



**AGI: Property Inspections**  
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**AGI: PROPERTY INSPECTIONS**

(337) 905-1428

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<https://www.agi-swla.com>



## RESIDENTIAL REPORT

1234 Main St.  
Lake Charles LA 70611

Buyer Name

01/28/2019 9:00AM



Inspector  
**Aaron Gott**

*AGI*

LA License # 11034

337-661-1428

info@agi-swla.com



Agent

**Agent Name**

555-555-5555

agent@spectora.com

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This is a "VISUAL" inspection only. In addition, the scope of this inspection is to verify proper performance of the home's major systems, we do not verify proper design. The following items reflect the condition of the home and its systems at the time and date the inspection was performed. Conditions of an occupied home (and its systems) can and do change after the inspection is performed (i.e. leaks can occur beneath sinks, the water may run at toilets, the walls, doors, and flooring, may be damaged during moving, the kitchen sink disposal may get jammed, the dishwasher may leak, etc.).

The furnishings, personal items, and/or systems of the home are not dismantled or moved. A 3-4 hour inspection is not equal to "live-in exposure" and will not discover all concerns with the home. Unless stated in writing, we will only inspect/comment on the following systems: Electrical, Heating/cooling, Appliances, Plumbing, Roof and Attic, Exterior, Grounds, and the Foundation. NOTE: This inspection is not a warranty or insurance policy. The limit of liability of AGI: Property Inspections and its employees, officers, etc. does not extend beyond the day the inspection was performed.

Cosmetic items (i.e. peeling/falling wall paper, scuffs on the walls, floor coverings, nail holes, normal wear and tear that is common in an occupied home, etc.) are not a part of this inspection. In addition, we do not inspect for fungus, rodents, or insects, of any type.

**Although every effort is made to inspect/access all systems, it is not possible to describe every defect within the home. Various areas of the home may be inaccessible/not visible due to furniture and/or storage. Due to this, the home should be carefully reviewed during your final walk-thru as the home should be vacant and clear of obstruction. This is your opportunity to assure that no new concerns have occurred since the date of this inspection, that all requested repairs have been completed, and to verify that all systems are in proper, working condition (i.e. the plumbing system, appliances, electrical system, heating/cooling systems, etc.). NOTE: Please contact the office immediately if you suspect or discover any concerns during the final walk-thru (337 905-1428).**

It is not our position to provide methods of correction for any of the noted items. Should a repair method be provided, correction of the condition is not guaranteed. We recommend methods of correction, estimates, and repairs be performed by qualified, licensed contractors, or specialty trades people that you personally contact to assure the concerns you have negotiated are properly reviewed and corrected. Please note that in listing a possible method of correction, the inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. It is recommended that you consult with your Real Estate Professional, Attorney, and/or Contractor for further advice with regards to any of the items/concerns listed in this report.

Although this report may identify products involved in class action lawsuits and/or recalled by the product's manufacturer, this report will/may not identify ALL products. NOTE: There are numerous products involved in manufacturer recalls and/or class

action law suits. Identifying products involved in manufacturer recalls or a class action lawsuit is NOT a requirement for Louisiana licensed Home Inspectors. You should seek the service of a qualified consulting company experienced in identifying manufacturer recalls and/or products involved in class action lawsuits.

This inspection complies with the code of ethics and standards of practice as required by The State of Louisiana Home Inspectors Licensing Board.

Home inspectors are generalist, who report on readily visible issues/concerns with a home. Inspectors do not provide methods or estimates of repairs and because inspectors are generalist, it is their duty to recommend further review by licensed specialist, contractors, etc. to allow you the opportunity to get a detailed review of any item(s) noted in this report that you deem to be a concern.
























This inspection report and all information contained within is the sole property of the client(s) named in this report and is not to be shared/passed on without the owner's consent. Doing so may result in legal action.

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# SUMMARY

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- ⊖ 3.1.1 Roof - Structure : Loose/separated unions
- ⊖ 3.1.2 Roof - Structure : Hurrigan clips- missing
- 🔧 3.4.1 Roof - Flashings: Corroded - Minor
- 🔧 3.4.2 Roof - Flashings: Loose/Separated
- ⊖ 3.4.3 Roof - Flashings: Flashing- too short
- 🔧 4.1.1 Exterior - Wall Covering, Trim: Cracking - Minor
- 🔧 4.1.2 Exterior - Wall Covering, Trim: Gap- exposed structure
- 🔧 4.1.3 Exterior - Wall Covering, Trim: Loose siding
- 🔧 4.1.4 Exterior - Wall Covering, Trim: Paint- peeling
- ⊖ 4.1.5 Exterior - Wall Covering, Trim: Trim- damaged
- 🔧 4.3.1 Exterior - Exterior Doors: Sweep- damaged
- 🔧 4.3.2 Exterior - Exterior Doors: Threshold- damaged
- 🔧 4.5.1 Exterior - Eaves, Soffits & Fascia: Fascia - Loose
- ⊖ 4.5.2 Exterior - Eaves, Soffits & Fascia: Sealant- after install
- 🔧 4.7.1 Exterior - Windows- exterior: Damaged Screen
- 🔧 4.7.2 Exterior - Windows- exterior: Glazing- cracked/damaged
- 🔧 4.7.3 Exterior - Windows- exterior: Missing/Damaged Screen
- ⊖ 4.8.1 Exterior - Exterior Lighting: Exterior Lighting- inoperable
- ⊖ 5.4.1 Cooling/Heating - Vents & Flues- gas appliances: Improper clearance
- ⚠️ 5.4.2 Cooling/Heating - Vents & Flues- gas appliances: Missing Fire Stop/Blocking
- 🔧 5.5.1 Cooling/Heating - Gas/LP Firelogs & Fireplaces: Dirty Firebox
- 🔧 5.5.2 Cooling/Heating - Gas/LP Firelogs & Fireplaces: Dirty Flue
- ⊖ 5.5.3 Cooling/Heating - Gas/LP Firelogs & Fireplaces: Chimney (cap)- loose
- 🔧 6.4.1 Plumbing - Drain, Waste, & Vent Systems: Water Hammer
- ⊖ 6.4.2 Plumbing - Drain, Waste, & Vent Systems: Improper slope
- ⊖ 6.5.1 Plumbing - Sink: Faucet- inoperable
- ⊖ 6.6.1 Plumbing - Toilet: Distribution Pipe Leaking
- 🔧 6.7.1 Plumbing - Tub/Shower: Caulk line failed
- 🔧 6.7.2 Plumbing - Tub/Shower: Tub - Poor Drainage
- 🔧 6.7.3 Plumbing - Tub/Shower: Visible damage
- ⊖ 7.1.1 Foundation, Crawlspace & Structure - Foundation: Corner cracks
- ⊖ 8.2.1 Electrical - Main & Subpanels: Breakers- shut off
- 🔧 8.2.2 Electrical - Main & Subpanels: Label Directory- missing
- ⊖ 8.2.3 Electrical - Main & Subpanels: No AFCI Installed
- ⊖ 8.2.4 Electrical - Main & Subpanels: No GFCI Installed
- 🔧 8.4.1 Electrical - Lighting, Switches & Receptacles: Cover Plates Damaged
- ⚠️ 8.4.2 Electrical - Lighting, Switches & Receptacles: Exposed Wiring

-  8.4.3 Electrical - Lighting, Switches & Receptacles: Extension Cord
-  8.4.4 Electrical - Lighting, Switches & Receptacles: Junction Box- open
-  8.4.5 Electrical - Lighting, Switches & Receptacles: Light Inoperable
-  8.4.6 Electrical - Lighting, Switches & Receptacles: Receptacle- improperly wired
-  8.4.7 Electrical - Lighting, Switches & Receptacles: Switch- inoperable
-  8.5.1 Electrical - Smoke/CO Detectors: Old- need upgrade
-  8.6.1 Electrical - GFCI & AFCI: GFCI- within 3 feet of water source
-  9.4.1 Attic, Insulation & Ventilation - Bathroom Ventilation: Bathroom Vents Into Attic
-  9.4.2 Attic, Insulation & Ventilation - Bathroom Ventilation: Vent light cover- missing
-  10.1.1 Doors, Windows & Interior - Doors: Damage- minor
-  10.1.2 Doors, Windows & Interior - Doors: Doesn't Latch
-  10.2.1 Doors, Windows & Interior - Windows: Binds/Difficult to Operate
-  10.2.2 Doors, Windows & Interior - Windows: Sash Damage
-  10.3.1 Doors, Windows & Interior - Floors: Damaged
-  10.3.2 Doors, Windows & Interior - Floors: Tiles- missing
-  10.3.3 Doors, Windows & Interior - Floors: Transition- missing
-  10.4.1 Doors, Windows & Interior - Walls: Damaged
-  10.4.2 Doors, Windows & Interior - Walls: Minor Corner Cracks
-  10.5.1 Doors, Windows & Interior - Ceilings: Damage
-  10.6.1 Doors, Windows & Interior - Countertops & Cabinets: Countertop- not secured
-  10.7.1 Doors, Windows & Interior - Trim- Door, Window, Crown, Base: Missing
-  12.1.1 Garage - Ceiling: Damaged
-  12.6.1 Garage - Occupant Door (From garage to inside of home): Non-Compliant Door

# 1: INSPECTION DETAILS

## Information

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### In Attendance

Client, Client's Agent

### Occupancy

Occupied, All Utilities On

### Style

Modern

### Temperature (approximate)

50 Fahrenheit (F)

### Type of Building

Detached, Single Family

### Weather Conditions

Recent Rain, Cloudy

### Left side of House



### Right side of House



### Rear of House

### Excluded Items

Septic, Security, Irrigation, Pool, Hot tub, Well, Sheds, Playground, Sauna, Outdoor lighting, Central vacuums, Water filter, Water softener, Sound, Intercom, Generator, Sport court, Sea wall, Outbuildings, Operating skylights, Operating awnings, Exterior BBQ grills, Fire pits

**Inspection Categories- color coded****INSPECTION CATEGORIES****MAINTENANCE/MINOR ITEMS**

Maintenance items, DIY items, or minor items will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time and may not work as intended. These Concerns may be more straightforward to remedy.

