



## SUMMARY

1234 Main St. Lake Charles LA 70611

Buyer Name  
01/28/2019 9:00AM

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AGI: Property Inspections  
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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 Inspector Cluseau's Home Inspection Service, Inc. 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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### 3.1.1 Structure

#### **LOOSE/SEPARATED UNIONS**

 Moderate Material Defects

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

4.1.1 Wall Covering, Trim  
**CRACKING - MINOR**

 Maintenance/Minor Items

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

### GAP- EXPOSED STRUCTURE

 Maintenance/Minor Items

One or more areas of siding had a gap between seems 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

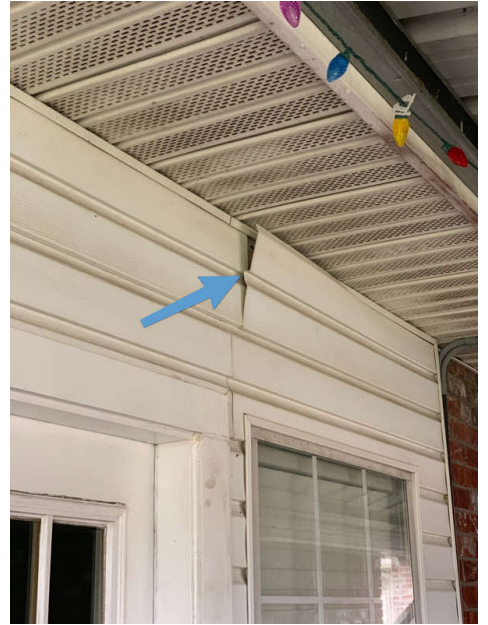
### LOOSE SIDING

 Maintenance/Minor Items

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

### **PAINT- PEELING**

 Maintenance/Minor Items

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

### **TRIM- DAMAGED**

 Moderate Material Defects

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

### SWEEP- DAMAGED

 Maintenance/Minor Items

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 & Fascia

### FASCIA - LOOSE

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



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  
**GLAZING-  
CRACKED/DAMAGED**

 Maintenance/Minor Items

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

**MISSING/DAMAGED SCREEN**

Window had damaged or missing screen.

Recommendation

Contact a qualified window repair/installation contractor.



Maintenance/Minor Items



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.



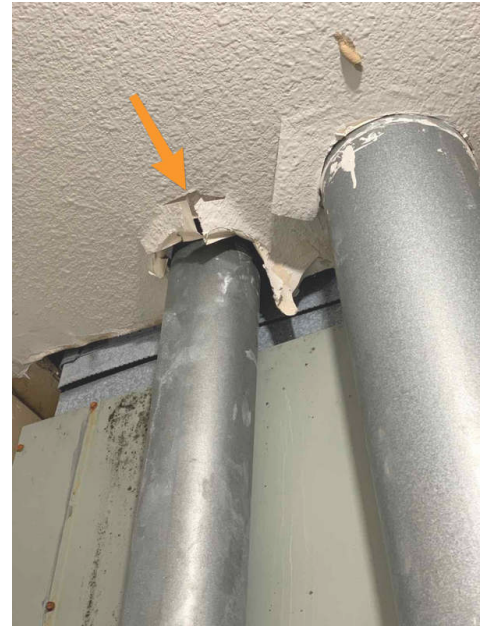
Front of House Garage

5.4.1 Vents & 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 & Fireplaces

### DIRTY FLUE

 Maintenance/Minor Items

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.

#### 5.5.3 Gas/LP Firelogs & Fireplaces

### CHIMNEY (CAP)- LOOSE

 Moderate Material Defects

The chimney cap appeared to be loose from inspection viewpoint.

Recommendation

Contact a qualified chimney contractor.



Rear of House

#### 6.4.1 Drain, Waste, & Vent Systems

### 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.



Maintenance/Minor Items

#### 6.4.2 Drain, Waste, & Vent Systems

### IMPROPER SLOPE

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

Recommendation

Contact a qualified plumbing contractor.



