

# INSPECTION REPORT



For the Property at:  
**123 YOUR STREET**  
NEW ORLEANS, LA

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Prepared for: SAMPLE REPORT  
Inspection Date: Tuesday, April 25, 2023  
Prepared by: Turk Schexnayder LHI Lic.10679



*Turk Schexnayder*

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



February 26, 2024

Dear Sample Report,

RE: Report No. 2508, v.4  
123 Your Street  
New Orleans, LA

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

February 26, 2024

Client: Sample Report

Report No. 2508, v.4

For inspection at:

123 Your Street

New Orleans, LA

on: Tuesday, April 25, 2023

Single Family Home up to 2000 square feet	\$400.00
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Raised Foundation Systems	\$75.00
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State of Louisiana Board of Home Inspectors required filing fee will be included in all inspections.	\$5.00
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Amount Paid	(\$325.00)
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Total	<u>\$155.00</u>
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PAID IN FULL - THANK YOU!

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

## 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.

### Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

## Limitations

**Inspection limited/prevented by:** • 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. • Drip edge flashing not visible behind gutters.

**Inspection performed:** • By walking on roof • From the ground • From the attic to view the underside of roof and roof decking where accessible.



## Recommendations

### RECOMMENDATIONS \ Overview

**1. Condition:** • Consider a more detailed evaluation of the roof system by a qualified roofer. This should include recommendations and cost estimates.

All deficiencies may not be mentioned or pictured. The following items were noted to support my opinion for further evaluation. The roof appears to be approximately 15-20 years old with fungal staining on north side and loose granules on south side. Torn shingles, raised fasteners, satellite dish on roof and no visible flashing at gable wall and roof with no spacing of siding over roof. Turbine installed at improper angle. Raised areas noted at rafter at addition and curling noted toward front. Staining on roof decking and ceilings also noted. In my opinion, based on the age, and condition of the roof, replacement is recommended over repairs.

**Task:** Further evaluation

**Time:** Prior to purchase



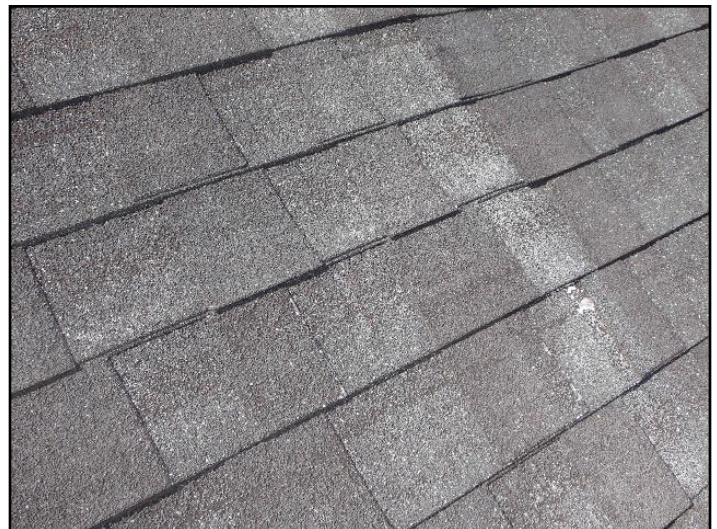
2. Raised area at ridge



3. Satellite dish



4. Loose granules in gutter



5. Missing granules and cupping



# ROOFING

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6. Installed at incorrect angle



7. No flashing at side wall and granule loss



8. Granule loss



9. Loose ridge tile



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10. No visible flashing and no spacing



11. Curling



12. Patches/Prior repairs



13. Staining on roof decking

## 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.

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## Description

### General:

- Exterior shed



14. Exterior shed

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Towards building](#) • Generally away from building.

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

Wall surfaces and trim: • Fiber cement lap boards

Driveway: • Concrete

Walkway: • Concrete

Deck: • Wood rails and posts.

Porch: • Wood rails and wood posts • Wood flooring • Concrete flooring

Exterior steps: • Concrete • Wood • Wood rails.

Fence: • Chain link

## Limitations

### General:

- Exterior shed was not included in the overall inspection.
- Shed was locked at time of inspection.



ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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## Recommendations

### RECOMMENDATIONS \ General

**3. Condition:** • Peeling paint, or stain needed on exterior exterior wood surfaces. Including, but not limited to, windows, trim, shutters, soffit, fascia, and weather boards.

Peeling paint noted on rear door frame.

**Task:** Paint as needed.



**15.** *Peeling paint, or stain needed on exterior...*

**4. Condition:** • The front porch appears to be sinking on right side. Cracked concrete over wood frame on front porch. Ledger board below porch was not properly secured to house. It appears concrete was poured over a wooden porch. The concrete over the wood has cracked with some concrete removed. Peeling paint was also noted.

**Task:** Include in evaluation with structural repairs.



**16.** *Sinking or low spot.*



**17.** *Cracked concrete over wood frame*

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18. Cracked concrete over wood frame



19. Ledger board not properly secured to home

## ROOF DRAINAGE \ Gutters

### 5. Condition: • [Improper slope, ponding](#)

Low spot in gutter on right side may hold water.

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

**Task:** Adjust gutters for proper slope.



20. Improper slope, ponding

## ROOF DRAINAGE \ Downspouts

### 6. Condition: • [Damage](#)

Damaged diverter at end of downspout on left corner.

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

**Task:** Replace diverter



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21. Damage

## WALLS \ General notes

**7. Condition:** • Open seams in siding

All openings may not be pictured.

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

**Task:** Seal openings where needed.

**Time:** General maintenance item



22. Opening/damaged siding



23. Open seams in siding

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24. Open seams in siding



25. Loose siding on front wall

## DOORS \ General notes

8. **Condition:** • Broken glass on rear storm door.

**Task:** Replace as needed.



26. Broken glass



27. Broken glass

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

9. **Condition:** • Damaged steps.

Damage noted to lower step. Steps were installed directly on the ground.

**Implication(s):** Trip / Fall hazard

**Task:** Repair / Improve



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28. Damaged steps.

## LANDSCAPING \ General notes

**10. Condition:** • Shrubs/plants too close to building may prevent proper drying. This increases the chance for moisture damage. Branches can also damage siding and provide an access point for pests. Trimming shrubs/plants around the building will decrease moisture and allow the structure and grounds to dry more effectively.

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

**Task:** Trim shrubs/plants from building.

## LANDSCAPING \ Fence

**11. Condition:** • Gate damaged

Bottom corner of gate was missing.

**Implication(s):** Reduced operability

**Task:** Repair or replace as needed.



29. Gate damaged

## Description

**Foundation Type:** • Brick piers, wood beam and joists. • Masonry block pier, wood beam and joists.

**Foundation material:** • Masonry block piers • [Brick](#)

**Floor material / construction:** • [Joists](#) • Wood beams • Subfloor - plank • Subfloor - plywood

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Rafters/ceiling joists • Collar ties • Wood knee wall.

## Limitations

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

**Inspection limited/prevented by:** • Attic framing. • Lack of attic flooring. • Attic flooring limited inspection of joist below. • Furnace and ducts. • Insulation covering ceiling joists.

**Attic/roof space:**

- Entered but access was limited

Safe attic access stopped just past the furnace. No flooring, insulation covering joists and attic framing prevented further safe access.



**30.** Entered but access was limited

- Inspected and accessed attic by pull down stairway.

**Crawlspace:**

- Inspected from edge of crawl space at openings.
- Low height clearance and debris limited access.





31. Low height clearance and debris limited...

- Plumbing prevented access to certain areas.
- 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.

## Recommendations

### RECOMMENDATIONS \ Overview

**12. Condition:** • Further evaluation and correction by a contractor familiar with structural repairs to correct any deficiencies.

The following items were noted that bring the structural integrity and quality of repairs into question. All deficiencies or items of interest may not be listed or pictured. Descriptions are noted below the photos. Evaluation should include a scope of work and price quotes.

Damaged piers noted; Leaning pier with poor support or poor bearing; Crack in CMU block pier; Ledger board for porch not connected properly; Front sill appeared twisted and had poor bearing; Poor bearing below joint on center beam; Missing pier & leaning pier with poor support; No bearing on pier below right side door; Leaning pier below bounce beam; Missing mortar on brick infill below front wall was also noted.