**MODERATE MATERIAL DEFECT**

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, unreasonable risk to people or property, and likely will not function as intended. These concerns aren't necessarily in need of immediate attention and typically require further evaluation or may be more complicated to remedy.

**SAFETY/MAJOR CONCERN**

A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often in need of immediate attention, further damage is likely imminent or may be very difficult and/or expensive to remedy.



## 2: GROUNDS

### Information

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**Walkways, Patios & Driveways:****Material**

Concrete

**Walkways, Patios & Driveways:****Driveway- OK**

No deficiencies were found in the driveway at the time of inspection.

**Grading/Lot Limitations**

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

## 3: ROOF

### Information

#### Inspection Method

Ladder

#### Roof Type/Style

Hip

#### Structure : Material

Wood

#### Structure : Sheathing

OSB

#### Structure : Structure

Conventional Framing

#### Coverings: Material

Asphalt Shingles

#### Gutter: Material

None

#### Chimney: Type

Metal

#### Chimney: Chimney Cap Material

Sheet Metal

#### Limited Inspection

Pitch

None- The Inspector was able to walk the roof safely and without and special equipment, therefor was inspected by walking the roof.

Safety- The Inspector was unable to safely walk the roof due to its steep slope and inspected the roof-covering materials and components from a ladder and from the ground. Not all portions of the roof were visible.

Fragile/Damage- The Inspector was unable to walk the roof without risking damage to fragile roof-covering materials and inspected the roof-covering materials and components from a ladder and/or from the ground. Not all portions of the roof were visible.

Special Equipment Needed- Much of the roof was inaccessible without special equipment that exceeds the scope of the General Home Inspection, and roofing materials and components were not inspected.

If there was any limitation checked, which enabled the Inspector from inspecting areas of the roof, the Inspector recommends that before the expiration of the Inspection Objection Deadline, you make arrangements to have the roof inspected by a qualified roofing contractor.

#### Roofing Limitaions

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access, solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

#### Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

#### Chimney: Flue Inspection Disclaimer

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

### Chimney: Chimney- OK above roof

The Inspector observed no deficiencies in the condition of the portion of the chimney that extended above the roof. Inspection of this portion of the chimney includes evaluation of:

- chimney exterior;
- cap;
- spark arrestor;
- visible flue;
- cricket

## Limitations

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Gutter

### GUTTERS RECOMMENDED

The home had no roof drainage system installed to channel roof drainage away from the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessively high moisture levels in soil near the foundation can reduce the ability of the soil to support the weight of the home structure. The Inspector recommends installation of a roof drainage system to discharge roof drainage away from soil near the foundation.

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Chimney

### CHIMNEY FLUE INACCESSIBLE

The chimney flue was inaccessible without special equipment and was not inspected. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

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Chimney

### UNSAFE- PITCH

Due to an unsafe pitch, the top of the chimney could not be inspected.

## Deficiencies

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3.1.1 Structure

### LOOSE/SEPARATED UNIONS

One or more areas of roof framing appeared to be pulling apart and loose.

Recommendation

Contact a qualified roofing professional.





Attic



Attic

### 3.1.2 Structure

#### **HURRICAN CLIPS- MISSING**



Moderate Material Defects

The roofing structure was missing hurricane clips at the time of the inspection.

Recommendation

Contact a qualified roofing professional.

### 3.4.1 Flashings

#### **CORRODED - MINOR**

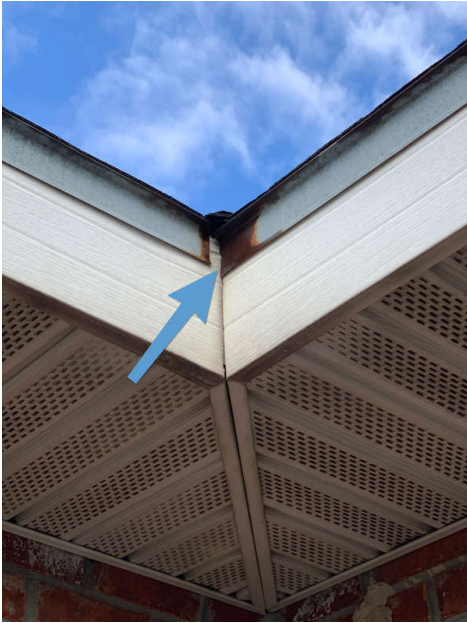


Maintenance/Minor Items

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.



Front of House



Front of House

3.4.2 Flashings

**LOOSE/SEPARATED**

 Maintenance/Minor Items

Flashings observed to be loose or separated in one or more areas, which can lead to water intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.



Right Side- facing the house



Rear of House

3.4.3 Flashings

**FLASHING- TOO SHORT**

 Moderate Material Defects

One or more areas had roof edge flashing that was too short.

Recommendation

Contact a qualified roofing professional.



Rear of House

## 4: EXTERIOR

### Information

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#### Inspection Method

Visual

#### Wall Covering, Trim: Material

Brick Veneer, Stucco, Vinyl

#### Wall Covering, Trim: Style

Masonry, Shiplap

#### Exterior Doors: Exterior Entry

##### Door- Front

Steel, Glass

#### Exterior Doors: Exterior Entry

##### Door- Back

Steel, Glass, Combination

#### Exterior Doors: Exterior Entry

##### Door- Garage

Steel, Glass

#### Decks, Balconies, Porches &

##### Steps: Appurtenance

Covered Porch, Covered patio

#### Decks, Balconies, Porches &

##### Steps: Material

Concrete

#### Exterior Limitations

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings, foundations, exterior surfaces or components obscured by vegetation, stored items or debris, wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation.

#### Exterior Doors: Exterior Door Mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior doors. Notable exceptions will be listed in this report.

#### Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.

#### Windows- exterior: General Deterioration Commensurate with Age

Window exteriors showed general weathering, wear, and deterioration commensurate with their age.

### Limitations

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Water Spigot

#### WINTERIZED- NOT INSPECTED

One or more water spigots were winterized, at the time of inspection and therefore not inspection. Inspector disclaims any issues that these areas may have.



Right Side- facing the house



Front of House



Left Side- facing the house

## Deficiencies

### 4.1.1 Wall Covering, Trim

#### **CRACKING - MINOR**

Siding showed some cracking in one or more places.

Here is a DIY link to fix: [click here](#)

Recommendation

Contact a qualified masonry professional.



Front of House



Front of House



4.1.2 Wall Covering, Trim

 Maintenance/Minor Items

**GAP- EXPOSED STRUCTURE**

One or more areas of siding had a gap between seams with exposed structure. This should be repeated to prevent damage to the structural components of the home.

Recommendation

Contact a qualified siding specialist.



Garage

4.1.3 Wall Covering, Trim

 Maintenance/Minor Items

**LOOSE SIDING**

One or more pieces of siding were loose, which could result in moisture intrusion.

Recommendation

Contact a qualified siding specialist.



Rear of House

4.1.4 Wall Covering, Trim

 Maintenance/Minor Items

**PAINT- PEELING**

Paint was peeling in one or more areas and should be refinished to prevent premature damage to structural components.

Recommendation

Contact a qualified painter.



Front of House

4.1.5 Wall Covering, Trim

 Moderate Material Defects

**TRIM- DAMAGED**

One or more areas of exterior trim was damaged at the time of inspection.

Recommendation

Contact a qualified siding specialist.



Garage

4.3.1 Exterior Doors

 Maintenance/Minor Items

**SWEEP- DAMAGED**

Sweeps at exterior doors in the home were damaged or deteriorated.

Recommendation

Contact a qualified door repair/installation contractor.



Rear of House

## 4.3.2 Exterior Doors

**THRESHOLD- DAMAGED**

Maintenance/Minor Items

Threshold for exterior door was damaged and should be replaced. This can cause energy loss and allow access for exterior conditions to come inside; weather, moisture, pests.

Recommendation

Contact a handyman or DIY project



Front of House

## 4.5.1 Eaves, Soffits &amp; Fascia

**FASCIA - LOOSE**

Maintenance/Minor Items

One or more sections of the fascia are loose and should be repaired to prevent moisture intrusion to the structure.

Recommendation

Contact a qualified roofing professional.



Right Side- facing the house



Rear of House

4.5.2 Eaves, Soffits & Fascia

**SEALANT- AFTER INSTALL**

 Moderate Material Defects

When a sealant is applied, after the initial install, it is usually done in an effort to stop or prevent future energy loss or water intrusion. Once applied, it has to be maintained on a regular basis.

Recommendation

Contact a handyman or DIY project



Rear of House

4.7.1 Windows- exterior

**DAMAGED SCREEN**

 Maintenance/Minor Items

One or more screens were damaged. Inspector recommends replacement

Recommendation

Contact a qualified professional.



Rear of House

4.7.2 Windows- exterior

 Maintenance/Minor Items

**GLAZING-  
CRACKED/DAMAGED**

One or more glazing (glass panes) were damaged at the time of inspection.

Recommendation

Contact a qualified window repair/installation contractor.



Rear of House

4.7.3 Windows- exterior

 Maintenance/Minor Items

**MISSING/DAMAGED SCREEN**

Window had damaged or missing screen.

Recommendation

Contact a qualified window repair/installation contractor.