Moderate Material Defects



Kitchen

#### 6.5.1 Sink

### FAUCET- INOPERABLE

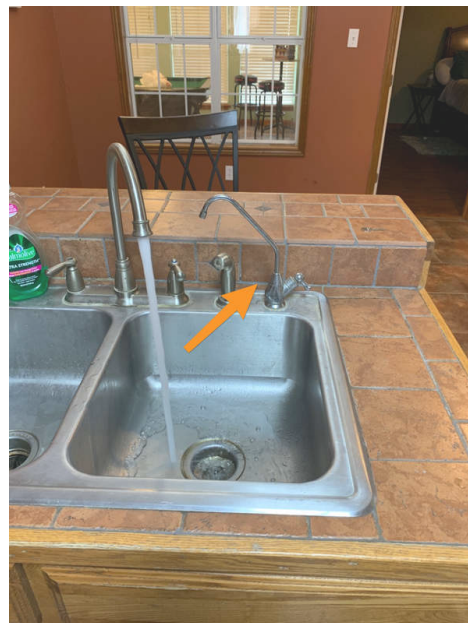


Moderate Material Defects

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

Recommendation

Contact a qualified professional.



Kitchen

6.6.1 Toilet

### **DISTRIBUTION PIPE LEAKING**



Moderate Material Defects

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

Recommendation

Contact a qualified plumbing contractor.



Master Bath

6.7.1 Tub/Shower

### **CAULK LINE FAILED**



Maintenance/Minor Items

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

7.1.1 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

8.2.1 Main & Subpanels

**BREAKERS- SHUT OFF**

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

Recommendation

Contact a qualified electrical contractor.

 Moderate Material Defects





Garage

### 8.2.2 Main & Subpanels

#### **LABEL DIRECTORY- MISSING**

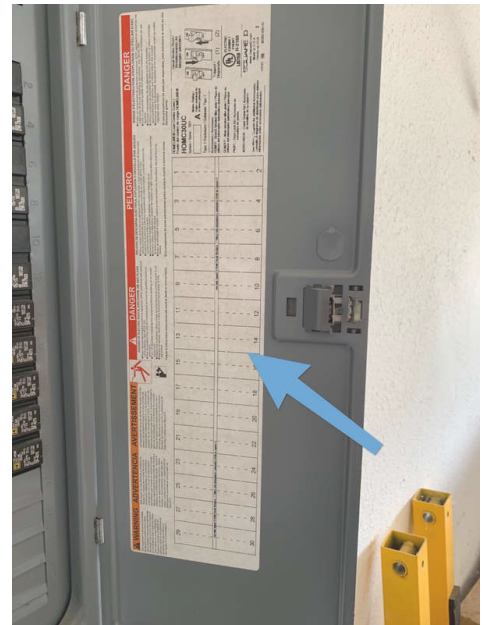


Maintenance/Minor Items

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 & 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.

## NO GFCI INSTALLED

Moderate Material Defects

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.

## COVER PLATES DAMAGED

Maintenance/Minor Items

One or more receptacles have a damaged cover plate.

Recommendation

Contact a qualified electrical contractor.



Game room

## EXPOSED WIRING

Safety/Major Concerns

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

**EXTENSION CORD**

 Maintenance/Minor Items

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

**JUNCTION BOX- OPEN**

 Safety/Major Concerns

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

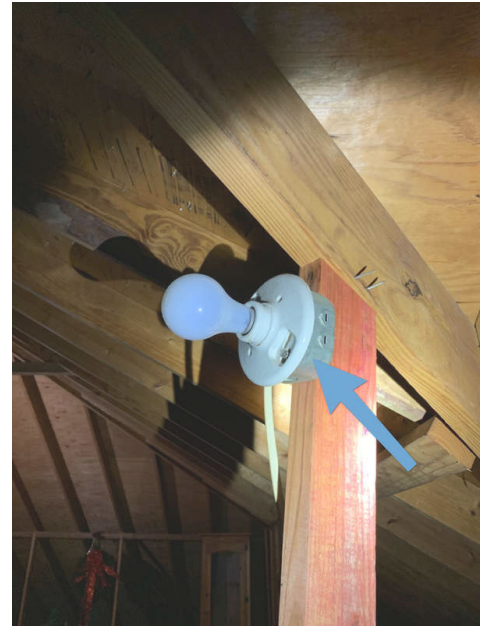
8.4.5 Lighting, Switches & Receptacles  
**LIGHT INOPERABLE**