**Task:** Further evaluation is recommended. Evaluation should include a scope of work and cost estimates.

**Time:** Prior to purchase



32. Missing mortar



33. Damaged pier



34. Leaning pier with poor support



35. Crack in CMU block pier





36. Ledger board not connected properly



37. Twisted with poor bearing



38. Poor bearing



39. Poor bearing below joint

# STRUCTURE

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40. Missing pier & leaning pier with poor support



41. Missing pier close up



42. No bearing below door



43. Leaning pier



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**44.** *Leaning pier below bounce beam*

## Description

### Service entrance cable and location:

- [Overhead - cable type not determined](#)

Rear exterior wall.



45. Overhead - cable type not determined

**Nominal Service size:** • 125 Amps (120/240 Volts)

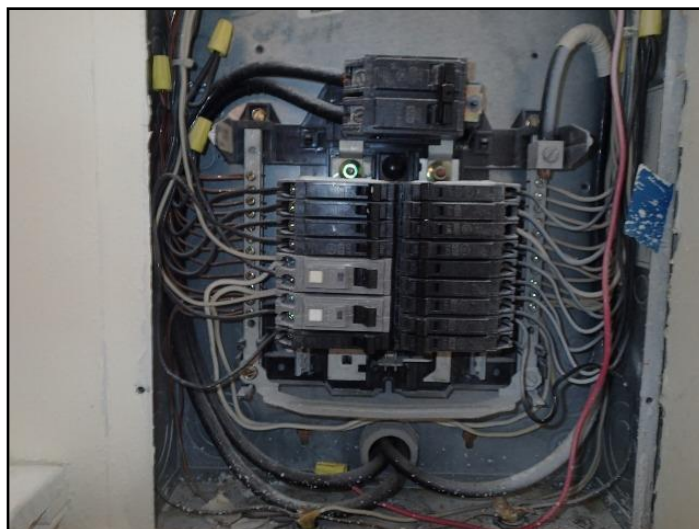
**Main disconnect/service box rating:** • [125 Amps](#)

**Main disconnect/service box type and location:** • Breakers - Laundry room.

**System grounding material and type:** • [Copper - ground rods](#)

**Distribution panel type and location:**

- Breakers laundry room



46. Breakers laundry room



**Distribution panel rating:** • [125 Amps](#)

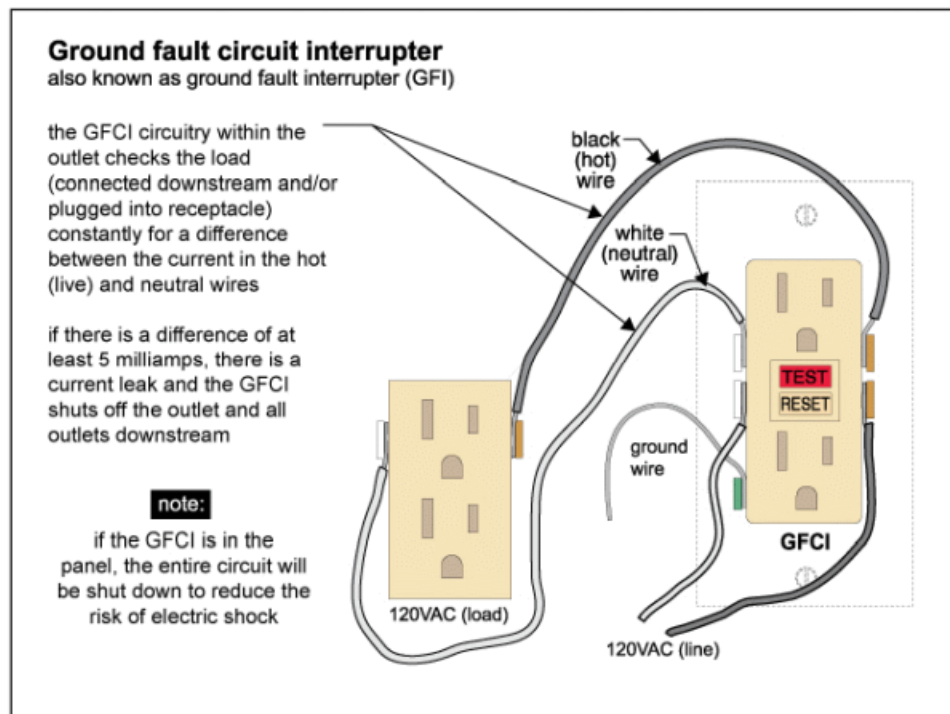
**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - upgraded](#)

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

- [GFCI - bathroom](#)
- [GFCI - exterior](#)
- [GFCI - kitchen](#)
- [AFCI - panel](#)
- 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)



- 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](#)



47. Present



48. Present

**Carbon monoxide (CO) alarms (detectors):**

- Present

Carbon monoxide detector plugged into outlet in breakfast room area.



