



SUMMARY

1234 Main St. Lake Charles LA 70611

Buyer Name
06/23/2019 9:00AM

Aaron Gott
LA License # 11034
AGI: Property Inspections
337-661-1428
agottges@gmail.com



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.

2.2.1 Vegetation, Grading, Drainage & Retaining Walls

PLANTING BEDS- TOO CLOSE TO FOUNDATION

 Maintenance/Minor Items

Planting beds have been constructed near the exterior walls, without proper separation from foundation.

Recommendation

Contact a qualified landscaping contractor



Front of House



Front of House

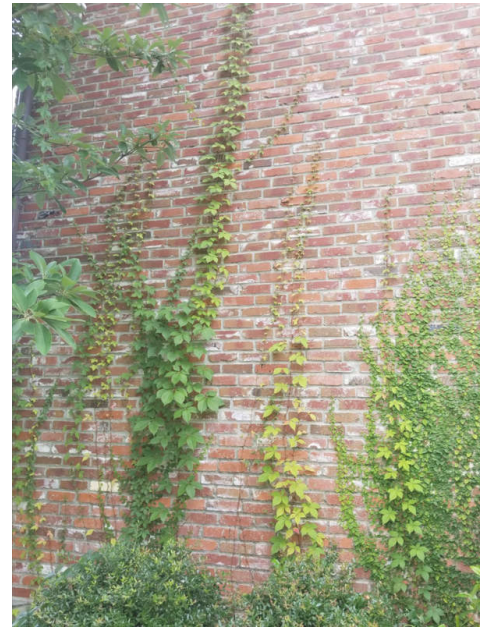
2.2.2 Vegetation, Grading, Drainage & Retaining Walls

Moderate Material Defects

VINES ON WALL

Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions.

Recommendation
Contact a qualified professional.



Right Side- facing the house

3.1.1 Structure

MICROBIAL GROWTH- ATTIC

Moderate Material Defects

Inspector noted one or more areas that looked like potential microbial growth.

Recommendation
Contact a qualified professional.



Attic



Attic

3.2.1 Coverings

GRANULE LOSS

Maintenance/Minor Items

There were areas with significant granule loss of the roofing shingles. Long-term, uniform granule loss is considered part of the natural aging process.

Recommendation
Contact a qualified roofing professional.



Left Side- facing the house



Left Side- facing the house

3.2.2 Coverings

OLD- REPLACE SOON

 Moderate Material Defects

The shingles were old, appeared to be well past the mid point of their long-term service life and may need to be replaced soon. They appeared to be adequately protecting the roof at the time of the inspection.

Recommendation

Contact a qualified roofing professional.

3.3.1 Gutter

ELBOW MISSING

 Moderate Material Defects

Home was missing elbow(s) in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement and soil erosion.

Recommendation

Contact a qualified roofing professional.



Rear of House

3.4.1 Flashings

KICKOUT FLASHING- MISSING

 Moderate Material Defects

The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eave.

Recommendation

Contact a qualified gutter contractor



Front of House

3.5.1 Roof Penetrations

SATELLITE- ROOF INSTALLATION

 Maintenance/Minor Items

The satellite roof install can cause damage to shingles and roofing materials and should be installed in a different location.

Recommendation

Contact a qualified professional.



Rear of House

4.1.1 Wall Covering, Trim

BRICK VENEER- LOOSE

 Moderate Material Defects

One or more areas of brick veneer was loose.

Recommendation

Contact a qualified masonry professional.



4.1.2 Wall Covering, Trim
CRACKING

 Moderate Material Defects

The exterior wall covering had areas cracked or broken which should be replaced or repaired to prevent potential damage from moisture intrusion to the home materials. These areas could be a structural concern and can have a variety of causes.

Recommendation
Contact a foundation contractor.



Garage



Garage



Garage



Garage



Rear of House

4.1.3 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



Front of House



Front of House



Rear of House



Rear of House

4.3.1 Exterior Doors

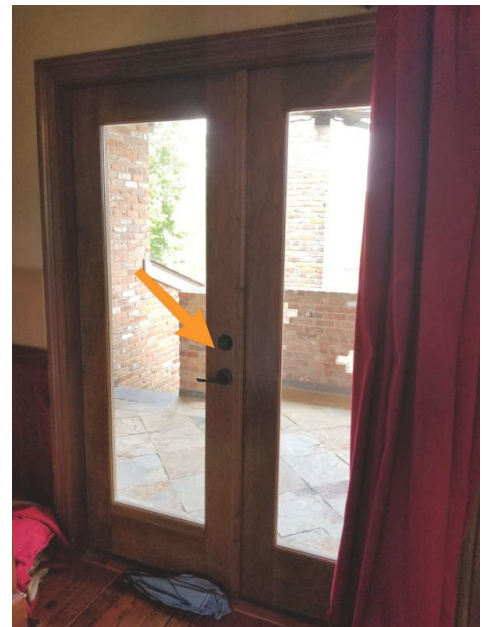
DEADBOLT- KEYED BOTH SIDES

 Moderate Material Defects

Multiple doors to the home exterior had deadbolts that required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency.