Bedroom 3



Rear of House

4.8.1 Exterior Lighting

**EXTERIOR LIGHTING-  
INOPERABLE**

 Moderate Material Defects

One or more lights were inoperable at the time of the inspection. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.

Recommendation

Contact a qualified electrical contractor.



Front of House Garage

# 5: COOLING/HEATING

## Information

**Equipment: Brand**

Arcoaire



**Equipment: Energy Source/Type**

Electric

**Equipment: Location**

Rear side of house

**Equipment: Return air filter**

clean, present



Breakfast

**Normal Operating Controls:**

Thermostat

**Distribution System:**

Configuration

Central



**Distribution System: Ductwork**

Insulated

**Gas/LP Firelogs & Fireplaces:**

Type

Gas, Wood

### Cooling Limitations

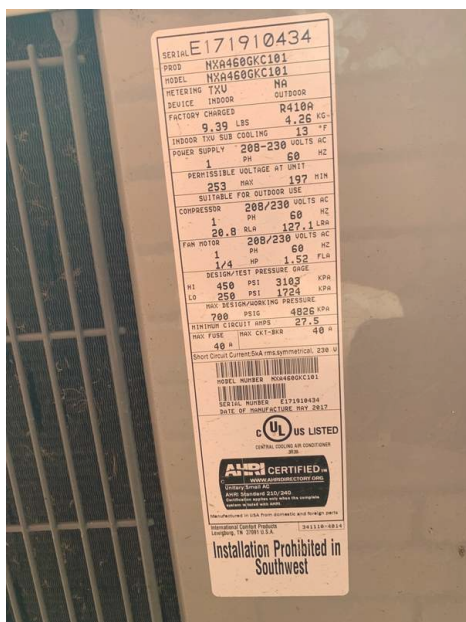
The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters, thermostat or temperature control accuracy and timed functions, cooling components concealed within the building structure or in inaccessible areas, underground utilities and systems, safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

### Heating Limitations

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters, solar, coal or wood fired heat systems, thermostat or temperature control accuracy and timed functions, heating components concealed within the building structure or in inaccessible areas, underground utilities and systems, safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

### Equipment: System Data Plate

Information from the air-conditioner label/data plate is shown in the photo.





**Equipment: Temperature Differential**

0 - 0 degrees

The differences in air temperature measured at supply and return registers fell within the acceptable range.



Return air temp



Heater operation temp

**Gas/LP Firelogs & Fireplaces: Fireplace, Wood Stove and Chimney Limitations**

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Gas/LP Firelogs & Fireplaces: Gas/Wood Burning Fireplace**

At the time of the inspection, no deficiencies were observed in the condition of the fireplace. Full inspection of fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

**Limitations**

Equipment

**LOW TEMPERATURE**

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

**Deficiencies**

5.4.1 Vents &amp; Flues- gas appliances

**IMPROPER CLEARANCE**

Moderate Material Defects

For combustion vents, there should be a minimum of 2 inch clearance between the vent stack and any combustible materials.

Recommendation

Contact a qualified general contractor.



Garage Closet

5.4.2 Vents & Flues- gas appliances

**MISSING FIRE STOP/BLOCKING**

 Safety/Major Concerns

The purpose of fire blocking is to slow the spread of fire in concealed vertical spaces, between the top story and the attic, and in long horizontal spaces.

Recommendation

Contact a handyman or DIY project



Garage Closet

5.5.1 Gas/LP Firelogs & Fireplaces

**DIRTY FIREBOX**

 Maintenance/Minor Items

The firebox of the wood-burning fireplace in this bedroom needed cleaning at the time of the inspection.

Recommendation

Contact a qualified professional.



Living Room

## 5.5.2 Gas/LP Firelogs &amp; Fireplaces

**DIRTY FLUE**

The exhaust flue of the wood-burning fireplace in this bedroom appeared to need cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a qualified contractor and maintained on an annual basis.

Recommendation

Contact a qualified professional.



Maintenance/Minor Items

## 5.5.3 Gas/LP Firelogs &amp; Fireplaces

**CHIMNEY (CAP)- LOOSE**

The chimney cap appeared to be loose from inspection viewpoint.

Recommendation

Contact a qualified chimney contractor.



Moderate Material Defects



Rear of House

# 6: PLUMBING

## Information

### Main Water Shut-off Device:

#### Location

Front yard



### Hot Water Systems, Controls, Flues & Vents: Hot water temperature

This is the thermal reading of the hot water, at the time of inspection.



Hot water operation temp

### Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

### Hot Water Systems, Controls, Flues & Vents: Location

Garage Closet

### Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

### Fuel Storage & Distribution Systems: Main Gas Shut-off

Gas Meter



Left Side- facing the house

## Drain, Waste, & Vent Systems:

### Material

Plastic, Copper

### Plumbing Limitations

The following items are not included in this inspection: private/shared wells and related equipment, private sewage disposal systems, hot tubs or spas, main, side and lateral sewer lines, gray water systems, pressure boosting systems, trap primers, incinerating or composting toilets, fire suppression systems, water softeners, conditioners or filtering systems, plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs, underground utilities and systems, overflow drains for tubs and sinks, backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

### Tub/Sink Overflow Information

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

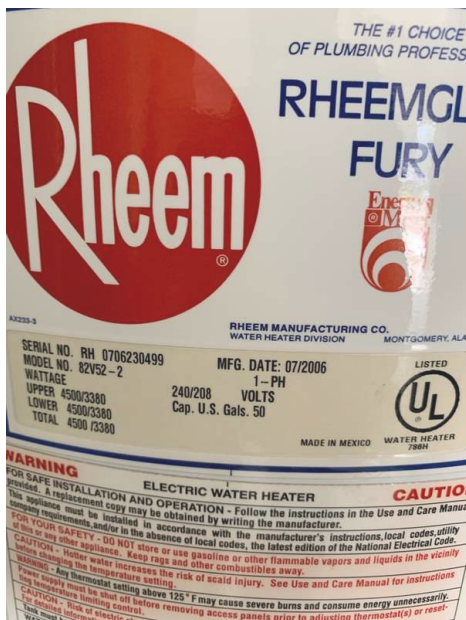
### General

Inspection of the plumbing system typically includes visual examination of:

- water supply pipes;
- drain, waste and vent (DWV) system;
- water heater (type, condition and operation); and
- gas system

### Hot Water Systems, Controls, Flues & Vents: Water heater distribution data plate

Information from the hot water heating system label/data plate is shown in the photo.



### Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

## Hot Water Systems, Controls, Flues & Vents: Water Heater Limitations

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps, solar water heating systems, Energy Smart or energy saver controls, catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

## Drain, Waste, & Vent Systems: Most not visible

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

## Drain, Waste, & Vent Systems: Underground Utilities- NOT VISIBLE

Underground utilities are not visible during the home inspection and therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of the waste lines, acting as a source of blockage. Older drain pipes, which include Orangeburg Pipe and clay tile (pipe), are commonly known to suffer problems like sudden failure, blockage or collapse. Cast Iron pipe deteriorates from the inside out. For these reasons, the Inspector recommends client consider getting a video scan or a complete and intrusive sanitary drain line testing to ensure future and proper efficiency by a qualified professional.

## Deficiencies

### 6.4.1 Drain, Waste, & Vent Systems



Maintenance/Minor Items

#### WATER HAMMER

Water distribution pipes made noise when flowing water was shut off using a quick-closing valve. To prevent eventual pipe damage, the Inspector recommends installation of water hammer arrestors as necessary by a qualified plumbing contractor.

Recommendation

Contact a qualified professional.

### 6.4.2 Drain, Waste, & Vent Systems



Moderate Material Defects

#### IMPROPER SLOPE

One or more areas of plumbing appeared to be improperly sloped.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

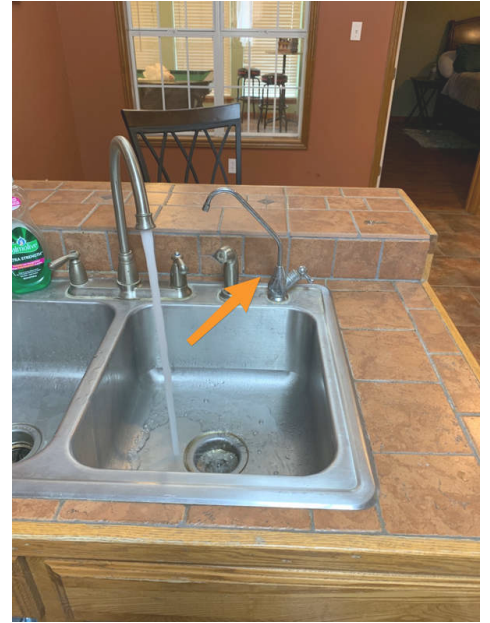
## 6.5.1 Sink

 Moderate Material Defects**FAUCET- INOPERABLE**

The faucet at this bathroom sink was inoperable at the time of the inspection.

Recommendation

Contact a qualified professional.