49. Present

**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





50. Not labeled.

## Recommendations

### **RECOMMENDATIONS \ General**

**13. 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 \ Service box**

**14. Condition:** • [Unprotected openings](#)

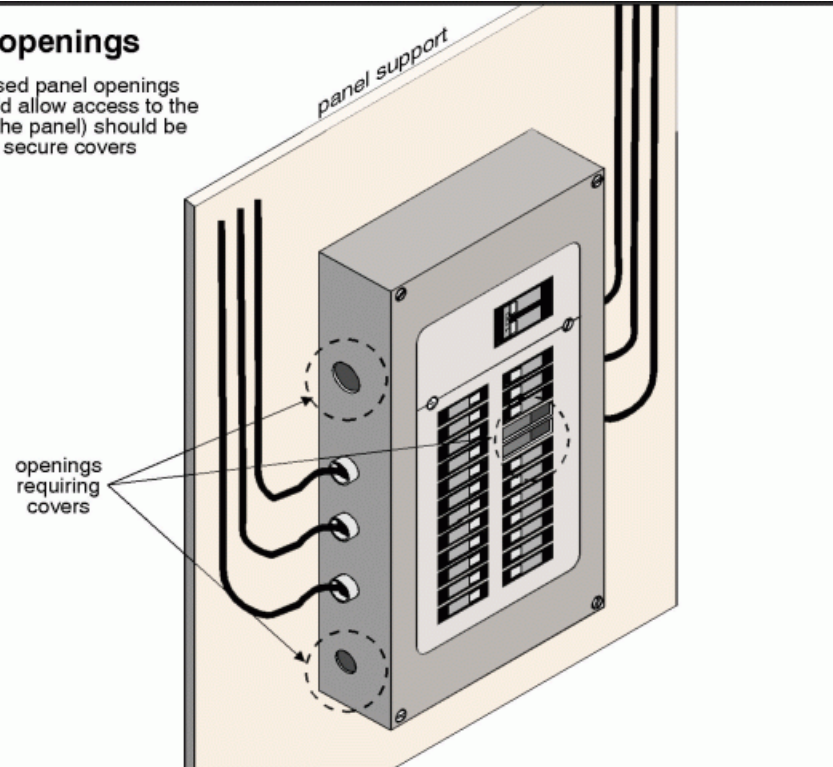
Extra knock outs were missing or removed. Unprotected openings in panel should be covered with the appropriate inserts.

**Implication(s):** Electric shock

**Task:** Repair / Correct

**Panel openings**

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



51. Open knock-outs

**DISTRIBUTION SYSTEM \ Junction boxes****15. Condition:** • [Cover loose or missing](#)

Cover loose or missing on junction boxes and switches in attic and/or crawl space. Electrical connections should be in closed junction boxes. All open junction box locations or switches may not be pictured.

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

**Task:** Correct / Repair





52. Missing covers



53. Loose cover



54. No junction box on connection

## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**16. Condition:** • Weather proof covers on exterior outlets were damaged or missing.

**Task:** Improve



55. Weather proof covers missing

## **DISTRIBUTION SYSTEM \ Lights**

### **17. Condition:** • Ceiling fan problems

Chain for ceiling fan in rear bedroom was wrapped around light and not pulled to test ceiling fan. This is an observation only.

**Implication(s):** Reduced comfort

**Location:** Bedroom



56. Ceiling fan problems

## **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

### **18. Condition:** • [Reminder to replace units when necessary](#)

**19. 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.

Bedrooms had empty smoke alarm brackets in place. These should be replaced.