Recommendation

Contact a handyman or DIY project



4.3.2 Exterior Doors

OPEN OUTWARD

 Maintenance/Minor Items

One or more exterior entry doors opened outwards and didn't appear to have security hinges and/or an anti pry plate over the lockset area. Doors that open outwards have hinges oriented so the pins are exposed outside and can easily be removed also strikers and/or deadbolts can be pried open. Without security hinges, the door can also be removed allowing someone to gain entry.

Recommendation

Contact a qualified door repair/installation contractor.



Rear of House



Rear of House

4.8.1 Exterior Lighting

EXTERIOR LIGHTING- INOPERABLE

One or more lights were inoperable at the time of the inspection.

Recommendation

Contact a qualified electrical contractor.

 Moderate Material Defects



Front of House

4.10.1 Exterior Wiring

CONDUIT- MISSING

Exterior wiring was noted at the time of the inspection. It was not protected and should be ran in conduit to prevent damage or electric shock.

Recommendation

Contact a qualified professional.

 Maintenance/Minor Items



Rear of House

5.4.1 Lighting, Switches & Receptacles

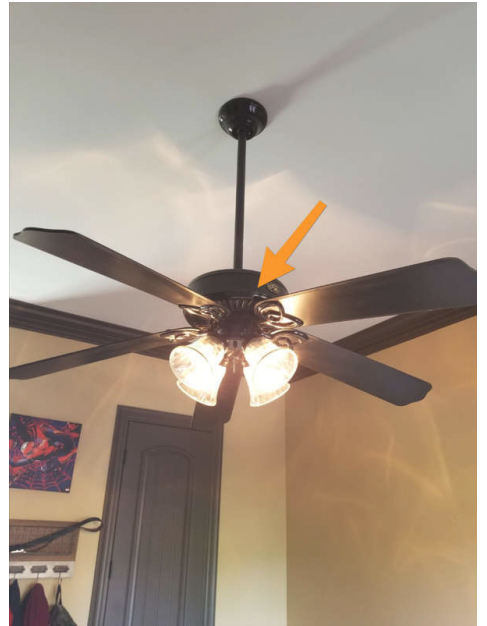
CEILING FAN- INOPERABLE

 Moderate Material Defects

The ceiling fan in this bedroom was inoperable.

Recommendation

Contact a qualified electrical contractor.



Bedroom 2

5.4.2 Lighting, Switches & Receptacles

CEILING FAN- NOISY

 Maintenance/Minor Items

The ceiling fan in this bedroom was noisy during operation. This condition is typical of deteriorated fan components.

Recommendation

Contact a handyman or DIY project



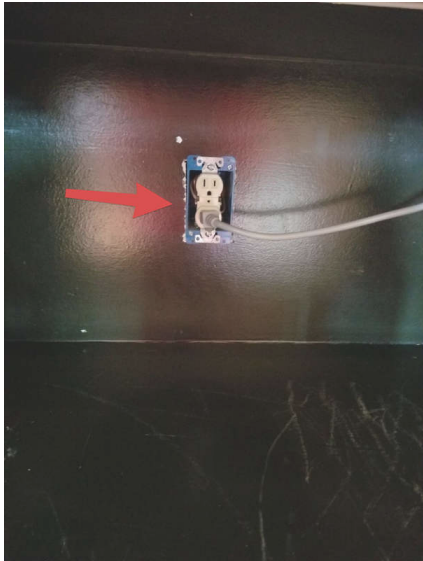
5.4.3 Lighting, Switches & Receptacles

COVER PLATES MISSING

 Safety/Major Concerns

One or more receptacles are missing a cover plate. This causes short and shock risk.

Recommendation
Contact a qualified electrical contractor.



