implication(s): Difficult to service

Task: Install shut-off valve.

Time: Prior to closing



42. Missing shut off valve

WASTE PLUMBING \ Venting system

18. Condition: • Island Loop Vent

PLUMBING

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

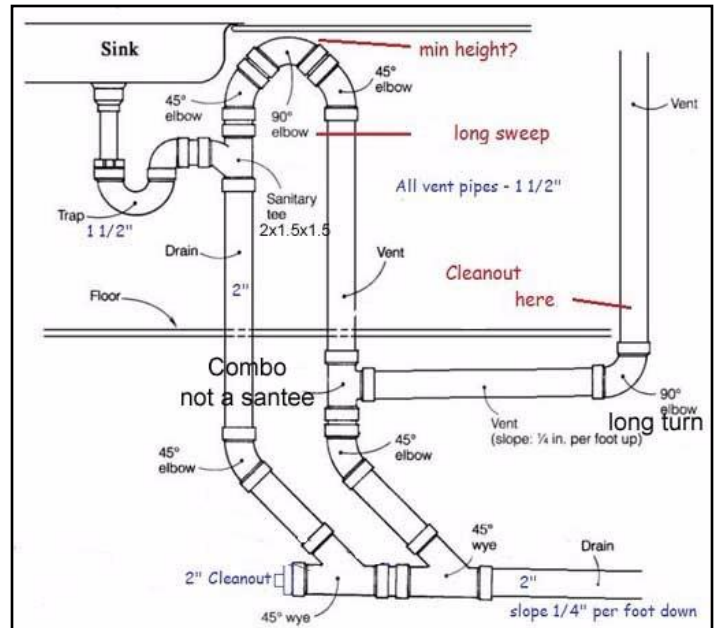
INTERIOR

SITE INFO

APPENDIX



43. Island Loop Vent



44. Island Loop Vent Diagram

FIXTURES AND FAUCETS \ Faucet

19. Condition: • Drip, leak

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

Task: Repair



45. Drip, leak

20. Condition: • Aerator - obstructed

Obstructed aerator or limescale build-up.

Implication(s): Reduced water pressure and volume

Task: Clean shower head.

PLUMBING

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Time: General maintenance item



46. Obstructed aerator

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

21. Condition: • Whirlpool bath was tested and functioned normally on the day of inspection. However, the water had a shade of green to it when filled.



47. Whirlpool bath

FIXTURES AND FAUCETS \ Toilet

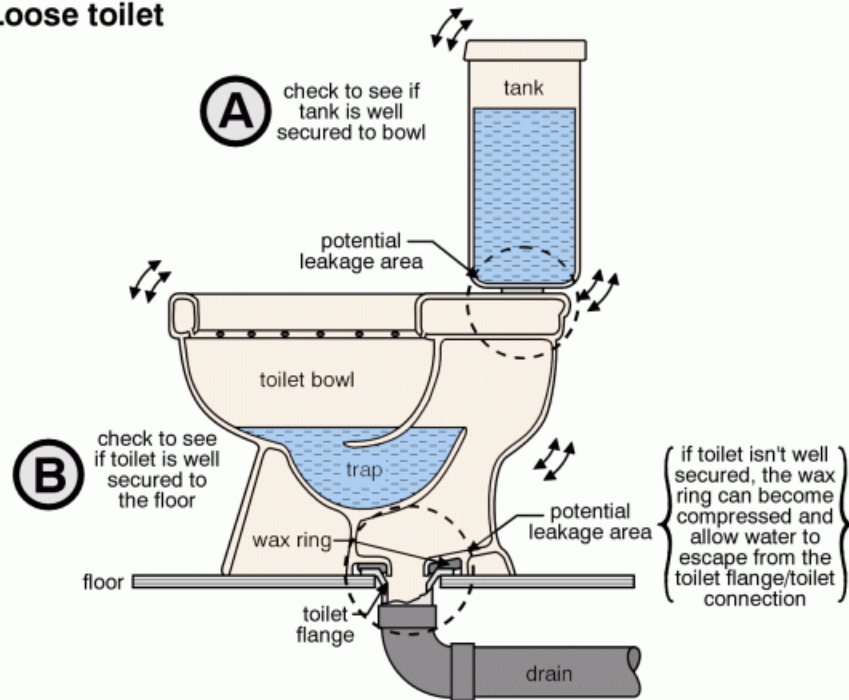
22. Condition: • Loose

Toilet near den was loose. This can result in leakage at the base of the toilet and possible damage to floor over the long term. Care should be taken not to over tighten, as this can crack or damage the porcelain.

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

Task: Secure

Loose toilet



48. Loose

Description

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

Major floor finishes: • Carpet • Tile • Terrazzo

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Vinyl • Transom

Glazing: • Single • Double

Exterior doors - type/material: • Sliding glass • Wood • Metal • Metal-clad

Doors: • Inspected

Oven fuel: • Electricity • 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 • Dishwasher • Refrigerator • Waste Disposal • Microwave Oven • Range Hood • Doorbell • Ice Maker • Mini Fridge

Laundry facilities:

• Washer and dryer



49. Washer and dryer

- Washer and dryer tested for normal function.
- Hot/cold water supply
- Waste standpipe
- Laundry tub

Counters and cabinets: • Inspected

Limitations

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

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

Appliances: • Unable to see behind washer and/or dryer. Water source, plumbing stack, power source (110 or 220), gas, and venting were not visible or determined.

Recommendations

WINDOWS \ General notes

23. Condition: • For new or recent installations determine if any manufacturer's or contractor's warranties, guarantees exist and their provisions. If they are transferable to the new owner determine notification deadlines and costs (if any) for transfer. Task: Determine and secure, if possible, prior to or at closing.

WINDOWS \ Glass (glazing)

24. Condition: • Broken

Exterior window of master bedroom was broken.

Implication(s): Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

Task: Replace broken window



50. Broken

25. Condition: • Lost seal on double or triple glazing

Possible lost seal on double paned window.

Double or triple glazed windows are typically sealed with dry air or gas between the panes. These windows may lose their seal, resulting in intermittent or permanent condensation or clouding between the panes of glass. Lost seals are not particularly serious from an energy efficiency standpoint. The window will still perform reasonably well. However, visibility is often reduced, and the glass may look cloudy, even if there's no condensation present at the moment. Once the seal is

gone, condensation will appear and disappear between the panes. This, however, leaves the interior surfaces of the glazing dirty, and the cloudy appearance develops.

The corrective action for these problems is replacement of the glass. Since this is usually considered a condominium association common element, refer to condo documents for responsible party and a course of action to be taken.

Implication(s): Shortened life expectancy of material

Location: Several other windows with possible lost seal exist, but only two are pictured.

Task: Repair or replace



51. Lost seal on double or triple glazing



52. Lost seal on double or triple glazing

26. Condition: • [Glass may be strengthened by tempering. Fully tempered glass is made three to five time stronger than](#) ordinary glass by heating it and then cooling it very quickly. Tempered glass is also safer than ordinary glass because it breaks into small rectangular pieces, less likely to cut people. Tempered glass is used in sliding doors, bathtub and shower doors and skylights, for example.

When glass is less 18 inches from a walking surface or located within reach while in a bathtub, tempered glass should be installed. Tempered glass was designed to reduce injury when a person has accidental contact with glass.

Tempered glass is required to be permanently identified by the manufacturer. Identification can be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed.

Task: Install tempered glass where needed.

INTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

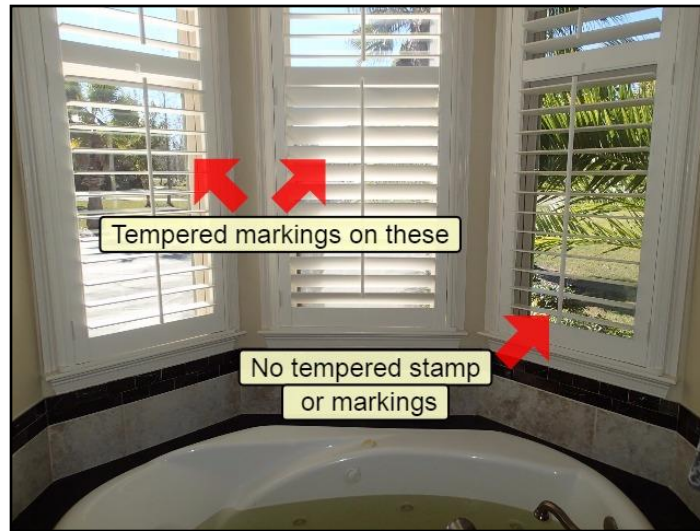
INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



53. Windows

WINDOWS \ Hardware

27. Condition: • Broken

Window sash channel balance was broken or inoperable. Unable to open some windows.

Implication(s): System inoperative or difficult to operate

Task: Repair or replace



54. Garage



55. Master bedroom

INTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

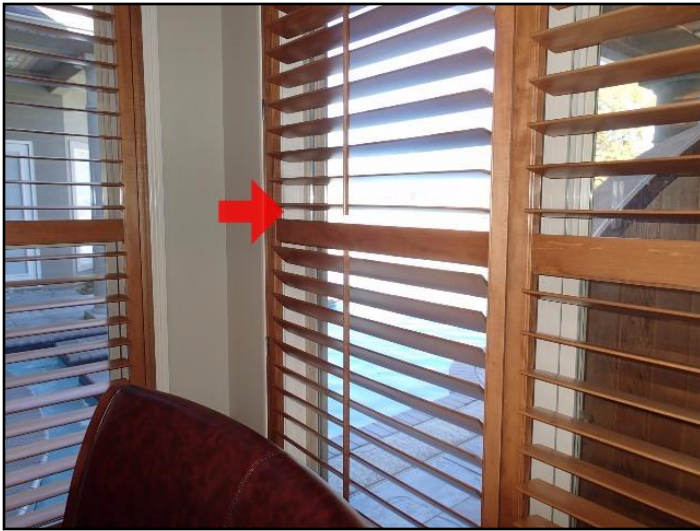
INSULATION

PLUMBING

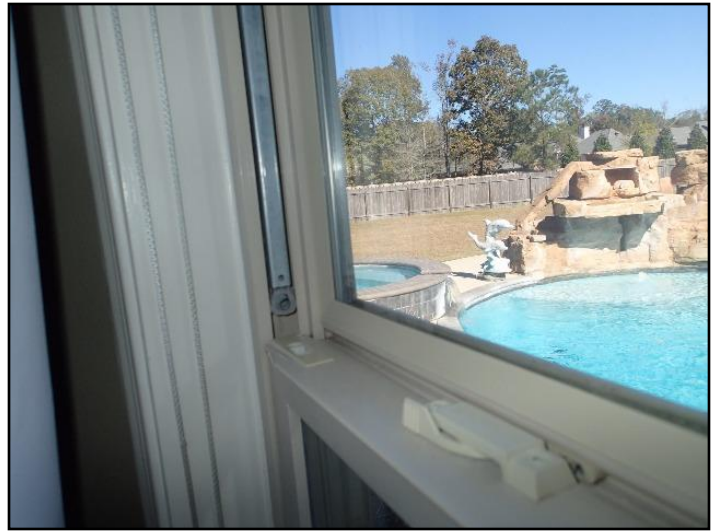
INTERIOR

SITE INFO

APPENDIX



56. Breakfast area



57. Master bedroom



58. Garage windwos

DOORS \ Hardware

28. Condition: • Latch on pocket door was broken in master bathroom.

Task: Replace broken latch

INTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

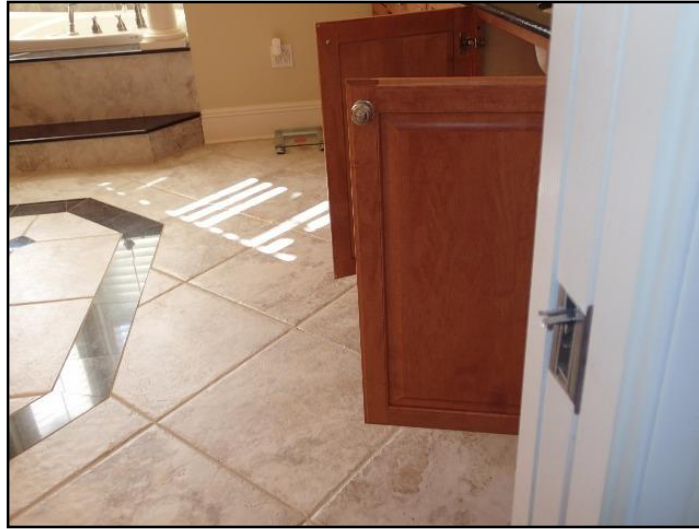
INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



59. Latch

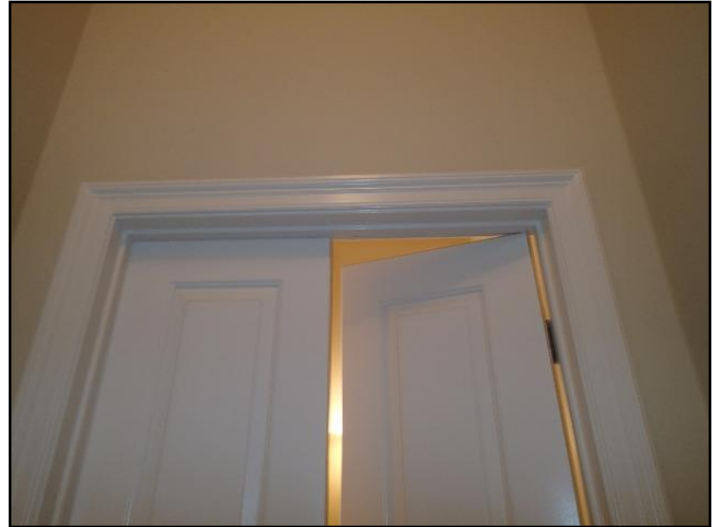
29. Condition: • Ball catch hardware was either too stiff or not stiff enough. Adjust spring tension on ball catch hardware.

Task: Adjust

Time: General maintenance item.



60. Closet



61. Door into master suite

INTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



62. Master closet

EXHAUST FANS \ Duct

30. Condition: • Vented to exterior



63. Vented to exterior

APPLIANCES \ Oven

31. Condition: • Lights inoperative

Oven light on convection oven did not work when tested. It may be a burnt bulb. Replace bulb to test.

Implication(s): Reduced operability

APPLIANCES \ Central vacuum

32. Condition: • Inoperative

Air Vac central vacuum system did not work when tested. Model #AV4500 Serial #C061639

Implication(s): Equipment inoperative

Task: Replace

INTERIOR

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX



64. Inoperative



65. Air Vac data plate

SITE INFO

One Loopy Court, Covington, LA November 22, 2016

Report No. 1589, v.3

www.auduboninspections.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

APPENDIX

Description

Weather: • Sunny • Clear • There has been no rain in last 3 days.

Approximate temperature: • 66°

Attendees: • Buyer • Seller's Agent • Termite Inspector • Video Plumbing Inspector • HVAC technician.

Access to home provided by: • Seller's agent

Occupancy: • The home was furnished during the inspection.

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

Approximate age of home: • Approximately 10 years

Approximate size of home: • 6000 ft.²

Building type: • Custom Built Home

Number of dwelling units: • Single-family

Number of stories: • 1

Number of bedrooms: • 5

Number of bathrooms: • 5

Garage, carport and outbuildings: • Attached three-car garage

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