**Task:** Replace alarms where needed.



57. Empty bracket



58. Empty bracket

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

**20. Condition:** • Present



Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Nordyne

Model number: GL1BA054C-12A    Serial number: GLD060706260



59. Nordyne



60. Nordyne

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

Approximate capacity: • [55,000 BTU/hr](#)

Approximate age:

• [17 years](#)

Manufactured July 2006.

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

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

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.

# HEATING

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## Recommendations

### **RECOMMENDATIONS \ General**

**21. 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.

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## 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.

- Window unit/s

Front bedroom.



61. Window unit

### Manufacturer:

• Nordyne - Sister or similar Brands Include: AirBloc | AMBIRAD | Benson | Broan | Frigidaire | Gibson | Intertherm | Kelvinator | Manmouth | Maytag | Miller | Nordyne | Nutone | Philco | Reznor | Tappan | Ventrol | Westinghouse  
 Model number: JS5BD-036K Serial number: JSA060703046



# COOLING & HEAT PUMP

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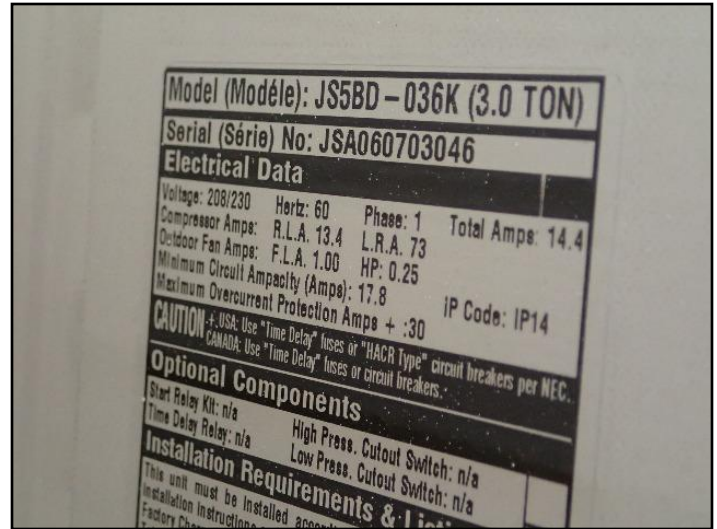
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62. Nordyne - Sister Brands Gibson



63. Nordyne - Sister or similar Brands Include...

**Cooling capacity:** • [36,000 BTU/hr](#) • 3 Tons

**Compressor approximate age:**

• 17 years

Manufactured July 2006.

**Typical life expectancy:** • 10 to 15 years

## Limitations

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

**Inspection limited/prevented by:** • 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 performed 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

**Window unit:** • Window units are not normally included in the scope of a home inspection as they are considered movable property. Unit(s) were not tested.

## Recommendations

### RECOMMENDATIONS \ General

**22. 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.

**Time:** Prior to purchase

## **AIR CONDITIONING \ Condensate system**

**23. 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



**64.** *Float switch in pan.*

**24. 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.

**Task:** Observation only



**65.** *Switch in condensate drain line.*

## AIR CONDITIONING \ Condensate drain line

**25. Condition:** • Discharge point not visible

Drain line was buried in insulation and discharge point was not visible in attic or on exterior.

**Implication(s):** Equipment not operating properly

**Task:** Further evaluation is recommended.



66. Discharge point not visible

## AIR CONDITIONING \ Ducts, registers and grilles

**26. Condition:** • Change filters monthly

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.



## Description

### Attic/roof insulation material:

- Glass fiber - Loose/Blown-in



67. Glass fiber - Loose/Blown-in



68. Glass fiber - Loose/Blown-in

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

**Attic/roof air/vapor barrier/retarder:** • Not determined • [Not visible](#)

**Attic/roof ventilation:** • Turbine vent

**Wall insulation material:** • Not determined • Not visible

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

### 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 • Attic flooring prevented access to areas below. • Furnace and ducts limited access. • Low height clearance areas in attic limited access. • Insulation covering ceiling joists in attic

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

# INSULATION AND VENTILATION

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

**Roof ventilation system performance:** • Not evaluated

**Mechanical ventilation effectiveness:** • Not verified

## Recommendations

### ATTIC/ROOF \ Pull-down stairs/ladder

**27. Condition:** • Adding felt pads or similar to the bottom of attic stairs may prevent damage to the floors they rest upon.