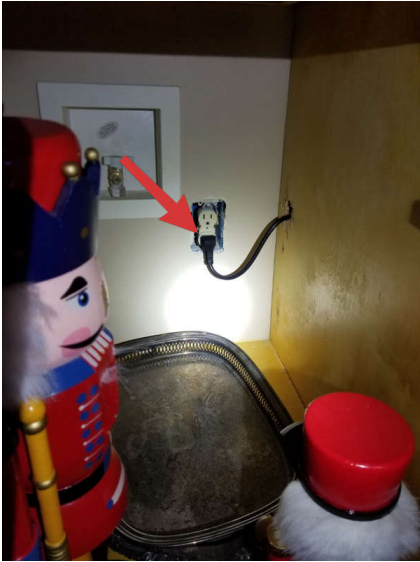
Upstairs cabinets



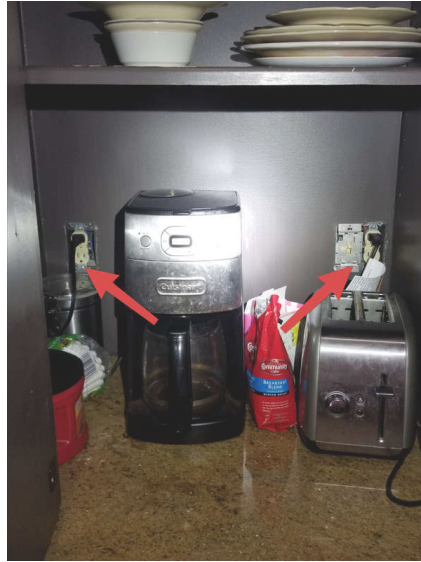
Upstairs cabinets



Upstairs Bathroom stairs



Bar



Kitchen

5.4.4 Lighting, Switches & Receptacles

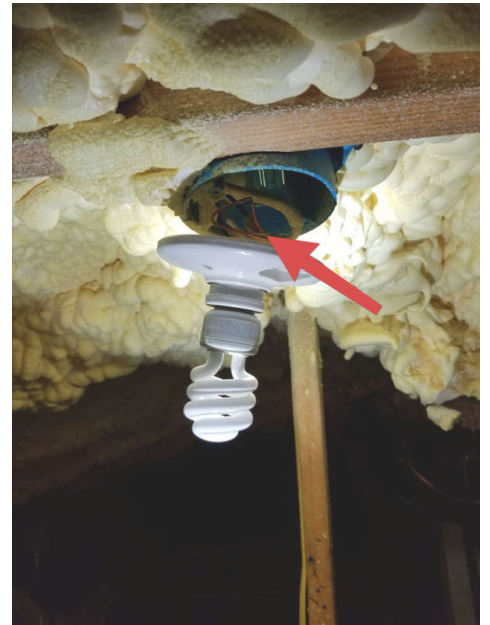
EXPOSED WIRING

 Safety/Major Concerns

An electrical 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.

Recommendation

Contact a qualified electrical contractor.



Attic

5.4.5 Lighting, Switches & Receptacles

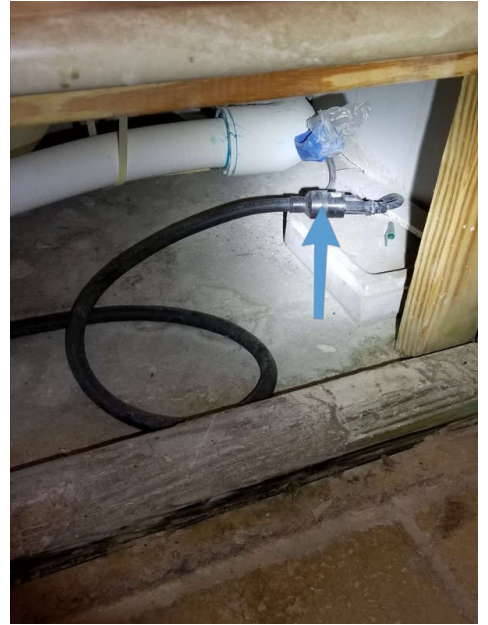
EXTENSION CORD

 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.



Master Bath

5.4.6 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

5.4.7 Lighting, Switches & Receptacles

LIGHT COVER- MISSING

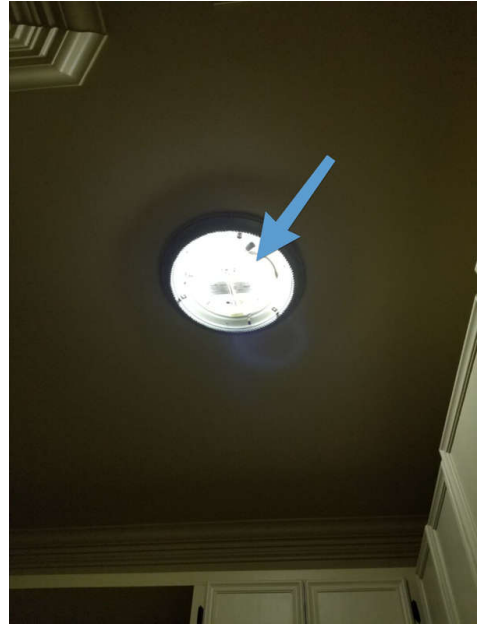


Maintenance/Minor Items

One or more plastic covers for the light fixture was missing at the time of inspection.