Kitchen

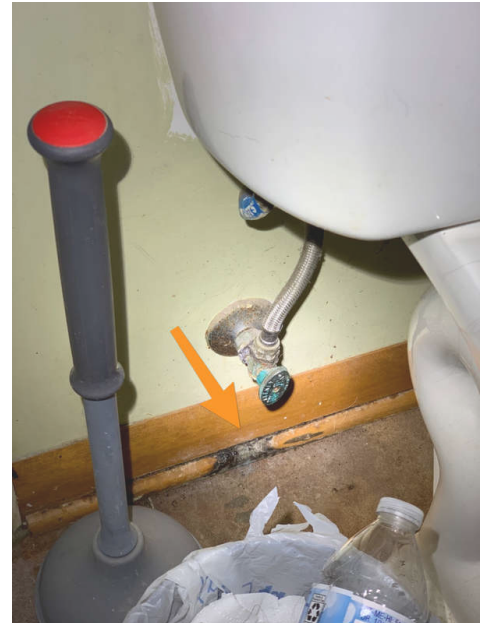
## 6.6.1 Toilet

 Moderate Material Defects**DISTRIBUTION PIPE LEAKING**

Distribution pipe was leaking. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Master Bath

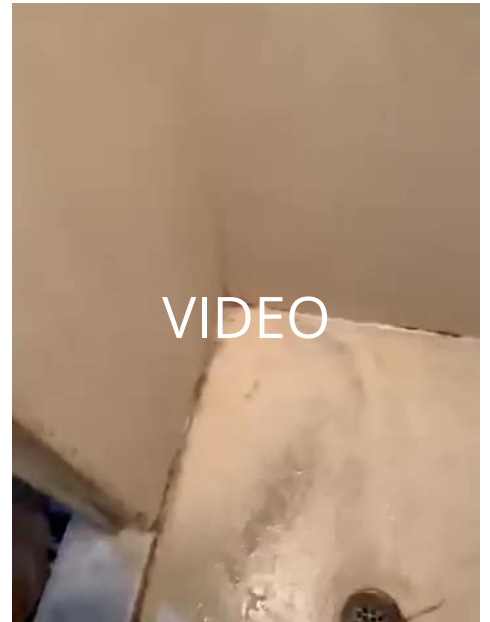
## 6.7.1 Tub/Shower

 Maintenance/Minor Items**CAULK LINE FAILED**

Sealant where the tub meets the wall was old and had sections of missing sealant that may allow damage from moisture intrusion to the wall structure.

Recommendation

Recommended DIY Project



6.7.2 Tub/Shower

**TUB - POOR DRAINAGE**

Tub had slow/poor drainage.

Recommendation

Contact a qualified plumbing contractor.

 Maintenance/Minor Items



Bathroom

6.7.3 Tub/Shower

**VISIBLE DAMAGE**

One or more tub/shower and tile wall surround in this bathroom had damage visible.

Recommendation

Contact a qualified professional.

 Maintenance/Minor Items





Master Bath

# 7: FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

---

### Inspection Method

Visual

### Foundation: Material

Concrete

### Floor Structure: Material

Concrete, Slab

### Floor Structure:

#### Basement/Crawlspace Floor

Not present

## Limitations

---

### Floor Structure

#### NOT VISIBLE

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

### Wall Structure

#### NOT VISIBLE

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

### Ceiling Structure

#### NOT VISIBLE

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

## Deficiencies

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## 7.1.1 Foundation

**CORNER CRACKS**

Corner cracks are typical of improper workmanship and usually is not a sign of settlement.

Recommendation

Contact a foundation contractor.

 Moderate Material Defects



Front of House

## 8: ELECTRICAL

### Information

<b>Service Entrance, Meter:</b> <b>Electrical Service Conductors</b> Below Ground, 240 volts	<b>Main &amp; Subpanels: Main Panel Location</b> Garage	<b>Main &amp; Subpanels: Panel Capacity</b> 200 AMP
<b>Main &amp; Subpanels: Panel Manufacturer</b> Square D	<b>Main &amp; Subpanels: Panel Type</b> Circuit Breaker	<b>Main &amp; Subpanels: Sub Panel Location</b> Rear of house
<b>Branch Wiring: Branch Wire 15 and 20 AMP</b> Copper	<b>Branch Wiring: Wiring Method</b> Romex	

### Electrical Limitations

The following items are not included in this inspection- generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring, underground utilities and systems, low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings or stored items are present some receptacles are usually inaccessible and are not tested, these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke detectors is not determined as part of this inspection. Upon taking occupancy, proper operating of smoke and carbon monoxide detectors should be verified and batteries should be changed. Smoke detectors have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

### Service Entrance, Meter: Service Entrance OK

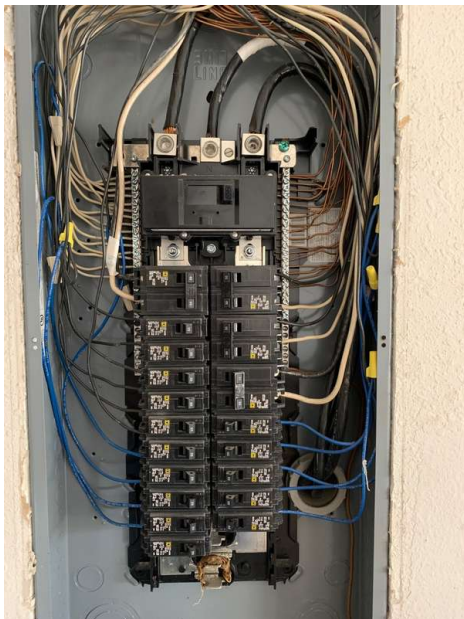
At the time of the inspection, the Inspector observed no deficiencies in the condition of the service entrance/drop. Components inspected included the service conductors, splice, drip loop, and point of attachment to the home.

### Main & Subpanels: Meter OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by electric utility providers to measure home electrical consumption for billing purposes.

**Branch Wiring: Branch Wiring OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

**Lighting, Switches & Receptacles: Switches Disclaimer**

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

**Smoke/CO Detectors: Smoke/CO Detector Type**

Installed smoke and/or CO detectors were noted in the home. However, these detectors are not tested, as part of the home inspection. In order for them to be tested, a supply of smoke and/or CO would have to be administered to the sensing agent of the detector. The "push" test button only verifies if there is a power source going to the detector. It is important that each floor of a home has detectors and each bedroom is recommended. It is very important to ensure that you have properly working detectors. All detectors should be mounted according to the manufacturers recommendations for proper functionality. Also the life span on most CO detectors is only approximately 5-6 years and smoke detectors approximately 10 years. Given the current state of smoke alarm technology, ASHI (American Society of Home Inspectors) advocates the use of photoelectric smoke alarms and discourages the use of ionization smoke alarms. Inspector recommends that homeowners replace existing ionization alarms with photoelectric alarms.

Read more information here: <http://www.ashireporter.org/homeinspection/articles/ashi-smoke-alarm/2606>

**220V/240V Receptacle: Not Tested**

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

## Limitations

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Branch Wiring

**BRANCH CIRCUIT LIMITATION**

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

## Deficiencies

---

## 8.2.1 Main &amp; Subpanels

**BREAKERS- SHUT OFF**

 Moderate Material Defects

One or more breakers in this panel were switched to off at the time of inspection.

## Recommendation

Contact a qualified electrical contractor.



Garage

## 8.2.2 Main &amp; Subpanels

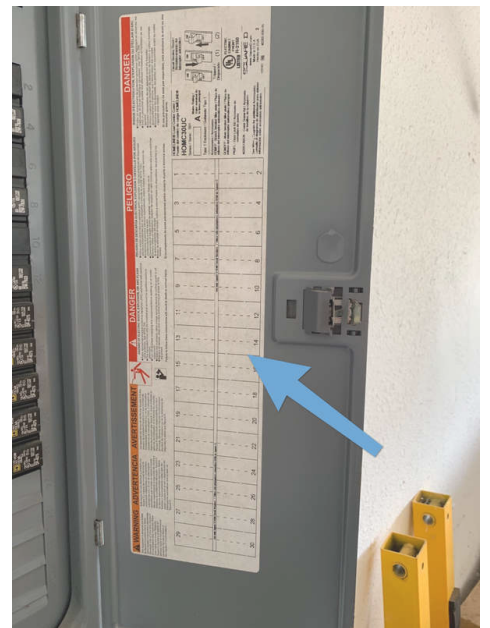
**LABEL DIRECTORY- MISSING**

 Maintenance/Minor Items

The Circuit Directory label identifying individual electrical circuits was missing from the service panel cabinet. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off.

## Recommendation

Contact a qualified electrical contractor.



Garage

## 8.2.3 Main &amp; Subpanels

**NO AFCI INSTALLED**

 Moderate Material Defects

No Arc Fault Circuit Interrupter (AFCI) protection provided in the main service panel at the time of inspection. Although they may not have been required at the time the home was built, for safety reasons, consider having AFCI circuit breakers installed system to protect electrical circuits serving all bedrooms. AFCI protection is relatively inexpensive to retrofit.

## Recommendation

Contact a qualified electrical contractor.

## 8.2.4 Main &amp; Subpanels

 Moderate Material Defects**NO GFCI INSTALLED**

Ground Fault Circuit Interrupter (GFCI) protection was not provided in the main service panel at the time of inspection. Although they may not have been required at the time the home was built, for safety reasons, consider having GFCI circuit breakers installed system to protect electrical circuits serving the following locations: - Bathrooms - The home exterior - Garages - Crawlspace (at or below grade) - Unfinished basements - Kitchens - Boathouses GFCI protection is relatively inexpensive to retrofit.

## Recommendation

Contact a qualified electrical contractor.

## 8.4.1 Lighting, Switches &amp; Receptacles

 Maintenance/Minor Items**COVER PLATES DAMAGED**

One or more receptacles have a damaged cover plate.

## Recommendation

Contact a qualified electrical contractor.



Game room

## 8.4.2 Lighting, Switches &amp; Receptacles

 Safety/Major Concerns**EXPOSED WIRING**

A light fixture had energized electrical wires exposed to touch at the time of the inspection. This condition may represent a potential fire or shock/electrocution hazard. The Inspector recommends an examination and any necessary repairs be performed by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.



Bedroom 1 Closet



Pantry

8.4.3 Lighting, Switches & Receptacles

Maintenance/Minor Items

**EXTENSION CORD**

Extension cord used as permanent wiring was visible at the time of inspection. This condition is a potential fire hazard.

Recommendation

Contact a qualified electrical contractor.



Shop



Rear of House

8.4.4 Lighting, Switches & Receptacles

Safety/Major Concerns

**JUNCTION BOX- OPEN**



Junction boxes were missing cover plates and energized electrical components were exposed to touch at the time of the inspection. This condition is a shock/electrocution hazard.

Recommendation

Contact a qualified electrical contractor.



Attic

8.4.5 Lighting, Switches & Receptacles

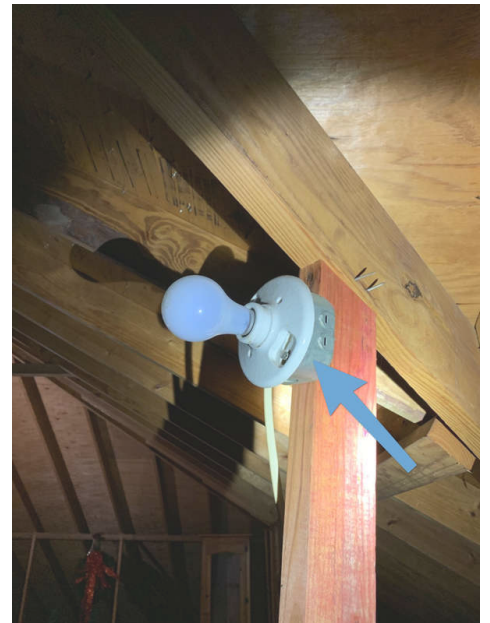
 Maintenance/Minor Items

### LIGHT INOPERABLE

One or more lights were inoperable at the time of the inspection. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.

Recommendation

Contact a qualified electrical contractor.



Attic

8.4.6 Lighting, Switches & Receptacles

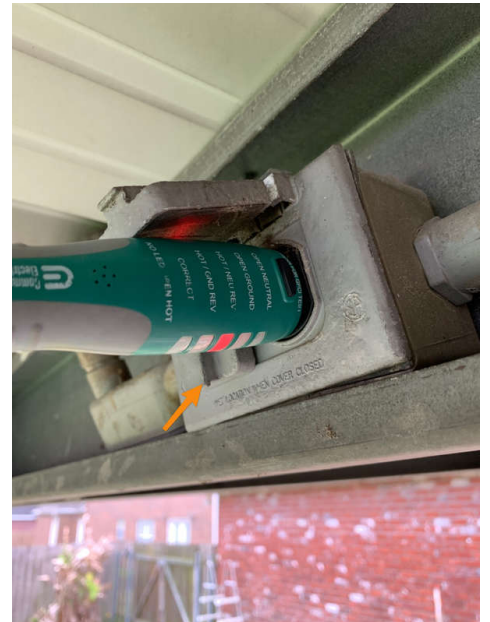
 Moderate Material Defects

### RECEPTACLE- IMPROPERLY WIRED

One or more electrical receptacle(s) were improperly wired at the time of the inspection.

Recommendation

Contact a qualified electrical contractor.



Rear of House

8.4.7 Lighting, Switches & Receptacles

**SWITCH- INOPERABLE**

Moderate Material Defects

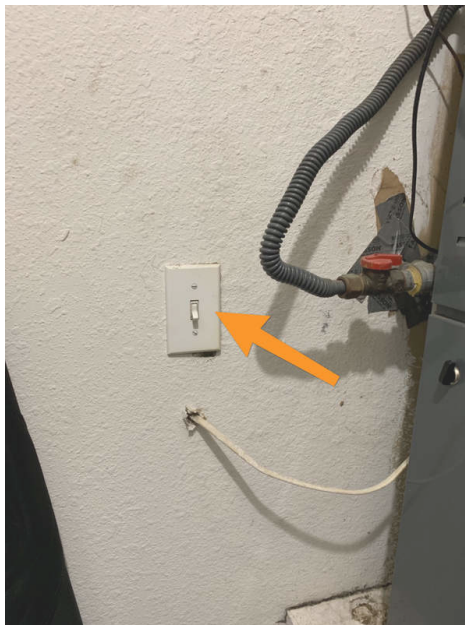
A light switch in appeared to be inoperable at the time of the inspection. The inspector was unable to determine which device it was intended to control. You should ask the seller about its operation.

Recommendation

Contact a qualified electrical contractor.



Master



Garage Closet

8.5.1 Smoke/CO Detectors

**OLD- NEED UPGRADE**

Maintenance/Minor Items

The smoke detectors were older and may not be functional.

Recommendation

Contact a handyman or DIY project



Living Room

8.6.1 GFCI & AFCI

**GFCI- WITHIN 3 FEET OF WATER SOURCE**

 Safety/Major Concerns

It is recommended that all receptacles, within 3 feet of a water supply source, are to be GFCI protected. One or more receptacles within that range were not GFCI protected, at the time of inspection, and should be replaced with one to prevent shock hazards or potential damage to the electrical system, via water intrusion.

Recommendation

Contact a qualified electrical contractor.



Kitchen

## 9: ATTIC, INSULATION & VENTILATION

### Information

<b>Attic Insulation: Insulation Type</b> Loose-fill	<b>Attic Ventilation: Ventilation Type</b> Soffit Vents, Turbines	<b>Bathroom Ventilation: Exhaust Fans</b> Fan/Heat/Light
--	--	---

**Kitchen Ventilation: Type**  
Recirculating

#### Attic Limitations

The following items or areas are not included in this inspection-areas that could not be traversed or viewed clearly due to lack of access, areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

#### Attic Access: Access Type

Pull-down Stairs

Attic access is required for inspection and maintenance, to allow fire fighter access and to allow access to appliances that require maintenance, repair and replacement.



#### Attic Insulation: Insulation OK

No deficiencies in the condition of the thermal insulation were observed at the time of the inspection.

## Attic Ventilation: Attic Ventilation Disclaimer

### Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

## Limitations

### Attic Access

#### LIMITED ACCESS- OCCUPANTS BELONGINGS

The occupant's belongings were stored in the attic at the time of the inspection and blocked access to and view of portions of the attic. You may wish to have these portions of the attic re-inspected after access is provided by removal of the items which limited the attic inspection.



Attic

## Deficiencies

### 9.4.1 Bathroom Ventilation

#### BATHROOM VENTS INTO ATTIC

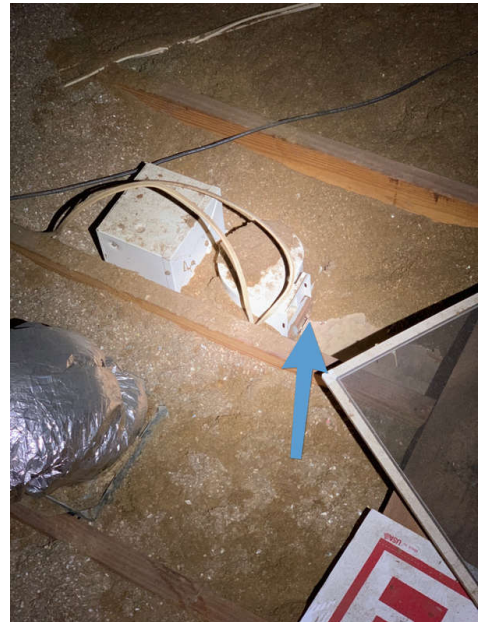


Maintenance/Minor Items

Bathroom fan vents into the attic, which can cause excess moisture and potential microbial growth.

#### Recommendation

Contact a qualified HVAC professional.



Attic

9.4.2 Bathroom Ventilation

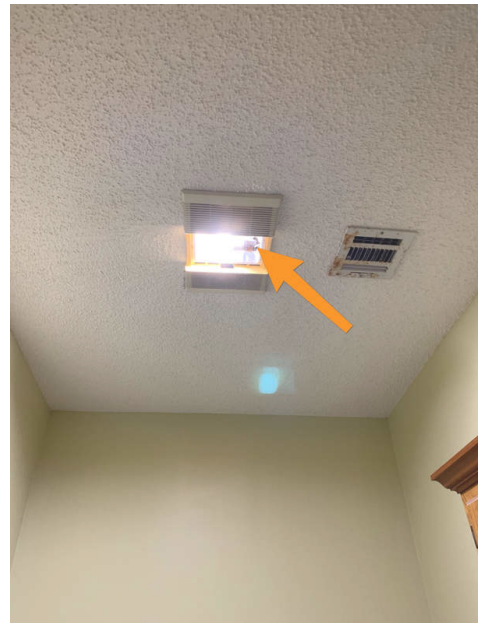
**VENT LIGHT COVER- MISSING**

 Moderate Material Defects

The light cover for the bathroom ventilation was missing.

Recommendation

Contact a handyman or DIY project



Master Bath

# 10: DOORS, WINDOWS & INTERIOR

## Information

---

**Windows: Window Type**

Thermal

**Floors: Floor Coverings**

Tile, Laminate, Carpet

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Drywall

**Countertops & Cabinets:**

**Countertop Material**

Tile, Laminate

**Countertops & Cabinets:**

**Cabinetry**

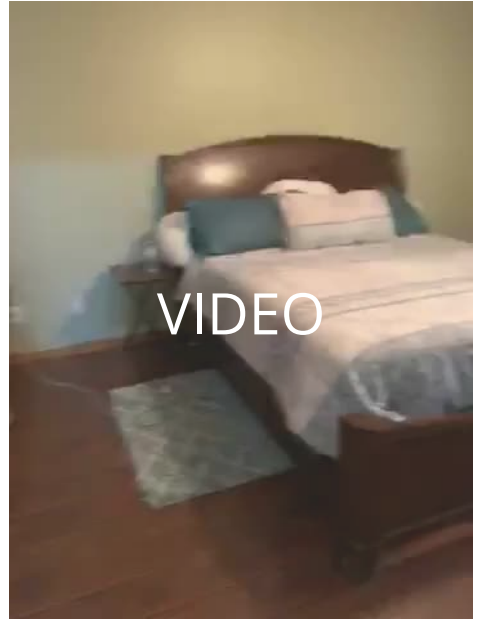
Wood

### Interior Limitations

The following items are not included in this inspection: security, intercom and sound systems, communications wiring, central vacuum systems, elevators and stair lifts, cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment, deficiencies relating to interior decorating, low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

### Room limitations

There were one or more areas of the bedrooms where the occupant belongings obstructed the view. As a result, the Inspector was unable to verify that there were not defects in all areas of the floor, walls, windows or electrical receptacles. Therefore the Inspector disclaims any possible damage in the areas that were unable to be inspected as a result.



### Bathroom Limitations

The following items are not included in this inspection: overflow drains for tubs and sinks, heated towel racks, saunas, steam generators, clothes washers clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.



**Closet limitations**

There were one or more closets where the occupant belongings obstructed the view. As a result, the Inspector was unable to verify that there were not defects in all areas of the floor, walls, windows or electrical receptacles in the home. Therefore the Inspector disclaims any possible damage in the areas that were unable to be inspected as a result.



Bedroom 2 Closet

**Doors: Interior Doors Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of interior doors. Notable exceptions will be listed in this report.

**Windows: Windows Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.

**Floors: Floors Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in the home. Notable exceptions will be listed in this report.

**Walls: Walls Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of walls in the home interior. Notable exceptions will be listed in this report.

**Ceilings: Ceilings Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings in the home. Notable exceptions will be listed in the appropriate place in this report.

**Countertops & Cabinets: Cabinetry OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the cabinets.

**Countertops & Cabinets: Countertops Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of the countertops. Notable exceptions will be listed in this report.

**Trim- Door, Window,Crown, Base: Trim Mostly OK**

At the time of the inspection, the Inspector observed few deficiencies in the condition of interior trim components. Notable exceptions will be listed in this report. Inspection of interior trim typically includes examination of the following:

- door and window casing;
- baseboard;
- any trim around walls and ceilings;
- any permanently-installed corner or cabinet trim; and
- built-in features such as book cases.

## Deficiencies

---

### 10.1.1 Doors



#### **DAMAGE- MINOR**

One or more interior door(s) exhibited minor damage or deterioration at the time of the inspection.

##### Recommendation

Contact a qualified door repair/installation contractor.



Master

### 10.1.2 Doors

#### **DOESN'T LATCH**

Door doesn't latch properly.

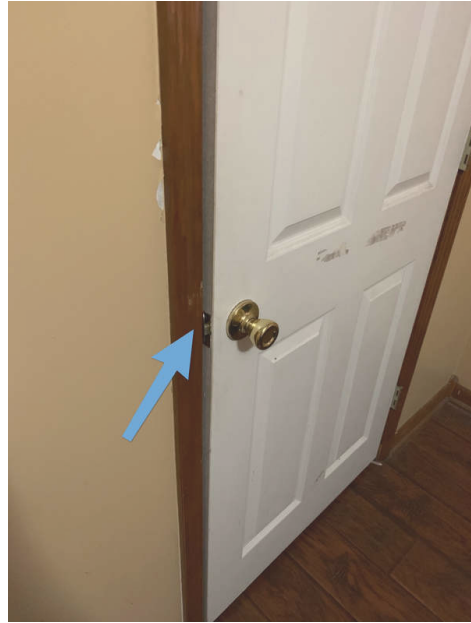
##### Recommendation

Contact a qualified handyman.





Bedroom 2



Bedroom 3

10.2.1 Windows

**BINDS/DIFFICULT TO OPERATE**

One or more window(s) were difficult to close due to binding.

Recommendation

Contact a qualified window repair/installation contractor.

Moderate Material Defects

10.2.2 Windows

**SASH DAMAGE**

One or more window sash exhibited minor damage.

Recommendation

Contact a qualified window repair/installation contractor.

Maintenance/Minor Items



Bedroom 2



Dining



Dining

10.3.1 Floors

**DAMAGED**

 Moderate Material Defects

One or more areas of the floor were damaged at the time of the inspection.

Recommendation

Contact a qualified flooring contractor



Master Closet

10.3.2 Floors

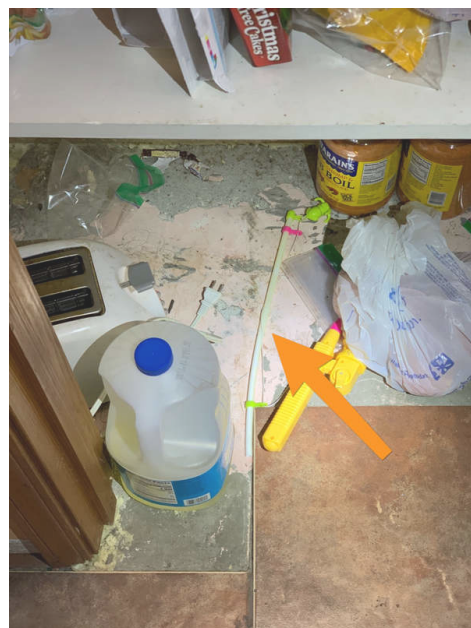
**TILES- MISSING**

 Moderate Material Defects

One or more floor tiles were missing. Recommend installing/replacing missing tiles.

Recommendation

Contact a qualified flooring contractor



Pantry

10.3.3 Floors

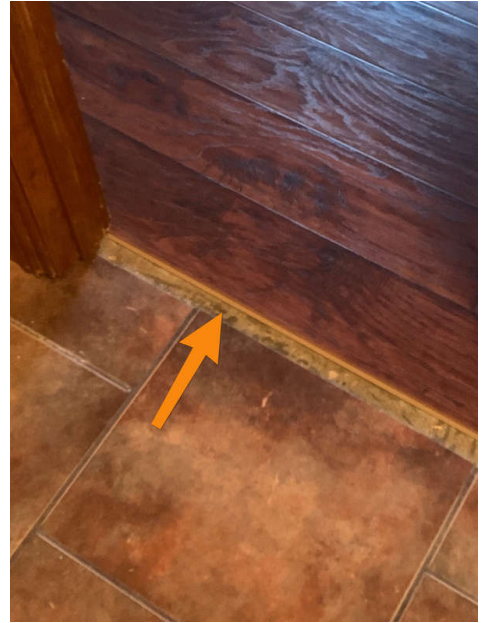
**TRANSITION- MISSING**

 Moderate Material Defects

There should be a transition strip covering any gaps in flooring between rooms to prevent a trip hazard. One was missing at the time of the inspection and should be properly installed to prevent falling or tripping.

Recommendation

Contact a qualified flooring contractor



Bedroom 1

10.4.1 Walls

**DAMAGED**

One or more areas of wall were damaged as the time of inspection.

Recommendation

Contact a qualified general contractor.

 Moderate Material Defects



Bedroom 1



Kitchen



Game room

10.4.2 Walls

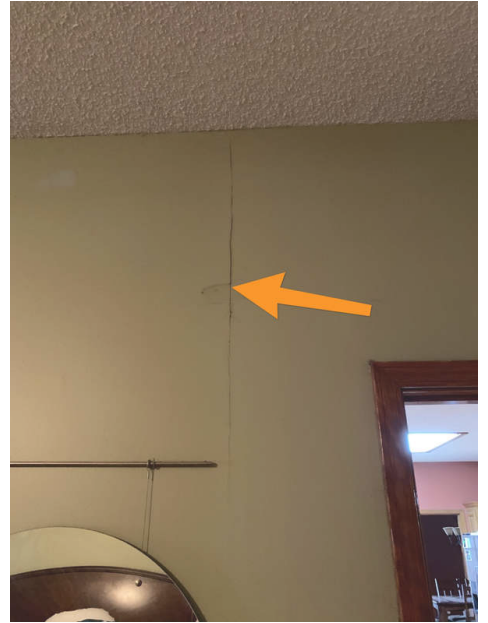
**MINOR CORNER CRACKS**

 Moderate Material Defects

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not necessarily a structural concern.

Recommendation

Contact a qualified drywall contractor.



Master

#### 10.5.1 Ceilings

 Maintenance/Minor Items

#### **DAMAGE**

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified drywall contractor.



Kitchen

#### 10.6.1 Countertops & Cabinets

 Moderate Material Defects

#### **COUNTERTOP- NOT SECURED**

Kitchen countertop appeared to be improperly secured to base.

Recommendation

Contact a handyman or DIY project



10.7.1 Trim- Door, Window,Crown,  
Base

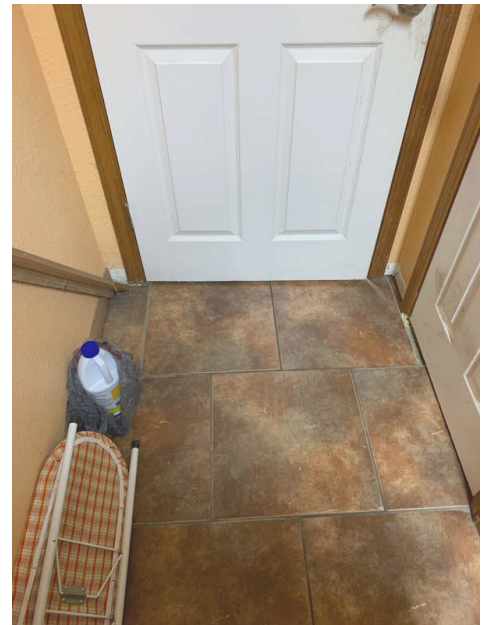
 Moderate Material Defects

**MISSING**

Interior trim was missing in one or more areas.

Recommendation

Contact a qualified general contractor.



Laundry

# 11: BUILT-IN APPLIANCES

## Information

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### General Appliance Operation

Note: Appliances are operated at the discretion of the Inspector

### Dishwasher: Brand

Whirlpool



### Range/Oven/Cooktop:

### Range/Oven Energy Source

Gas

### Range/Oven/Cooktop:

### Range/Oven Brand

Frigidaire



### Range/Oven/Cooktop: Exhaust

### Hood Type

Re-circulate



## Kitchen Limitations

The following items are not included in this inspection: non-permanently installed household appliances such as refrigerators, freezers, ice makers, hot water dispensers and water filters, appliance timers, clocks, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

## Dishwasher: Dishwasher OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

## Dishwasher: High Loop OK

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.

## Range/Oven/Cooktop: Cooktop OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop.



## Range/Oven/Cooktop: Exhaust System OK

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the exhaust system.

**Range/Oven/Cooktop: Oven**

Oven operation temp

**Garbage Disposal: Garbage Disposal OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

**Built-in Microwave: Microwave OK**

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

# 12: GARAGE

## Information

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**Garage Door: Material**

Aluminum

**Garage Door: Type**

Automatic

**Garage Limitations**

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Garage Mostly OK**

At the time of the inspection, few deficiencies were observed in the condition of the garage. Notable exceptions will be listed in this report.

**Floor: Floor Mostly OK**

Few deficiencies were observed in the condition of the garage floor. Notable exceptions will be listed in this report.

**Walls & Firewalls: Walls OK**

At the time of the inspection, no deficiencies were observed in the condition of the garage walls.

**Garage Door: Overhead Door Introduction**

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

### Garage Door: Garage Door OK

At the time of the inspection, no deficiencies were observed in the condition of the garage doors.

### Garage Door Opener: Auto-Reverse Disclaimer

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

## Limitations

General

### OCCUPANT BELONGINGS

Not all areas of the garage were visible due to occupant belongings therefore inspector disclaims any issues that may not have been visible or accessible at the time of inspection.

## Deficiencies

12.1.1 Ceiling

### DAMAGED

 Moderate Material Defects

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



Garage



Garage

12.6.1 Occupant Door (From garage to inside of home)

 Moderate Material Defects

### NON-COMPLIANT DOOR

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.



# 13: POST INSPECTION INFORMATION AND RESOURCES

## Information

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### Post Inspection Information and Resources

We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every problem, due to limitations beyond the scope of the inspection. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, crawlspaces may have problems and systems may fail without warning. We cannot predict future events. For those reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a sellers disclosure.

Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

### PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases AGI: PROPERTY INSPECTION of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a Certified Master Inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read sellers disclosure.

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.

### ROOFING, FLASHINGS AND CHIMNEYS

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_1\\_Roofing\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_1_Roofing_2011.pdf)

### EXTERIOR -

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_2\\_Exterior\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_2_Exterior_2011.pdf)

**STRUCTURE -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_3\\_Structure\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_3_Structure_2011.pdf)

**ELECTRICAL -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_4\\_Electrical\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_4_Electrical_2011.pdf)

**HEATING -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_5\\_Heating\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_5_Heating_2011.pdf)

**COOLING/HEAT PUMPS -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_6\\_Cooling\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_6_Cooling_2011.pdf)

**INSULATION -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_7\\_Insulation\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_7_Insulation_2011.pdf)

**PLUMBING -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_8\\_Plumbing\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_8_Plumbing_2011.pdf)

**INTERIOR -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_9\\_Interior\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_9_Interior_2011.pdf)

**APPLIANCES -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_10\\_Appliances\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_10_Appliances_2011.pdf)

**LIFE CYCLES and COSTS -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_11\\_Life\\_Cycles\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_11_Life_Cycles_2011.pdf)

**ENVIRONMENTAL CONCERNS -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_12\\_Supplementary\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_12_Supplementary_2011.pdf)

**HOME SET-UP AND MAINTENANCE -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_13\\_Maintenance\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_13_Maintenance_2011.pdf)

**MORE ABOUT HOME INSPECTIONS -**

[http://www.discoverhorizon.com/hrb/PDFS\\_2011/HRB\\_14\\_Appendix\\_A\\_2011.pdf](http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_14_Appendix_A_2011.pdf)

**ENERGY SAVING WEBSITES/TIPS:**

Perhaps you never thought of your home as a likely place to save you a lot of money, but it is. Most homes are far from being energy-efficient. That means if you are using more energy than you have to, you are also paying higher monthly bills than necessary. By checking out the following energy saving web-sites, you will be able to gain some wise energy saving ideas that you will be able to put to use right away. You can do many of them yourself, others may require the services of a licensed contractor:

<http://www.energystar.gov/>

[http://www.eere.energy.gov/buildings/building\\_america](http://www.eere.energy.gov/buildings/building_america)

<http://www.aceee.org/consumerguide>

<http://www.efficientwindows.org>

**FOLLOW-UP INSPECTION POLICY**

Generally we discourage follow-up inspections for this reason:

**QUALITY OF REPAIRS:**

If repairs are made to a property based on the results of an inspection, the work should be performed by qualified contractors, not the seller. By qualified, we mean licensed, bonded, state-certified where applicable and with a reasonable amount of experience. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipts. If repairs are made in this way, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors you choose, rather than the seller making repairs as cheaply as possible.

**Our fees for follow-up inspections are as follows:**

\* Re-inspection/Walk-through fees are billed at:

\$125 for less than 10 items

\$175 for 10-20 items

\$225 for 20+ items



# 14: HOME INSPECTION DISCLAIMER

## Information

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### AGI: Property Inspections Disclaimer

**Purpose:** The home inspection report (Report) is prepared by AGI: Property Inspections (AGI) for the specific purposes of assessing the general condition of the building and identifying defects that are readily apparent at the time of inspection based on the limited visual, non-invasive inspection as further described below in the Scope and Limitations & Exclusions sections.

No responsibility is accepted in the event that the Report is used for any other purpose.

**Scope:** The Report is based on a limited visual, above ground, non-invasive inspection of the standard systems and components of the building. AGI does not open up, uncover or dismantle any part of the building as part of the inspection or undertake any internal inspection of the building.

**Report Limitations & Exclusions:** The Report is an evaluation only and not a guarantee or warranty as to the state of the building or any product, system or feature in the building.

AGI accepts no responsibility or liability for any omission in its inspection or the Report related to defects or irregularities which are not reasonably visible at the time of the inspection or which relate to components of the building:

1. which are below ground or which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring);
2. which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). AGI does not move owner/occupier items for the purposes of the inspection; to which access is not reasonably and safely available to carry out a visual inspection. This may include roofs, subfloor areas and ceiling cavities and high, constricted or dangerous areas for which inspection is not permitted by dangerous or adverse situations.

In addition, the customer accepts that AGI will not detect some defects because: the defect may only occur intermittently; the defect has been deliberately concealed; or AGI has been given incorrect information by the customer or any third party. If you believe that any of these circumstances apply then you should immediately contact AGI in order to try and resolve.

Any area, system or component of the building or any item, feature or system not specifically identified in the Report as having been inspected was not included in the scope of the inspection. This includes the condition and location of any special features or services, underground services drainage or of any systems including electrical, plumbing, gas or heating except as otherwise may be described in the Report.

Descriptions in the Report of systems or appliances relate to the existence of such systems or appliances only and not the adequacy, efficiency or life expectancy of such systems or appliances.

The Report: is not a structural survey, engineers report, weather tightness inspection; does not assess compliance with the requirements of any legislation (including, any act, regulation, code or by-law) unless otherwise stated; is not a geotechnical, site or environmental report. AGI makes no representation as to the existence or absence of any or hazard (as defined in the Health and Safety in Employment Act) or any hazardous substance, natural hazard or contaminant (as those terms are defined in the Resource Management Act) in the building or property.

AGI has not undertaken any title search and assumes all improvements are within the legal boundaries of the property.

No survey of the property or any search of information held by the territorial authority or any other relevant authority has been undertaken. It is recommended that the customer conducts its own Land Information Memorandum or Council property file search.

**Unit Title Properties:** If the property is a Unit Title property, the inspection and Report is limited to the actual unit and any accessory unit(s) and does not extend to the remainder of the building or the common areas.

AGI recommends the customer obtain a copy of the financial statements and minutes from meetings of the Body Corporate to establish the history of the inspected property under such Body Corporate.

**Responsibility to Third Parties:** Our responsibility in connection with this Report is limited to the client to whom the Report is addressed and to that client only. We disclaim all responsibility and will accept no liability to any other party without first obtaining the written consent of AGI and the author of the Report.

AGI reserves the right to alter, amend, explain or limit any information given to any other party.

**Publication:** Neither the whole nor any part of the Report (or any other report provided by AGI, whether written

or verbal) may be published or included in any published document, circular or statement whether in hard copy or electronic form or otherwise disseminated or sold without the prior written approval of AGI and the inspector.

**Claims & Disputes:** Should any dispute arise as a result of the inspection or the Report, it must be submitted to AGI in writing as soon as practically possible but in any case, within ten working days of discovery. The customer agrees that in the event of a dispute, the contents of the Report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved. In the event the customer nevertheless enters into an unconditional agreement for purchase of the subject property or makes an existing agreement unconditional prior to resolution of the dispute, the customer shall be deemed to have waived the customer's rights to continue with and/or make any future claim against AGI in relation to that matter.

Any claim relating to the accuracy of the Report, in the form of errors or omissions is limited to the failure on the part of AGI to follow the Standards of Practice promulgated by the Louisiana State Board of Home Inspectors (a copy is made available for viewing along with the Pre-Inspection Agreement).

Except in the case of an emergency, the customer further agrees not to disturb, repair, replace or alter anything that may constitute evidence relating to the dispute or claimed discrepancy before AGI has had an opportunity to re-inspect and investigate the claim. The Client understands and agrees that any failure to notify AGI or permit AGI to re-inspect as stated above shall be deemed to be a waiver of the customer's rights to continue with and/or make any future claim against AGI in relation to that matter.

**Limitation of Liability:** The customer acknowledges and agrees that the director(s) and employee(s) of AGI shall not be held liable to the client.

AGI shall have no liability to the client for any indirect or consequential loss of whatever nature suffered by the client or any other person and the client hereby indemnifies AGI in respect of any claims concerning any such loss.

Subject to any statutory provisions, if AGI becomes liable to the customer for any reason, for any loss, damage, harm or injury in any way connected with the completion of the inspection and/or the Report, AGI's total liability shall be limited to a sum not exceeding the original fee of the home inspection.

**Consumer Guarantees Act:** Nothing contained in these terms and conditions shall be deemed to exclude or restrict any rights or remedies that the client may have under the Consumer Guarantees Act 1993 or otherwise at law.

**Partial Invalidity:** If any provision in these terms and conditions is illegal, invalid or unenforceable, such provision shall be deemed to be excluded or read down to the extent necessary to make the provision legal, valid or enforceable, and the remaining provisions of these terms and conditions shall not be affected.

# STANDARDS OF PRACTICE

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## Roof

§315. Roofing System A. The home inspector shall inspect: 1. roof coverings; 2. roof drainage components; 3. flashings; 4. skylights, chimneys, and roof penetrations; and 5. signs of leaks or abnormal condensation on building components. B. The home inspector shall: 1. describe the type of roof covering materials; and 2. report the methods used to inspect the roofing system and any limitations. C. The home inspector is not required to: 1. walk on the roofing; 2. inspect interiors of flues or chimneys which are not readily accessible; 3. inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors; or 4. disturb or lift roofing materials, jacks or flashing. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:923 (May 2015).

## Exterior

§313. Exterior System A. The home inspector shall inspect: 1. wall cladding, flashings and trim; 2. all doors, including garage doors and storm doors; 3. all readily accessible windows; 4. decks, balconies, stoops, steps, porches, and applicable railings; Title 46, Part XL 5 Louisiana Administrative Code October 2017 5. eaves, soffits, and fascias where visible from the ground level; and 6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. B. The home inspector shall: 1. describe wall cladding materials; 2. operate all entryway doors; 3. operate garage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and 4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested. C. The home inspector is not required to inspect: 1. shutters, awnings, and similar seasonal accessories; 2. fences; 3. presence of safety glazing in doors and windows; 4. garage door operator remote control transmitters; 5. geological conditions; 6. soil conditions; 7. recreational facilities; 8. detached buildings or structures other than garages and carports; 9. the presence or condition of buried fuel storage tanks; 10. sea walls, break walls or docks; 11. erosion control and earth stabilization measures; or 12. garage door operator pressure sensitive reverse failure devices. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:923 (May 2015).

## Cooling/Heating

321. Air Conditioning and Heating System A. The home inspector shall inspect permanently installed heating and cooling systems including: 1. heating, cooling and air handling equipment installed through the wall; 2. normal operating controls; 3. chimneys, flues, and vents, where readily accessible; 4. solid fuel heating devices, including fireplaces; 5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and 6. the presence of an installed heat and/or cooling source in each habitable room. B. The home inspector shall describe: 1. energy sources; and 2. the heating and cooling methods by their distinguishing characteristics. C. The home inspector shall operate the systems using normal operating controls. D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. E. The home inspector is not required to: 1. operate heating systems when weather conditions or other circumstances may cause equipment damage; 2. operate automatic safety controls; 3. inspect or operate air duct dampers; or 4. inspect: a. heat exchangers; b. humidifiers; c. dehumidifiers; d. electronic air filters; e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms; f. solar space heating systems; g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion makeup air devices, heat distribution assists, whether gravity controlled or fan-assisted; or h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 36:2863 (December 2010), repromulgated LR 38:2533 (October 2015).

## Plumbing

§317. Plumbing System A. The home inspector shall inspect: 1. water supply and distribution systems, including: a. piping materials, supports, insulation; b. fixtures and faucets; c. functional flow; d. visible leaks; and e. cross connections; 2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage; 3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents; 4. fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting, and supports; leaks; and 5. sump pumps, drainage sumps, and related piping. B. The home inspector shall describe: 1. water supply and

distribution piping materials; 2. drain, waste and vent piping materials; 3. water heating equipment; 4. location of main water supply shutoff device; and 5. the location of main gas supply shutoff device. C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance or winterized equipment. D. The home inspector is not required to: 1. determine the effectiveness of anti-siphon devices; 2. determine whether water supply and waste disposal systems are public or private; 3. operate automatic safety controls; 4. operate any valve except water closet flush valves, fixture faucets, and hose faucets; 5. determine whether the system is properly sized or utilizes proper materials; 6. inspect: a. water conditioning systems; b. fire and lawn sprinkler systems; c. on-site water supply quantity and quality; d. on-site waste disposal systems; e. foundation irrigation systems; f. spas; g. swimming pools; h. solar water heating equipment; or i. wells, well pumps, or water storage related equipment. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 41:923 (May 2015).

### **Foundation, Crawlspace & Structure**

§311. Structural Systems A. The home inspector shall inspect structural components including: 1. foundation; 2. framing; 3. columns; and 4. piers. B. The home inspector shall describe the type of: 1. foundation; 2. floor structure; 3. wall structure; 4. columns; 5. piers; 6. ceiling structure; and 7. roof structure. C. The home inspector shall: 1. probe structural components only where deterioration is visible, except where probing would damage any surface; 2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible; 3. report the methods used to inspect or access under floor crawl spaces and attics; and 4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 41:923 (May 2015).

### **Electrical**

§319. Electrical System A. The home inspector shall inspect: 1. service drop and entrance conductors cables and raceways; 2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding; 3. branch circuit conductors, their overcurrent devices, and their compatibility; 4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles; 5. the polarity and grounding of all receptacles tested; and 6. test ground fault circuit interrupters and arc fault circuit interrupters, unless, in the opinion of the inspector, such testing is likely to cause damage to any installed items or components of the home or interrupt service to an electrical device or equipment located in or around the home. B. The home inspector shall describe: 1. service amperage and voltage; 2. wiring methods employed; and 3. the location of main and distribution panels. C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits. D. The home inspector shall report on the presence or absence of smoke detectors. E. The home inspector is not required to: 1. insert any tool, probe, or testing device inside the panels; 2. test or operate any overcurrent device except ground fault circuit interrupters and arc fault circuit interrupters in accordance with §319.A.6; 3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels; or 4. inspect or test: a. low voltage systems; b. central security systems, including but not limited to heat detectors, motion detectors, control pads, carbon monoxide detectors, smoke detectors or any associated devices; c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or d. remote controlled device unless the device is the only control device; or 5. measure amperage, voltage or impedance. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2863 (December 2010), LR 38:2533 (October 2012), LR 41:923 (May 2015), LR 43:1913 (October 2017).

### **Attic, Insulation & Ventilation**

§327. Insulation and Ventilation System A. The home inspector shall inspect: 1. insulation and vapor retarders in unfinished spaces; 2. ventilation of attics and foundation areas; 3. kitchen, bathroom, and laundry venting system; and 4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. B. The home inspector shall describe: 1. insulation and vapor retarders in unfinished spaces; and 2. absence of insulation in unfinished space at conditioned surfaces. C. The home inspector is not required to report on: 1. concealed insulation and vapor retarders; or 2. venting equipment that is integral with household appliances. D. The home inspector is not required to: 1. disturb insulation or vapor retarders; or 2. determine indoor air quality. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004).

### **Doors, Windows & Interior**

§325. Interior System A. The home inspector shall inspect: 1. walls, ceiling, and floors; 2. steps, stairways, balconies,

and railings; 3. countertops and a representative number of cabinets and drawers; 4. all doors; and 5. all readily accessible windows. B. The home inspector shall: 1. operate a representative number of windows and interior doors; 2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; 3. report the presence of suspected mold or microbial growth if, during the course of inspecting the systems and components of the structure in accordance with the home inspector licensing law and these rules, the licensed home inspector discovers visually observable evidence of suspected mold or microbial growth. C. The home inspector is not required to inspect: 1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; 2. carpeting; 3. draperies, blinds, or other window treatments; or 4. interior recreational facilities. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 37:2406 (August 2011), LR 38:2533 (October 2012), LR 41:923 (May 2015).

### **Built-in Appliances**

§329. Built-In Kitchen Appliances A. The home inspector shall inspect and operate the basic functions of the following appliances: 1. permanently installed dishwasher; through its normal cycle; 2. range, cook top, and permanently installed oven; 3. trash compactor; 4. garbage disposal; 5. ventilation equipment or range hood; 6. permanently installed microwave oven; and 7. any other built-in appliance. B. The home inspector is not required to inspect: 1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; 2. non built-in appliances such as clothes washers and dryers; 3. refrigeration units such as freezers, refrigerators and ice makers; or 4. central vacuum system. C. The home inspector is not required to operate: 1. appliances in use; or 2. any appliance that is shut down or otherwise inoperable. AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475. HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 41:923 (May 2015). C