**28. Condition:** • Not properly trimmed to height. Attic stair lower section did not sit flush to upper section which can cause stress on hinges causing failure. For safety stairs should be trimmed to proper height.



69. Not cut to proper height

## 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.



70. Right side of house below hose bib.

**Water flow and pressure:** • [Functional](#)

**Water heater type:** • [Conventional](#)

**Water heater location:** • Laundry area

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

**Water heater manufacturer:**

- Unknown.

Wrapped in an insulating blanket.



# PLUMBING

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71. Unknown.

**Water heater tank capacity:** • Not determined

**Water heater approximate age:** • Not determined

**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](#) • [Cast iron](#)

**Gas meter location:**

- Exterior right side



72. Exterior right side

- Near front

**Gas piping material:** • Steel

**Main gas shut off valve location:** • Gas meter

## Limitations

### Inspection limited/prevented by:

- Water heater wrapped in insulating blanket restricting full visual inspection. Brand, size, and age were not determined.

**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

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

**30. Condition:** • Consider a complete evaluation of the system by a licensed professional plumber. It is recommended that a licensed, professional plumber be engaged to verify and quantify the total of these issues, as well as a more detailed evaluation of the entire system. This should include recommendations and cost estimates.

Wet area at connection of plastic waste line into what appears to be terra cotta. Rust and splits in cast iron waste lines also noted.

**Task:** Further evaluation

**Time:** Prior to purchase



73. Wet area at connection



74. Rust and split in pipe



75. Rust at connection and possible split

## GAS SUPPLY \ Gas piping

**31. Condition:** • Possible wrong shut off valve for gas supply. It was not verified whether this valve was designed for gas or water.

**Task:** Verify or replace while conducting other repairs.



76. Possible wrong type of shut off valve

## WATER HEATER \ Combustible clearance

**32. Condition:** • [Inadequate](#)

Foam insulation on water line located near gas vent hood.

**Implication(s):** Fire hazard

**Task:** Remove insulation from vent hood area.





77. Inadequate clearance

## WASTE PLUMBING \ Drain piping - installation

### 33. Condition: • [Poor support](#)

Poor support on waste lines in crawl space. Clean out was lower than drain. Only two areas are pictured as examples.

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

**Task:** Repair by a licensed plumber



78. Poor support



79. Poor support

## FIXTURES AND FAUCETS \ Bathtub

### 34. Condition: • [Surface defects](#)

**Implication(s):** Physical injury

**Task:** Repair



80. Surface defects

**35. Condition:** • Drain stop missing

**Implication(s):** Reduced operability

**Task:** Repair by a licensed plumber



81. Drain stop missing

## **FIXTURES AND FAUCETS \ Bathtub enclosure**

**36. Condition:** • [Caulking loose, missing or deteriorated](#)

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

**Task:** Repair / Improve

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82. *Caulking loose*



ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	SITE INFO
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## 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 • [Laminate](#)

**Major wall finishes:** • Drywall

**Major ceiling finishes:** • Drywall

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

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [Metal](#)

**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

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

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

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

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

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

**Not tested/not in service:** • Ring or similar doorbell was in place but not tested. This is beyond the scope of a home inspection. • 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

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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

### CEILINGS \ General notes

**37. Condition:** • Water stains

Ceiling stains noted in front room and middle bedroom. See roof section for more details.

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



83. Water stains



84. Water stains

### FLOORS \ General notes

**38. Condition:** • [Loose or missing sections](#)

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

**Location:** Rear bedroom

**Task:** Repair

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85. Loose or missing sections

## WINDOWS \ Hardware

39. Condition: • [Broken](#)

Of the accessible windows tested most, if not all of the locking hardware was broken. Only two are pictured as examples.

**Implication(s):** System inoperative or difficult to operate

**Task:** Repair



86. Broken



87. Broken

## DOORS \ Doors and frames

40. Condition: • [Damage](#)

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

**Task:** Replace



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88. *Damaged*

## 41. Condition: • Binds

Bathroom closet door drags on floor when opened. Bedroom door binds on frame when closed or opened.