Recommendation

Contact a handyman or DIY project



Master Closet

5.4.8 Lighting, Switches & Receptacles

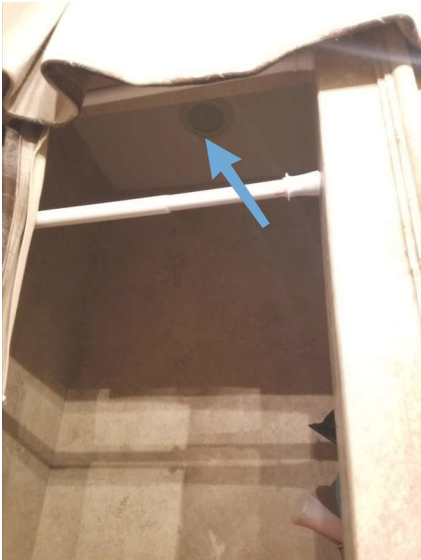
LIGHT INOPERABLE

 Maintenance/Minor Items

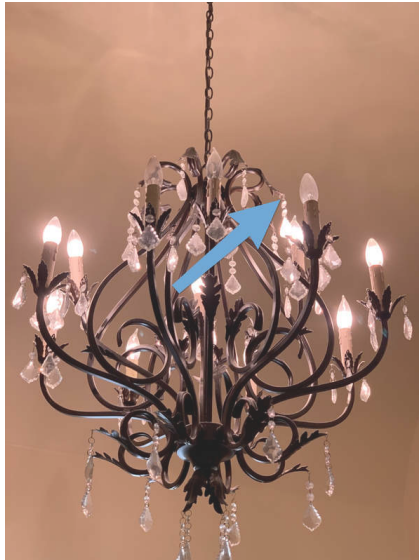
One or more lights were inoperable at the time of the inspection. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.

Recommendation

Contact a qualified electrical contractor.



Upstairs Bathroom



Master Bath



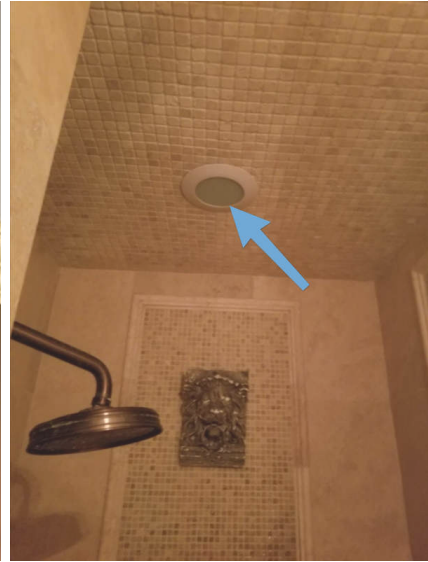
Upstairs



Downstairs Bathroom



Bedroom 4 Bathroom



Master Bath



Kitchen

5.4.9 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.



Back patio



Kitchen

5.4.10 Lighting, Switches & Receptacles

Moderate Material Defects

SWITCH- INOPERABLE

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.



Living Room

5.4.11 Lighting, Switches & Receptacles

Maintenance/Minor Items

SWITCH- DAMAGED

Switch was damaged but was operational.

Recommendation
Contact a qualified professional.



Kitchen

5.5.1 GFCI & AFCI

GFCI- NOT WORKING PROPERLY

 Moderate Material Defects

A ground fault circuit interrupter (GFCI) electrical receptacle did not operate as intended when tested.

Recommendation

Contact a qualified electrical contractor.



Upstairs Bathroom stairs

5.5.2 GFCI & AFCI

GFCI- WITHIN 5 FEET OF WATER SOURCE

 Moderate Material Defects

It is recommended that all receptacles, within 5 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.

Recommendation

Contact a qualified electrical contractor.



Laundry



Kitchen

5.5.3 GFCI & AFCI
OPEN GROUND

One or more receptacles, at the time of inspection, had GFCI protection but were not functioning properly.

Recommendation
Contact a qualified professional.

 Moderate Material Defects



Back kitchen area

5.6.1 Smoke/CO Detectors
BEDROOM- NOT PRESENT

Smoke alarms were not present in each bedroom, this is a Safety Hazard. Current standards require a smoke alarm in each bedroom (sleeping area) for fire safety. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

Recommendation
Contact a handyman or DIY project

 Maintenance/Minor Items

6.1.1 Dishwasher
HIGH LOOP- MISSING

 Maintenance/Minor Items

The dishwasher was missing 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.

Recommendation

Contact a qualified plumbing contractor.



Pantry

7.1.1 Equipment

CONDENSATE LINE- IMPROPER INSTALLATION

 Moderate Material Defects

The condensate line was running into the soffit vent. This can cause moisture damage to the interior of the home.

Recommendation

Contact a qualified HVAC professional.



Attic



Front of House

7.1.2 Equipment

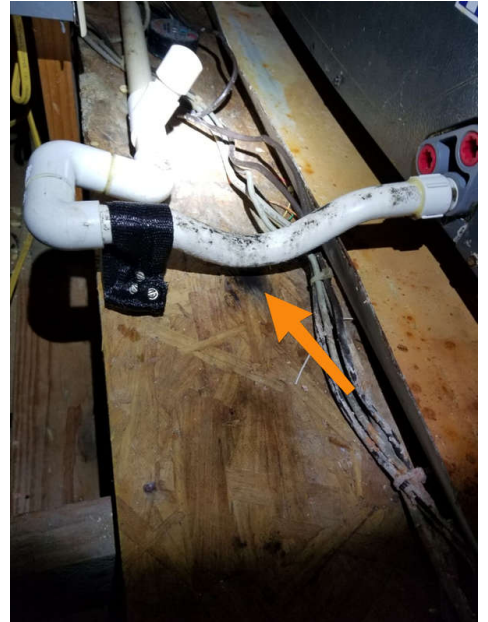
DRAIN LINE- CONDENSING OUTSIDE DRAIN PAN

 Moderate Material Defects

Condensation line was leaking/draining outside the drip pan.

Recommendation

Contact a qualified HVAC professional.



Attic

7.1.3 Equipment

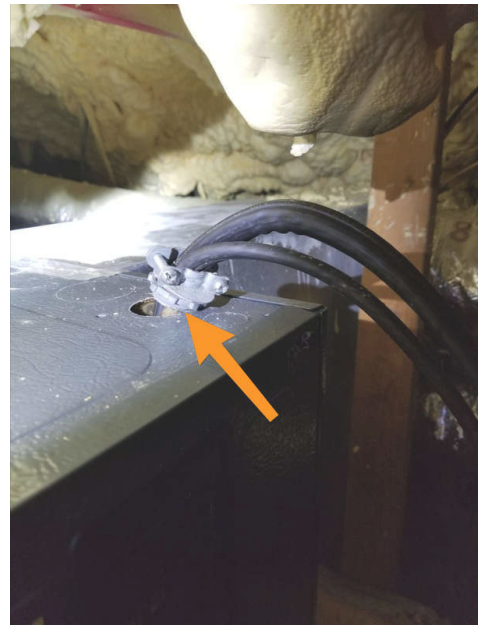
ELECTRICAL- IMPROPERLY SECURED

 Moderate Material Defects

The hvac electrical supply was improperly secured.

Recommendation

Contact a qualified electrical contractor.



Attic

7.1.4 Equipment

FULL EVALUATION- RECOMMENDED

 Moderate Material Defects

Due to multiple deficiencies, a full evaluation of the home's HVAC system is recommended by a licensed professional with repairs made as necessary.

Recommendation

Contact a qualified HVAC professional.

7.1.5 Equipment

INADEQUATE COOLING

 Moderate Material Defects

The air-conditioning system operated, but the air produced by the system was not cool enough based on input/output differentials.

Recommendation

Contact a qualified HVAC professional.

7.1.6 Equipment

INADEQUATE HEAT

 Moderate Material Defects

Furnace was operating at the time of inspection, however very little or no heat was produced.

Recommendation

Contact a qualified HVAC professional.

7.1.7 Equipment

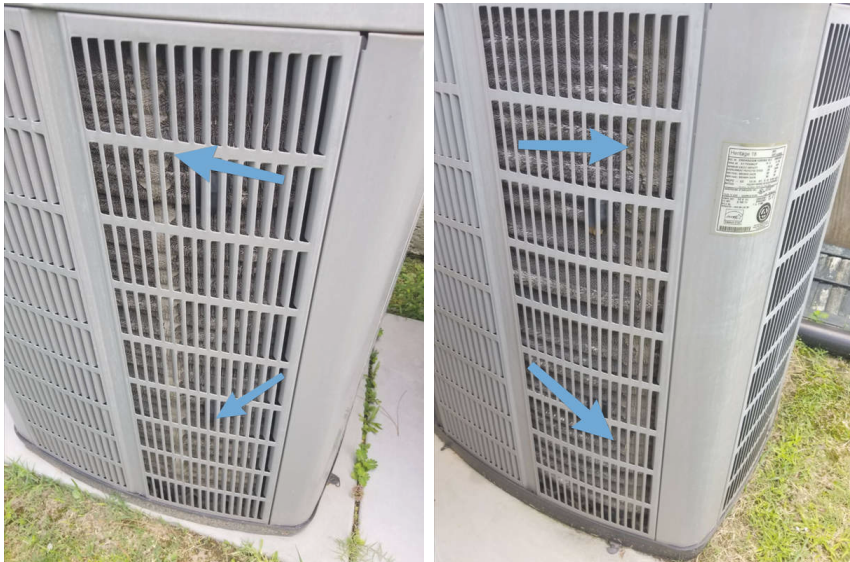
NEEDS SERVICING/CLEANING

 Maintenance/Minor Items

HVAC system should be cleaned and serviced annually.

Recommendation

Contact a qualified HVAC professional.



Rear of House

Rear of House

7.2.1 Normal Operating Controls

THERMOSTAT INOPERABLE

 Moderate Material Defects

Thermostat did not working using normal operating procedures.

Recommendation

Contact a qualified HVAC professional.



Dining

8.4.1 Sink
FAUCET- LEAK

 Maintenance/Minor Items

The sink faucet was loose and leaked during operation.

Recommendation
Contact a qualified plumbing contractor.



Kitchen

8.4.2 Sink
INOPERABLE STOPPER

 Maintenance/Minor Items

One or more sink(s) in this bathroom had an inoperable stopper.

Recommendation
Contact a qualified plumbing contractor.



Upstairs Bathroom stairs



Master Bath



Master Bath

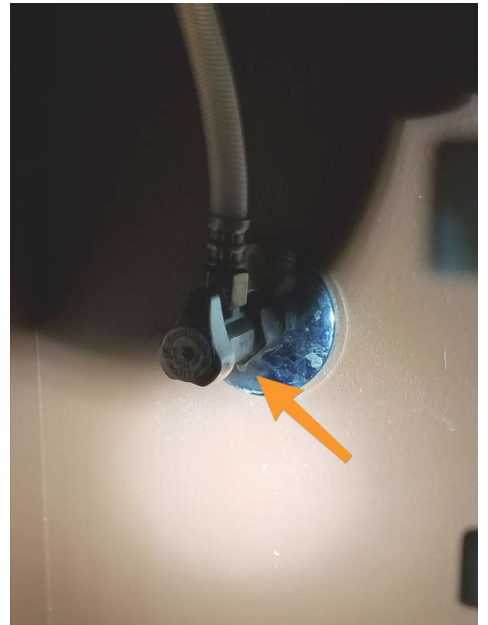
8.4.3 Sink **LEAKING**

Sink leaked during operation.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Material Defects



Upstairs Bathroom

8.4.4 Sink **SINK - POOR DRAINAGE**

Sink had slow/poor drainage.

Recommendation

Contact a qualified plumbing contractor.

 Maintenance/Minor Items



Upstairs Bathroom

8.4.5 Sink

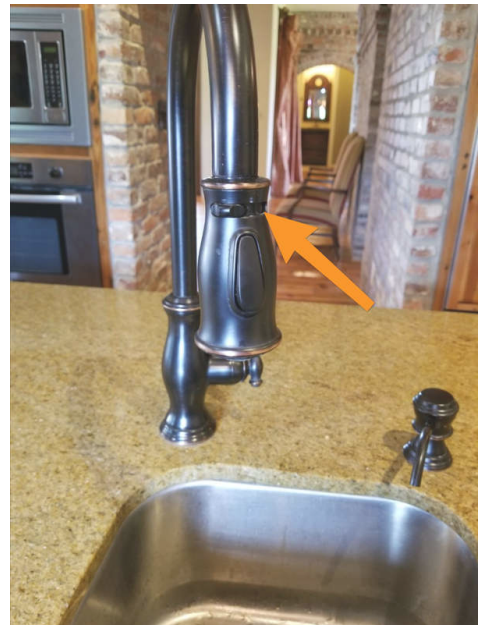
FAUCET- NOT FUNCTIONING PROPERLY

 Moderate Material Defects

One or more sink faucets had multiple functions and was not operating as intended.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

8.6.1 Tub/Shower

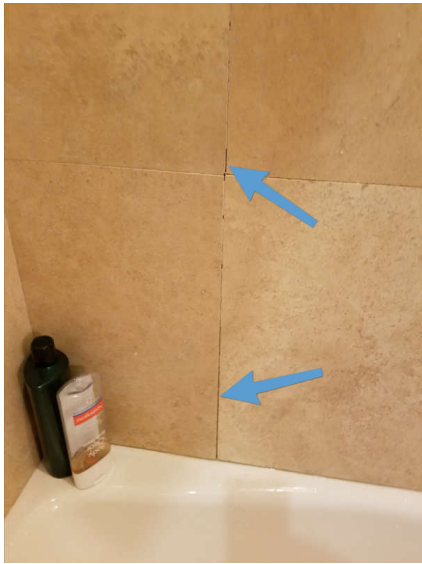
CAULK/GROUT LINE FAILED

 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

Contact a handyman or DIY project



Upstairs Bathroom stairs



Bedroom 4 Bathroom

8.6.2 Tub/Shower

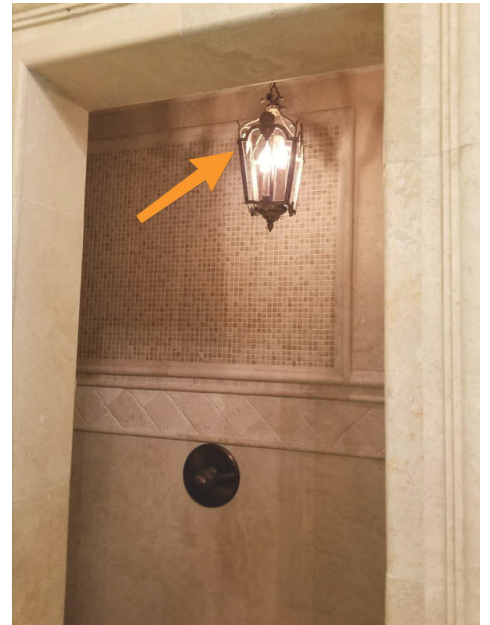
HANGING LIGHT FIXTURE-SHOWER

This is a potential safety/shock hazard.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Material Defects



Master Bath

11.1.1 Doors

DOESN'T LATCH

Door doesn't latch properly.

Recommendation

Contact a qualified handyman.

 Maintenance/Minor Items



Bedroom 2



Upstairs Bathroom

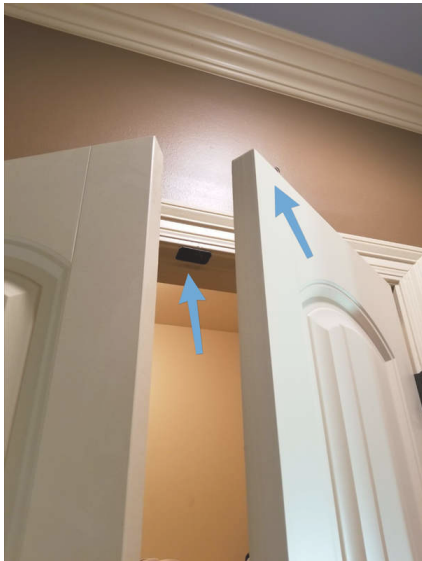
11.1.2 Doors

LOOSE/DAMAGED HARDWARE

An interior door had loose/damaged hardware.

Recommendation

Contact a qualified door repair/installation contractor.



Bedroom 4 Closet



Master

11.2.1 Windows

INOPERABLE WINDOW

One or more windows were inoperable at the time of the inspection. They had a screw in them.

Recommendation

Contact a qualified professional.





Bedroom 2



Bedroom 1

11.3.1 Floors

TILES- CRACKED

Loose/cracked tiles were present at time of inspection.

Recommendation

Contact a qualified flooring contractor

 Maintenance/Minor Items



Master

11.5.1 Ceilings

MOISTURE INTRUSION

One or more areas appeared to have moisture damage. These areas may or may not be wet from active leaks.

Recommendation

Contact a qualified professional.

 Maintenance/Minor Items



Bedroom 2

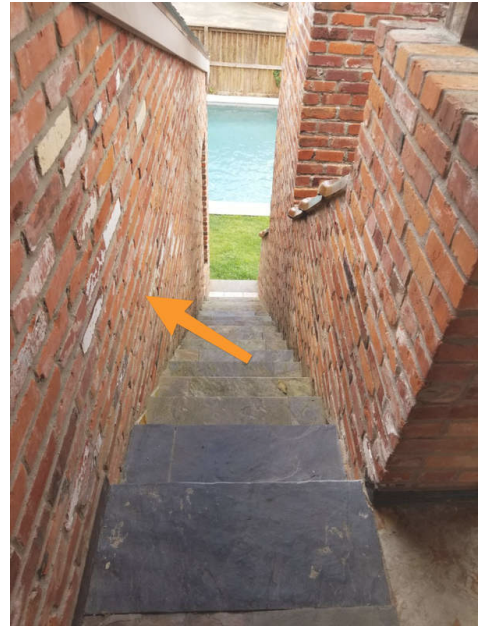
11.6.1 Steps, Stairways & Railings

HANDRAIL- MISSING

 Moderate Material Defects

Staircase had no handrails. This is a safety hazard.

Recommendation
Contact a qualified handyman.



Rear of House

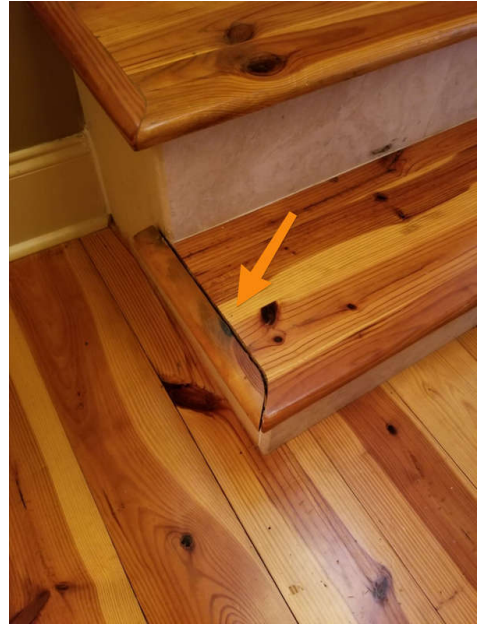
11.6.2 Steps, Stairways & Railings

STEP- DAMAGED

 Moderate Material Defects

One or more steps were damaged and could be a trip hazard.

Recommendation
Contact a qualified professional.



Stairs

11.7.1 Countertops & Cabinets

CABINET DOOR HARDWARE-DAMAGED

 Moderate Material Defects

Cabinet door did not operate properly due to damaged hardware.

Recommendation

Contact a qualified cabinet contractor.



Back kitchen area

11.7.2 Countertops & Cabinets

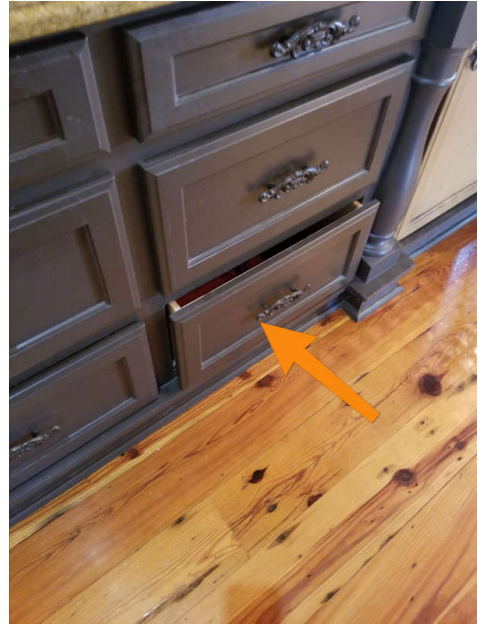
DRAWER- DOESN'T CLOSE PROPERLY

 Moderate Material Defects

One or more drawers did not line up and close properly.

Recommendation

Contact a handyman or DIY project



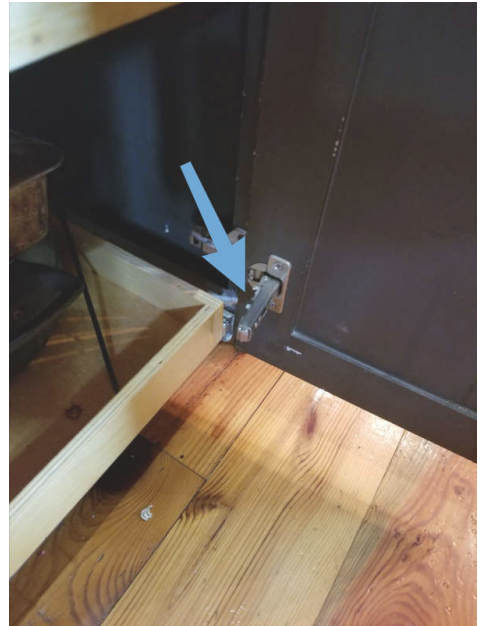
Kitchen

11.7.3 Countertops & Cabinets
HINGE- DAMAGED/LOOSE

 Maintenance/Minor Items

One or more cabinet hinges were damaged/loose.

Recommendation
Contact a qualified cabinet contractor.



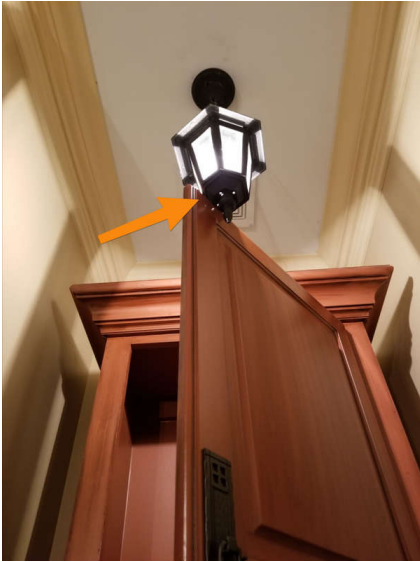
Kitchen

11.7.4 Countertops & Cabinets
IMPROPER DESIGN

 Moderate Material Defects

The cabinet door hit the light when opened.

Recommendation
Contact a qualified general contractor.



Upstairs Bathroom



Downstairs Bathroom

11.8.1 Trim- Door, Window, Crown, Base

 Maintenance/Minor Items

TRIM- SEPERATING

One or more areas of trim were seperating from the wall.

Recommendation

Contact a handyman or DIY project



Upstairs

12.4.1 Garage Door

INOPERABLE

 Moderate Material Defects

The garage door was inoperable, at the time of inspection.

Recommendation

Contact a qualified professional.