Maintenance/Minor Items

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

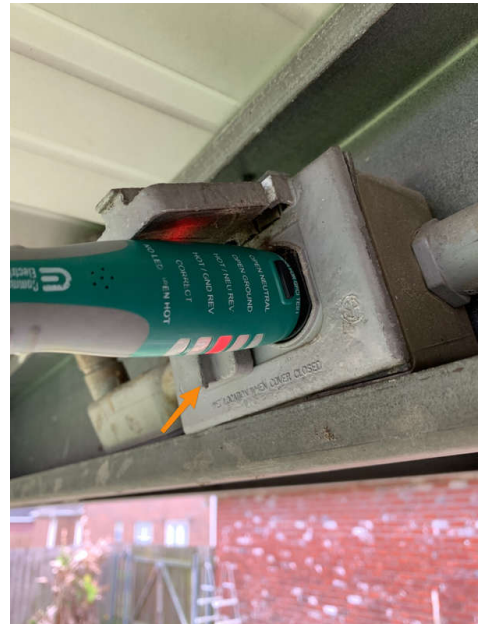
8.4.6 Lighting, Switches & Receptacles  
**RECEPTACLE- IMPROPERLY WIRED**



Moderate Material Defects

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

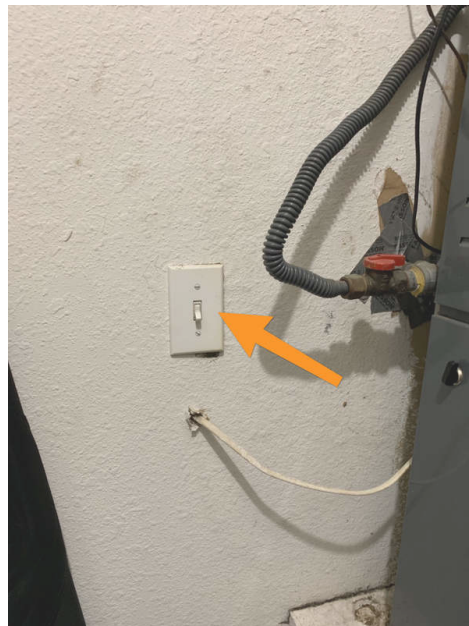
A light switch in appeared to be inoperable at the time of the inspection. The inspector was unable to determine which device it was intended to control. You should ask the seller about its operation.

#### Recommendation

Contact a qualified electrical contractor.



Master



Garage Closet

#### 8.5.1 Smoke/CO Detectors

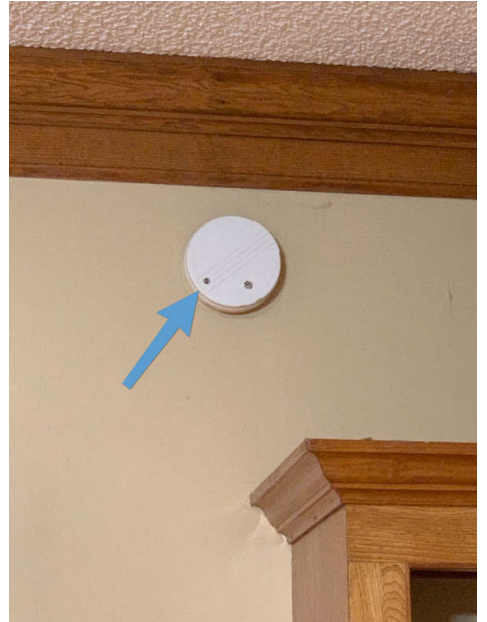
### OLD- NEED UPGRADE

 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

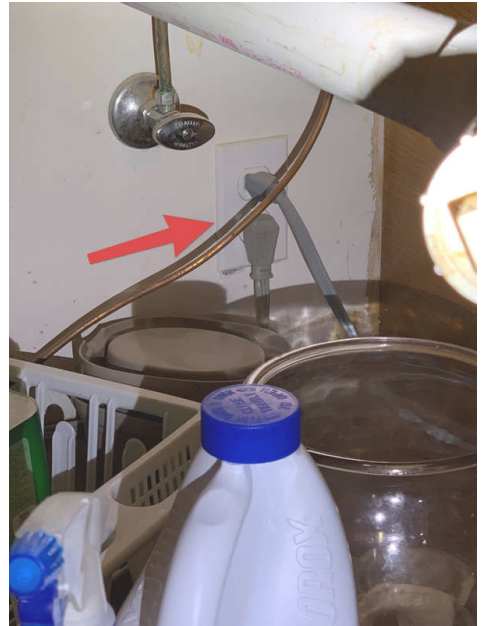
### GFCI- WITHIN 3 FEET OF WATER SOURCE

 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

#### 9.4.1 Bathroom Ventilation

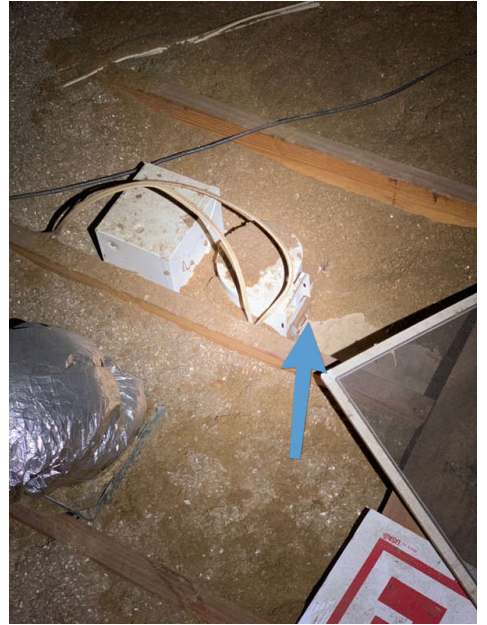
### BATHROOM VENTS INTO ATTIC

 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

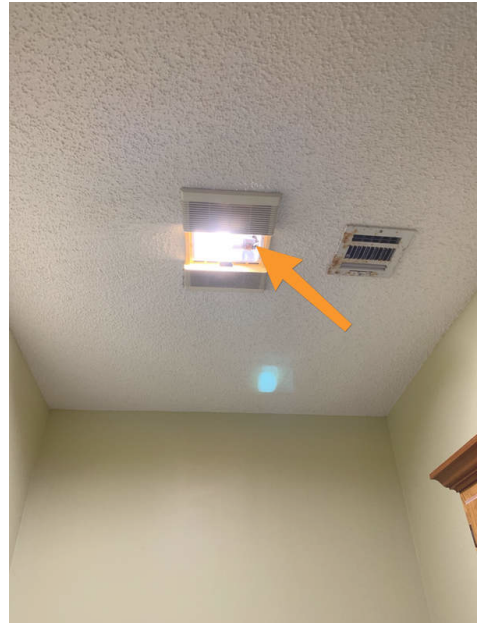
### VENT LIGHT COVER- MISSING

 Moderate Material Defects

The light cover for the bathroom ventilation was missing.

Recommendation

Contact a handyman or DIY project



Master Bath

#### 10.1.1 Doors

### DAMAGE- MINOR

 Maintenance/Minor Items

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.

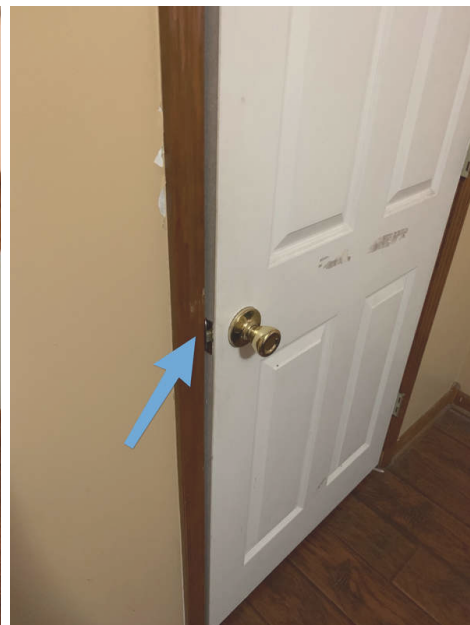
Recommendation

Contact a qualified handyman.

 Maintenance/Minor Items



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.



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

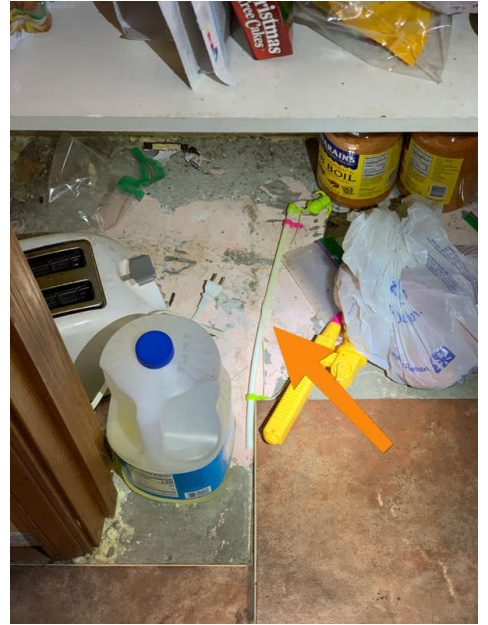
**TILES- MISSING**

 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

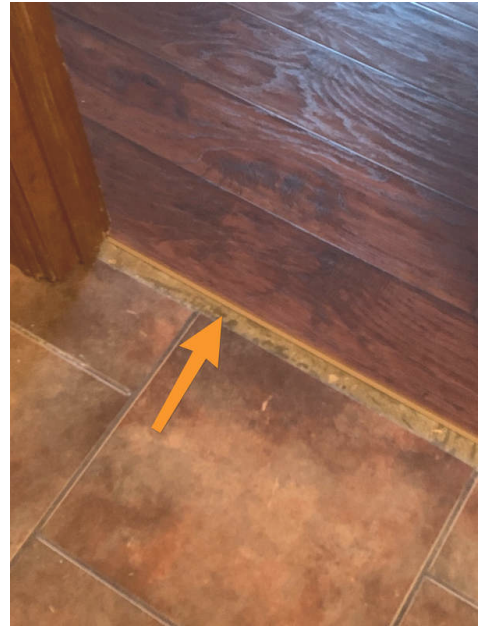
## TRANSITION- MISSING

 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

 Moderate Material Defects

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

Recommendation

Contact a qualified general contractor.



Bedroom 1



Kitchen



Game room

#### 10.4.2 Walls

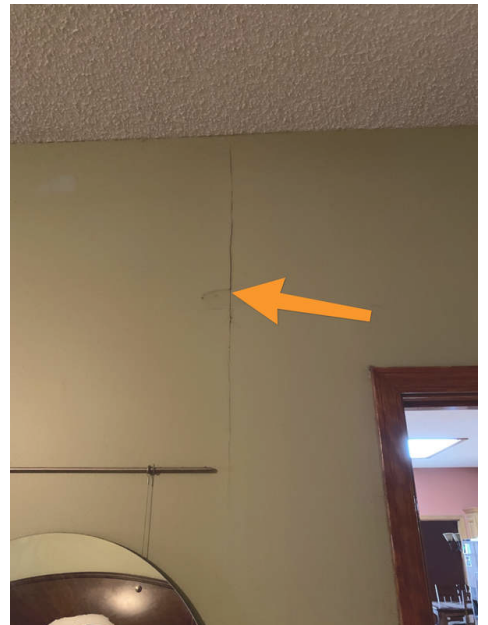
### MINOR CORNER CRACKS

 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

### DAMAGE

 Maintenance/Minor Items

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

**COUNTERTOP- NOT SECURED**

 Moderate Material Defects

Kitchen countertop appeared to be improperly secured to base.

Recommendation

Contact a handyman or DIY project



10.7.1 Trim- Door, Window,Crown,  
Base

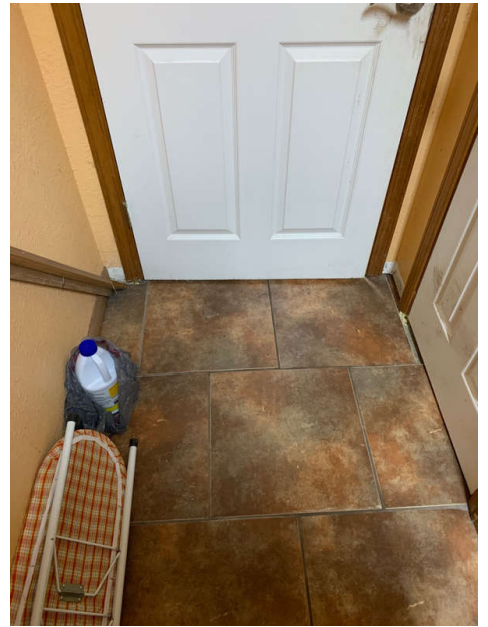
**MISSING**

 Moderate Material Defects

Interior trim was missing in one or more areas.

Recommendation

Contact a qualified general contractor.



Laundry

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.