**Implication(s):** System inoperative or difficult to operate

**Location:** Bathroom closet

**Task:** Adjust



89. *Binds*

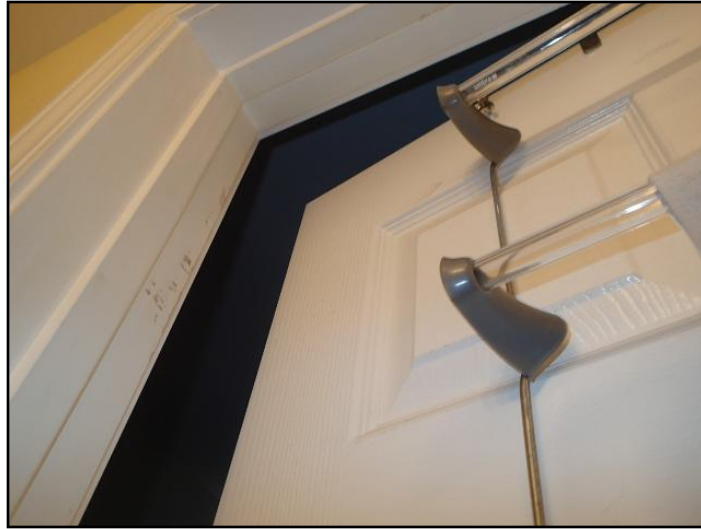


90. *Binds*

## 42. Condition: • Several doors had hangers preventing them from closing properly.

**Task:** Remove hangers

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91. Hangers on doors

## DOORS \ Hardware

### 43. Condition: • [Missing](#)

Missing knob or pull on bifold closet door in rear bedroom.

**Implication(s):** System inoperative or difficult to operate

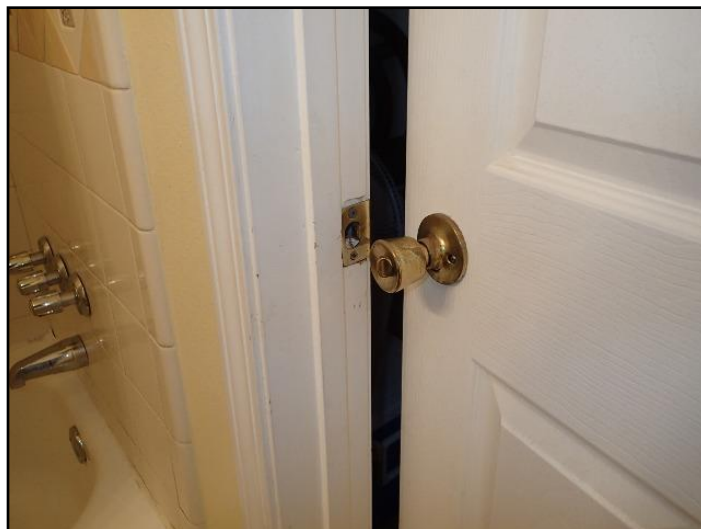
**Task:** Replace knob or pull as needed.

### 44. Condition: • Strike plate adjustment may be needed.

A few doors may need adjustment. Door did not latch in place when closed.

**Location:** Primary bathroom

**Task:** Adjust



92. Strike plate adjustment may be needed.

## APPLIANCES \ Doorbell or chime

### 45. Condition: • Ring doorbell in place. Low voltage wires sticking out of wall appear to be from a door bell that has been

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removed. This is an observation only.



**93.** *Wires coming out of wall.*



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## Description

**Weather:** • Sunny

**Approximate temperature:** • 75°

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

**Access to home provided by:** • Seller's agent

**Occupancy:** • The home was furnished during 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 11:30 a.m.

**Approximate size of home:** • 1200 ft.<sup>2</sup>

**Building type:** • Detached home

**Number of dwelling units:** • Single-family

**Number of stories:** • 1

**Number of bedrooms:** • 3

**Number of bathrooms:** • 2

**Garage, carport and outbuildings:** • Detached shed

**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](http://www.epa.gov/mold/moldguide.html)  
 Biological Contaminants [www.epa.gov/iaq/biologic.html](http://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](http://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](http://www.epa.gov/iaq/schools)  
 Mold Remediation in Schools and Commercial Buildings [http://www.epa.gov/mold/mold\\_remediation.html](http://www.epa.gov/mold/mold_remediation.html)  
 Regulating Antimicrobial Pesticides [www.epa.gov/oppad001](http://www.epa.gov/oppad001)

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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.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS