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HOME INSPECTION REPORT

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S

08/11/2026



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How to read this report:

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. **Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP.** All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Minor Concern: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Moderate Concern: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.
Major Concern: Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the Inspector's professional judgment and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

Limitations: In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

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- 4.3.1 Exterior - Soffit Flashing & Trim: Soffit/Fascia - In Need of Repair
- 4.3.2 Exterior - Soffit Flashing & Trim: Seperation noted
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- 4.4.2 Exterior - Windows: Failed Window seals
- 4.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation - In Close Contact
- 4.5.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation - Overhanging The Roof
- 4.7.1 Exterior - Patio And Porches : Missing Landing at Exterior Door
- 4.9.1 Exterior - Outdoor Cooking Area : Burner inoperative
- 4.10.1 Exterior - Fiber Cement Siding: Fiber Cement - Damaged Siding
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- 6.1.1 Electrical - Service Entrance Conductors: Improperly Secured Conduit
- 6.6.1 Electrical - Fixtures, Fans, Switches & Receptacles: Outlet not secure
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- 7.5.2 Plumbing - Fixtures: Faucet - Loose Handle
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1: SCOPE AND LIMITATIONS

Information

General: YOUR REPORT:

Thank you for allowing Acadiana Home Inspectors inc. to inspect your new home or property. **Please carefully read your entire Inspection Report**. If you have any questions concerning your report throughout the closing process, please don't hesitate to call us at 337-326-5772. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes**. Any and all evaluations reported by Acadiana Home Inspectors Inc. should be carried out prior to closing. We recommend that you and/or your representative complete a final walk-through inspection *immediately before* closing to check the condition of the property.

General: INSPECTION CATEGORIES:

1) **Maintenance Items** - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.
2) **Recommendations** - Most items typically fall into this category. These observations may require a qualified licensed contractor to evaluate further and repair or replace, but the cost is typically reasonable.
3) **Defects (known as a Material Defect)** - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace either now or in the near future *or* could be a health and safety hazard.

STANDARDS OF PRACTICE- DEFINITIONS AND SCOPE: Our Standards of Practice for Your Inspection

Acadiana Home Inspectors Inc. Adheres to the Louisiana State Board of Home Inspectors Standard of Practices and Code of Ethics which is linked to this web address: Louisiana State Board of Home Inspectors Standard of Practice The State of Louisiana does currently legislate and license home inspectors. Acadiana Home Inspectors Inc has also joined and follows the world's largest leading association for home inspectors, InterNACHI® Standards of Practice and Code of Ethics which is linked to this web address: InterNACHI Standards of Practice to insure proper certifications and training for our inspectors. Below is an annotated scope of a home inspection:

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. *The home inspection will not reveal every issue that exists or ever could exist*, but only those **material defects observed on the date of the inspection.**

1.2. A material defect is 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. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

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UNDERSTANDING YOUR HOME OR PROPERTY INSPECTION: Key to Understanding Your Home/Property Inspection

This home/ property inspection was performed in accordance with the Louisiana Standard of Practice and Code of Ethics . These standards can be accessed online here: La State Board of Home Inspectors SOP An earnest effort was made on our behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to two times the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the inspection report. The home/ property inspection is not intended as a substitute for a Seller's Disclosure. **This home/ property inspection is not a code compliance inspection or certification of any kind and does not include compliance to any building codes or standards.** It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected by Acadiana Home Inspectors Inc . Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector of record , Acadiana Home Inspectors Inc. shall not be held liable for your understanding or misunderstanding of this report's contents. (If you were not present during this inspection, please call the office at 337-326-5772 to arrange for your verbal consultation.)

MOLD AND SEWER PIPES: Mold and Sewer Exclusion

Unless you specifically contracted with Acadiana Home Inspectors Inc to inspect for mold, or sewer line condition, we shall not be held responsible for client's exclusion of said services in refusing professional inspections for these often expensive, dangerous, or deadly conditions. Acadiana Home Inspectors Inc HIGHLY RECOMMENDS a professional inspection of mold, and the sewer line condition. Recommended literature: A Brief Guide to Mold Moisture and Your Home , Typical Sewer scope inspection

NOTICE TO THIRD PARTIES: Notice to Third Parties

The contents of this report are confidential and intended solely for the use of the individual, individuals, or entity to which Acadiana Home Inspectors Inc. was hired to inspect at the property address listed on this report. If you are not the named individual, individuals or entity listed on this inspection report, you should not disseminate, distribute, copy, or rely upon this report. If you are not the intended recipient of this inspection report, you are now notified that disclosing, copying, distributing, or taking action in reliance of these contents is strictly prohibited as this report is copyrighted by Acadiana Home Inspectors Inc. and is intended solely for our client/s. ALL RIGHTS RESERVED. The inspector strongly advises against any reliance on this report for future observations.

Should you not be the client/s who retained our company to inspect this property, we recommend that you retain a qualified home/ property inspector to provide you with your own inspection and report regarding this property. Liability under this report is limited to the party identified on the cover page of this report.

NOTICE: CODES AND REGULATIONS: Check With Your Local Building Code Authority

We highly recommend the purchaser check with the Building and Codes Department of your local parish or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home. Additionally, it is wise to check with the governing departments to obtain information concerning permits that have or have not been obtained by the previous owners. *EXAMPLES: You see a brand new heating and air-conditioning unit installed, but there or no permits pulled at the local building department, it's possible the unit was unlawfully installed. Also, a new addition to the home is evident, but there are no or few existing permits, the addition may have been unlawfully added and could present costly issues in the future.*

Estimated Life Expectancy Chart for Homes: Estimated Life Expectancy Chart for Homes

How long should a reasonable person expect appliances, products, materials, systems, and components to last? General life expectancies do have a determined length of time evaluated and researched. Please visit InterNACHI's Standard Estimated Life Expectancy Chart for Homes to estimate important and necessary lengths of times certain components of your home should last. Please keep in mind these results are based on regular recommended maintenance and conditions like reasonable wear and tear, and not extreme weather or other conditions, neglect, or over-use or abuse. These are guidelines only and not to be relied upon as guarantees or warranties.

Limitations

EXCLUSIONS

SPRINKLER SYSTEM

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inspector observed sprinkler system at residence. AHI does not inspect sprinkler system as it is outside scope of general inspection

EXCLUSIONS

LANDSCAPING LIGHTING NOT INSPECTED BEYOND SCOPE OF INSPECTION

inspector observed Landscaping lighting system at residence. AHI does not inspect landscaping lighting system as it is outside scope of general inspection

EXCLUSIONS

OUTSIDE THE SCOPE OF A HOME INSPECTION

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2.2. Exclusions:

I. The inspector is not required to determine:

• property boundary lines or encroachments.
• the condition of any component or system that is not readily accessible.
• the service life expectancy of any component or system.
• the size, capacity, BTU, performance or efficiency of any component or system.
• the cause or reason of any condition.
• the cause for the need of correction, repair or replacement of any system or component.
• future conditions.
• **compliance with codes or regulations.**
• the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
• the presence of mold, mildew or fungus unless you have specifically contracted us to perform said inspection.
• the presence of airborne hazards, including radon unless you have specifically contracted us to perform said inspection

•the air quality unless you have specifically contracted us to perform said inspection

• the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
• the existence of electromagnetic fields.
• any hazardous waste conditions.
• any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
• acoustical properties.
• correction, replacement or repair cost estimates.
• estimates of the cost to operate any given system.

II. The inspector is not required to operate:

• any system that is shut down.
• any system that does not function properly.
• or evaluate low-voltage electrical systems, such as, but not limited to:
1. phone lines;
2. cable lines;
3. satellite dishes;
4. antennae;
5. lights; or
6. remote controls.
• any system that does not turn on with the use of normal operating controls.
• any shut-off valves or manual stop valves.
• any electrical disconnect or over-current protection devices.
• any alarm systems.
• moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

• move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
• dismantle, open or uncover any system or component.
• enter or access any area that may, in the inspector's opinion, be unsafe.
• enter crawlspaces or other areas that may be unsafe or not readily accessible.
• inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
• do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
• inspect decorative items.

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• inspect common elements or areas in multi-unit housing.
• inspect intercoms, speaker systems or security systems.
• offer guarantees or warranties.
• offer or perform any engineering services.
• offer or perform any trade or professional service other than a home inspection.
• research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
• determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
• determine the insurability of a property.
• perform or offer Phase 1 or environmental audits.
• inspect any system or component that is not included in these Standards.

EXCLUSIONS

ROOFING SPECALIST

Roofing specialist present at time or has recently inspected roofing system refer to their report of concerns and conditions

EXCLUSIONS

HVAC SPECALIST

HVAC specialist present at General home inspection or recently inspected for buyer. Please refer to their inspection report for detailed information.

LIMITATIONS AND EXCEPTIONS

LIMITATIONS AND EXCEPTIONS

2.1. Limitations:

An inspection is not technically exhaustive.
An inspection will not identify concealed or latent defects.
An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
An inspection will not determine the suitability of the property for any use.
An inspection does not determine the market value of the property or its marketability.
An inspection does not determine the insurability of the property.
An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
An inspection does not determine the life expectancy of the property or any components or systems therein.
An inspection does not include items not permanently installed.
This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

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2: INSPECTION DETAILS

Information

Type of Inspection
Pre-Purchase

Utilities
Water, Gas, Electric

Outdoor Temperature
88 degrees

Style of Home
Ranch, Multi-Level

Occupancy
Furnished, Occupied

In Attendance
Client, Buyer Agent

Weather
Partly cloudy

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3: FOR YOUR INFORMATION

Information

Orientation: Pictures of the Exterior

The following pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the Inspector states that there was a defect with a window on the right exterior, this section can be used to view a picture of the right exterior wall.

Orientation: Front Exterior



Orientation: Right Exterior



Orientation: Left Exterior



Orientation: Rear Exterior



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Water - Main Shut Off Valve: Location

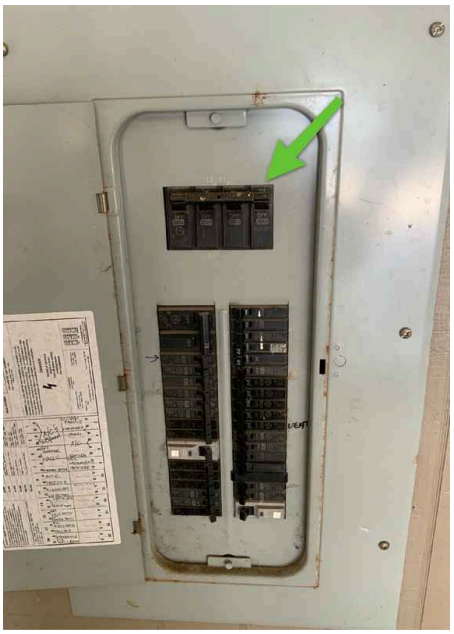
At Main meter

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.

Electrical - Main Disconnect: Location

Garage

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



Gas - Main Shut Off Valve: Location

Right Exterior Wall

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, I recommend contacting the local utility company and evacuating the home until they evaluate the smell.



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4: EXTERIOR

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Inspection Method
Ladder, Ground

Exterior Siding Identification : Siding Material
Brick Veneer, Stucco, Fiber Cement

Soffit Flashing & Trim: Flashing & Trim Material
Wood

Sidewalks, Walkways & Driveways : Walkways
Concrete, Brick, Flagstone

Sidewalks, Walkways & Driveways : Driveway
Concrete

Patio And Porches : Material
Concrete, Brick

Patio And Porches : Cover of Patio
Covered Roof

Fence: Fencing Material
Metal

Outdoor Cooking Area : Cooking Equipment
Gas

Recommendations

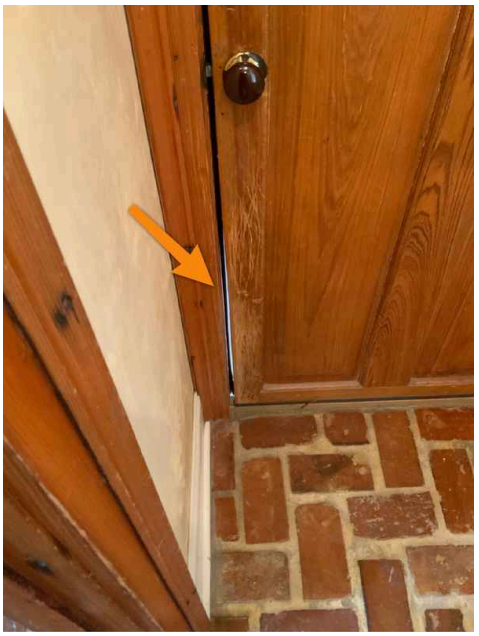
4.2.1 Exterior Doors

Moderate Concern

DOOR- DAYLIGHT NOTED AROUND DOOR

GARAGE DOOR

Inspector observed daylight around door. Recommend repair for energy efficiency



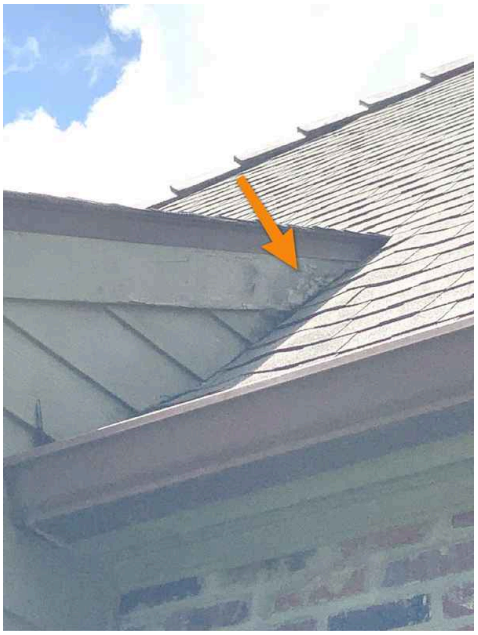
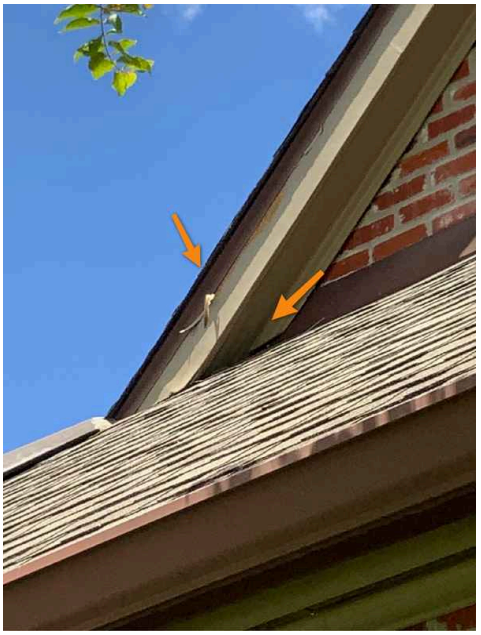
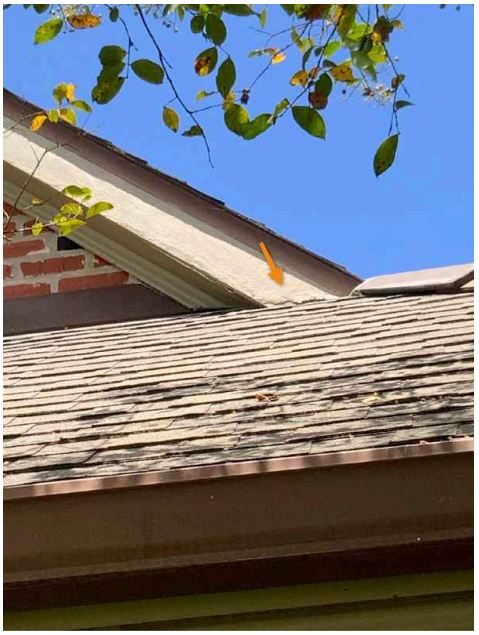
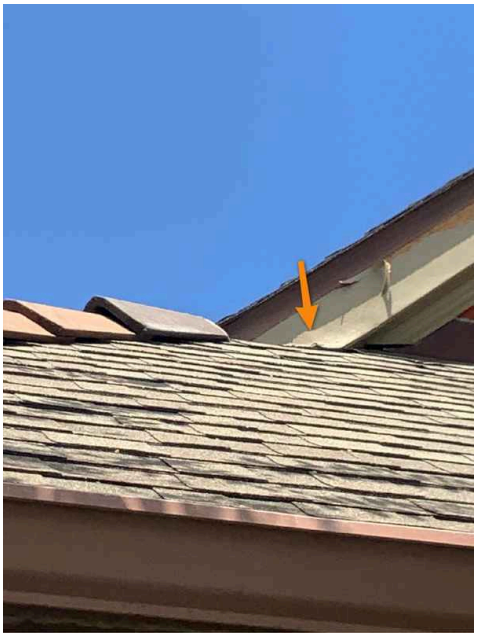
4.3.1 Soffit Flashing & Trim

Moderate Concern

SOFFIT/FASCIA - IN NEED OF REPAIR

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Areas of the soffit/fascia appeared to be in need of repair. I recommend having it evaluated and repaired as necessary by a licensed contractor.


4.3.2 Soffit Flashing & Trim

Minor Concern

SEPERATION NOTED

Separation notice between brick and trim

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4.3.3 Soffit Flashing & Trim

Moderate Concern

DAMAGED WOOD LINTEL

PATIO

Wood lintel damage was observed in the soffit, flashing, and trim area during the exterior inspection. Damaged wood lintels can allow water infiltration and compromise structural integrity of the surrounding framing. A carpentry contractor should evaluate the extent of damage and replace the lintel as needed to prevent further deterioration.



4.4.1 Windows

Minor Concern

WINDOW SCREENS -MISSING/NOT INSTALLED

VARIOUS WINDOWS

Window screens missing or not installed at time of inspection

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4.4.2 Windows

Moderate Concern

FAILED WINDOW SEALS

VARIOUS WINDOWS

Failed window seal. Condensation or thermal seal causing issues between window panes.





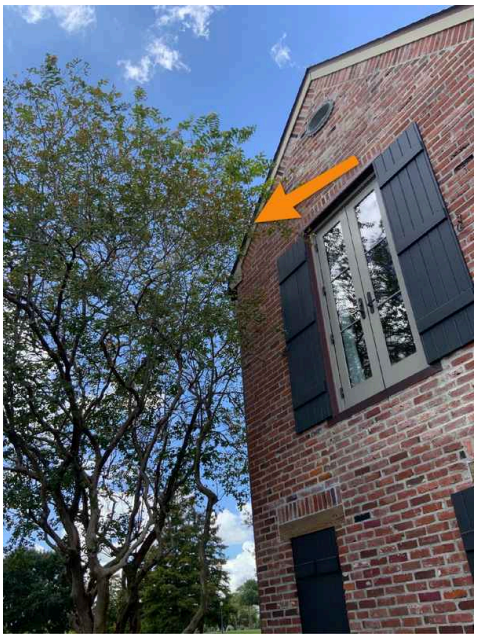
4.5.1 Vegetation, Grading, Drainage & Retaining Walls

Moderate Concern

VEGETATION - IN CLOSE CONTACT

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Areas of vegetation are in close contact with the structure. In order to prevent branches from chafing the siding or roof, leaves from clogging gutters, and roots from damaging the foundation, critters from having a way to get onto the roof, etc., I recommend having the vegetation around the home evaluated and addressed as necessary by a qualified landscaping contractor.



4.5.2 Vegetation, Grading, Drainage & Retaining Walls

Moderate Concern

VEGETATION - OVERHANGING THE ROOF

Tree branches were overhanging the roof in areas. Branches overhanging the roof can cause leaves to clog gutters, branches could fall and cause damage, and critters can use branches to get onto the home. I recommend having the overhanging trees evaluated and addressed as necessary.



4.7.1 Patio And Porches

Major Concern

MISSING LANDING AT EXTERIOR DOOR

2ND FLOOR FRONT BEDROOM

The exterior door at the second floor bedroom lacks a landing or platform. This creates a fall hazard when entering or exiting the door, as occupants step directly from the doorway to open air or a significant drop. A landing should be installed to provide safe access and proper support for the door operation. Contact a carpentry contractor or qualified professional to design and construct an appropriate landing structure.

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4.9.1 Outdoor Cooking Area

BURNER INOPERATIVE

Minor Concern

Burner at rear cooking area was inoperative



4.10.1 Fiber Cement Siding

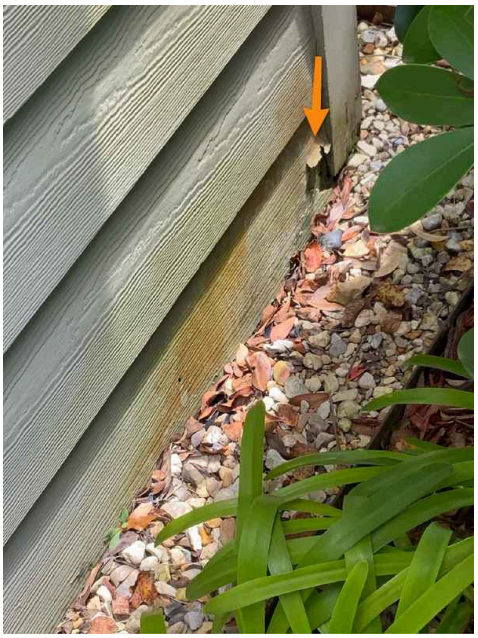
FIBER CEMENT - DAMAGED SIDING

Moderate Concern

LEFT EXTERIOR

The siding is damaged in areas. In order to prevent moisture intrusion, I recommend having the siding evaluated and repaired/replaced as necessary by a licensed siding contractor.

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4.11.1 Brick/Stone Veneer

Major Concern

CRACKING

Cracking was observed in the brick/stone veneer. I recommend having the brick/stone veneer evaluated and repaired as necessary by a licensed masonry contractor.



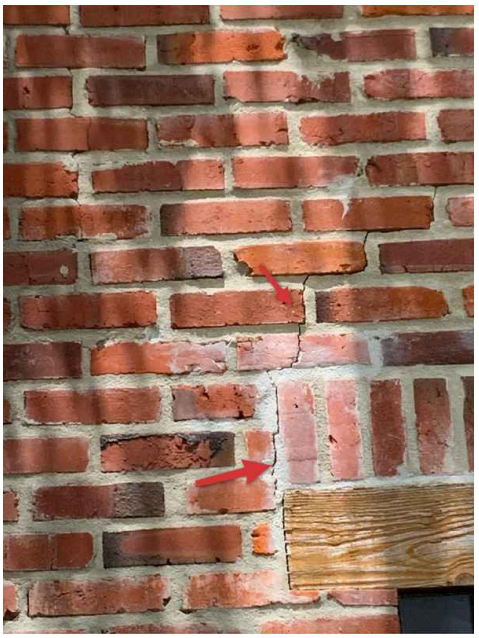




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5: GARAGE

Information

General: **Descriptions:**

The materials, styles and components present and observable are described as follows:

Floor: **Material**
Concrete

Garage Door: **Material**
Aluminum

Garage Door: **Insulation**
Non-Insulated

Garage Door: **Method of Operation**
Automatic Garage Door Opener

Garage Door Opener and Safety: **Photo Eye Safety Feature**

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.

Garage Door Opener and Safety: **Auto Reverse Safety Feature**

The garage door opener(s) are equipped with a safety feature known as Auto Reverse. If resistance is placed on the bottom of the garage door while coming down, the door automatically reverses and goes back up. This feature was tested, any defects are noted below.

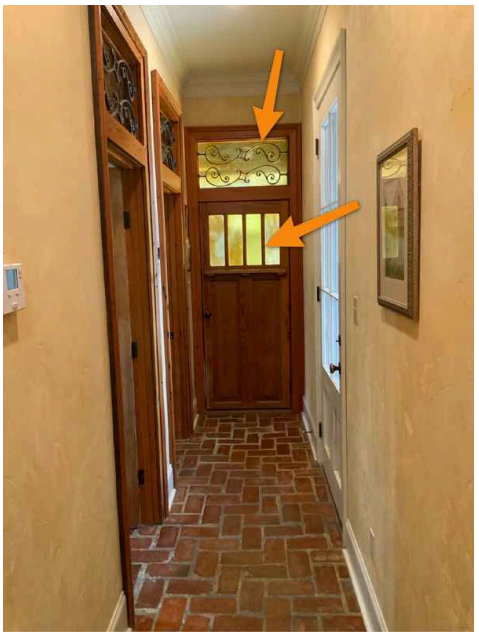
Recommendations

5.3.1 Fire Separation

MAN DOOR - WINDOW

Moderate Concern

The man door that goes from the garage into the home does not meet fire separation standards. There is a window in the door that does not appear to be fire-rated. In the event of a fire, the window would likely break which would allow a fire to spread into the home. I recommend having a proper fire-rated door installed by a licensed contractor.



5.5.1 Garage Door

REPAIR WEATHERSTRIPPING/SEAL

Minor Concern

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The rubber seal around the garage door and/or at the bottom of the garage door is in need of repair. In order to prevent energy loss or moisture intrusion, I recommend having the seals repaired or replaced by a qualified contractor.







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6: ELECTRICAL

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Service Entrance Conductors: Service Method
Below Ground

Service Entrance Conductors: Voltage
220 Volt, 120 Volt

Service Entrance Conductors: Conductor Material
Copper

Service Entrance Conductors: Service Grounding
Satisfactory

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper

Branch Wiring Circuits, Breakers & Fuses: Type of Sheathing
Romex / Non Metallic, Conduit

Service Panel: Pictures of Service Panel



Service Panel: Main Panel Location
Garage

Service Panel: Panel Amperage
200 AMP, Based on breaker size

As far as visibility during the inspection, the service capacity/amperage at the main electrical panel is as referenced above.

Service Panel: Equipment in Panel
Circuit Breaker, AFCI Breakers

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Smoke and Carbon Monoxide (CO) Detectors : Smoke and CO Detector Information

Smoke detectors & carbon monoxide detector are a must in all homes.

You'll need smoke detectors that detect flaming and smoldering fires for each bedroom, with at least one detector installed on each floor, including in finished attic .

You'll need a carbon monoxide detector on each living level, ,and near (not inside) an attached garage.

Acadiana Home Inspectors has provided a link from the Louisiana State Fire Marshall for your information http://www.lasfm.org/doc/press/pr_2022-33a.pdf

Smoke and Carbon Monoxide (CO) Detectors : Inspected for Presence of Smoke and CO Detectors

We inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Fixtures, Fans, Switches & Receptacles: Exterior Light Fixtures Disclaimer

Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.

Fixtures, Fans, Switches & Receptacles: Bathroom Ventilation

Exhaust Fan

Limitations

General

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

General

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or parish building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCI & AFCI

ARC /GFCI BREAKERS IN ELECTRICAL PANEL

ARC/ GFCI breakers were not tested in electrical panel due to home being occupied which would if tested would reset any device connected to outlets

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Recommendations

6.1.1 Service Entrance Conductors

Moderate Concern

IMPROPERLY SECURED CONDUIT

RIGHT EXTERIOR

Electrical conduit at the service entrance was observed to be inadequately secured during inspection. Unsecured conduit can shift or move, potentially damaging conductors inside and creating electrical hazards. The conduit should be properly fastened with appropriate clamps and supports according to electrical standards to ensure safe, stable installation.



6.6.1 Fixtures, Fans, Switches & Receptacles

Moderate Concern

OUTLET NOT SECURE

MASTER BATHROOM

Inspector observed outlet, not secure. Recommend electrician to properly mount outlet.

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6.6.2 Fixtures, Fans, Switches & Receptacles

Moderate Concern

DIMMER SWITCH

A dimmer switch was observed during the electrical inspection. Dimmer switches allow variable control of lighting intensity and are commonly used in residential settings. Further evaluation is needed to determine if the switch is functioning properly or requires attention.



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7: PLUMBING

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Source of Water Supply
Public

Water Supply: Water Supply Material
Unknown

Water Supply: Distribution Material
Copper, Plastic

Gas Supply: Gas Supply Lines
Black Piping, Galvanize Piping

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Waste System for Home
Public

Water Heater : Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.

Water Heater : Presence of Water Heater TPR/Pressure and Piping
TPR/Pressure Valve, Extension Piping

Water Heater : Power Source/Type
Electric, Gas

Gas Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.

Gas Water Heater: Manufacturer
Rheem

Gas Water Heater: Location
Attic

Gas Water Heater: Capacity
50 Gallon

Gas Water Heater: Power Source/Type
Gas

Laundry Plumbing and Dryer Connection : Dryer Connection
110Volt, Gas

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Laundry Plumbing and Dryer Connection : Dryer Vent Termination

On the Exterior Wall

The photo(s) noted here show where the dryer vent exhausts, which can be helpful for cleaning and maintenance.



Electric Tank Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.

Electric Tank Water Heater: Location

Attic

Electric Tank Water Heater: Manufacturer

Rheem

Electric Tank Water Heater: Capacity

50 Gallon

Electric Tank Water Heater: Power Source/Type

Electric

Limitations

Laundry Plumbing and Dryer Connection

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

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Recommendations

7.5.1 Fixtures

Moderate Concern

TUB/SHOWER - FAILING CAULKING/GROUT

MASTER BATHROOM

Areas of the caulking/grout in the tub/shower(s) are in need of repair. In order to prevent water intrusion, I recommend having this evaluated and repaired as necessary by a qualified contractor.





7.5.2 Fixtures

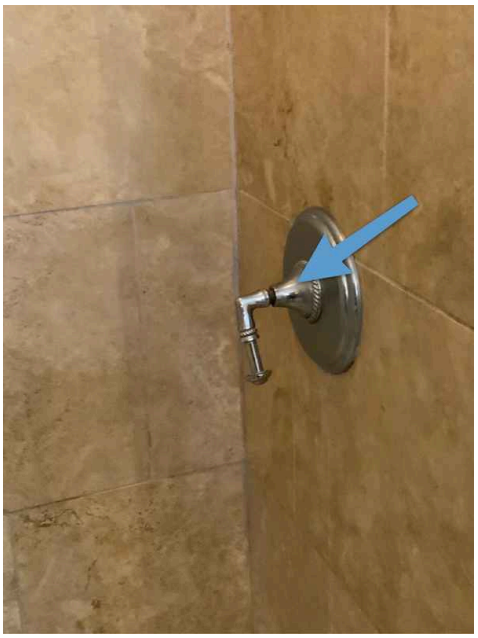
Minor Concern

FAUCET - LOOSE HANDLE

MASTER BATHROOM SHOWER

The faucet handle(s) is loose. I recommend having this evaluated and repaired/replaced as necessary by a licensed plumber.

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7.5.3 Fixtures

TOILET - NOT FLUSHING PROPERLY

Moderate Concern

2ND FLOOR FRONT BATHROOM

The toilet(s) did not flush properly. I recommend having this evaluated and repaired/replaced as necessary by a licensed plumbing contractor.



7.5.4 Fixtures

GAS-LANTERN

Moderate Concern

Gas lantern in operable at time of inspection

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8: FIREPLACE & CHIMNEY

Information

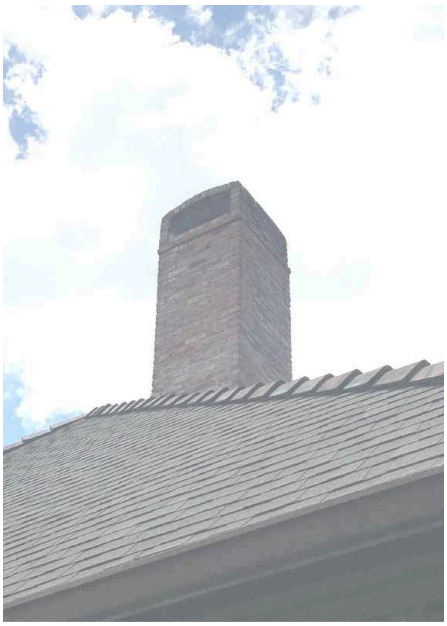
Masonry Chimney: Recommend Level 2 Inspection

The inspection of the chimney is limited to a visual inspection of the accessible portions. The National Fire Protection Association recommends having a Level 2 Inspection upon a sale or transfer of a property. This is a thorough inspection that includes visually inspecting the accessible portions of the chimney/fireplace, as well as using a camera to inspect the internal surfaces, joints, and the flu liner. Some of the common defects found during Level 2 Inspections are listed below:

- Animal nesting
- Creosote build-up
- Internal flue damage
- Gaps between flue liners
- Internal cracking (mortar or flue tiles)
- Damaged masonry chimney
- Disconnected and sometimes missing chimney components
- Poorly installed prefabricated chimneys (gas appliances or wood burning) and fireplaces.

Click here to find a Chimney Safety Institute of America certified inspector.

Masonry Chimney: Photo of Chimney(s)



Masonry Wood Burning Fireplace: Photo of Fireplace(s)



Limitations

General

FIREPLACE CHIMNEY INTERIOR IS BEYOND THE SCOPE

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Inspecting the chimney interior and flue of fireplace is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

General

DUE TO HEIGHT OF FIRE PLACE CHIMNEY INSPECTOR COULD NOT DETERMINE PRESENCE OF SPARK/BIRD SCREEN

Recommendations

8.2.1 Masonry Wood Burning Fireplace

Moderate Concern

RECOMMEND CHIMNEY SWEEP

Visibility was limited inside the chimney. In order to ensure the chimney is safe for use, I recommend having the chimney inspected and swept by a qualified chimney sweep contractor.

Click ***here*** to find a Chimney Safety Institute of America certified Chimney Sweep Contractor.



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9: KITCHEN

Information

Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



Dishwasher: Dishwasher

When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.

Garbage Disposal: Garbage Disposal

The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.

Wall Oven: Wall Oven

The wall oven(s) were visually inspected and all burners/elements were tested to ensure they were functioning properly. Any defects are noted below.

Wall Oven: Power Source

Electric

Cooktop: Cooktop

The cooktop was visually inspected and each burner was tested to ensure that they functioned properly. Any built-in exhaust systems present were tested. Any defects are noted below.

Cooktop: Power Source

Natural Gas

Cooktop: Vent Method

Range Hood

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Microwave: Microwave

The microwave was visually inspected and tested to ensure that microwaves were actually being emitted inside. Any defects are noted below.

Refrigerator: Refrigerator

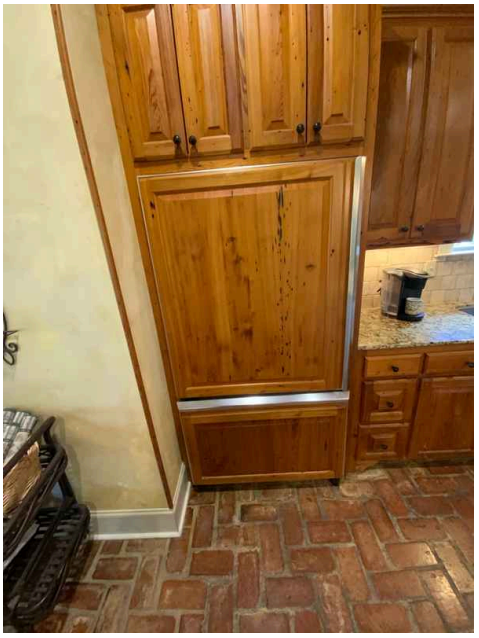
The refrigerator was visually inspected and a temperature was taken inside the refrigerator and freezer to ensure that they were cooling properly. Any ice/water dispensers present were tested. Any defects are noted below.

Limitations

Refrigerator

REFRIGERATOR

Refrigerator not inspected



Recommendations

9.4.1 Cooktop

Moderate Concern

COOKTOP IGNITER INOPERATIVE

KITCHEN

The cooktop igniter is not functioning during testing. This prevents the burners from lighting, making the cooktop unusable for cooking. An appliance repair professional should diagnose whether the igniter needs replacement or if there is an underlying electrical or gas supply issue.



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10: INTERIOR DOORS, WINDOWS

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Doors: Door Type
Solid, Raised

Windows: Style of Window
Double Hung, Double Pane, Fixed

Windows: Material
Vinyl, Wood

Floors: Floor Covering Type
Tile, Brick, Wood, Carpet

Walls: Wall Covering
Drywall

Ceilings: Ceiling Finish /Structure
Drywall, Wood

Recommendations

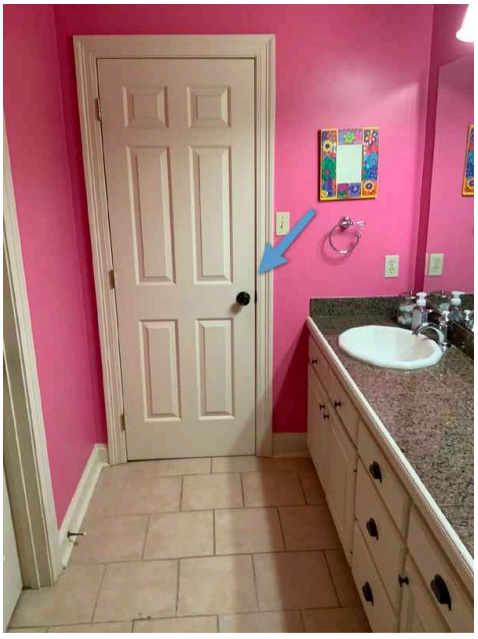
10.1.1 Doors

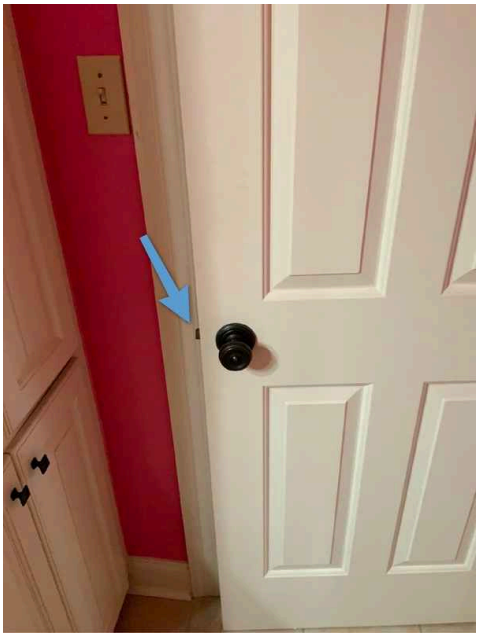
Minor Concern

DOESN'T LATCH

JACK AND JILL BATH

The interior door(s) did not latch when closed. I recommend having the doors evaluated and repaired/replaced as necessary by a licensed contractor.





10.1.2 Doors

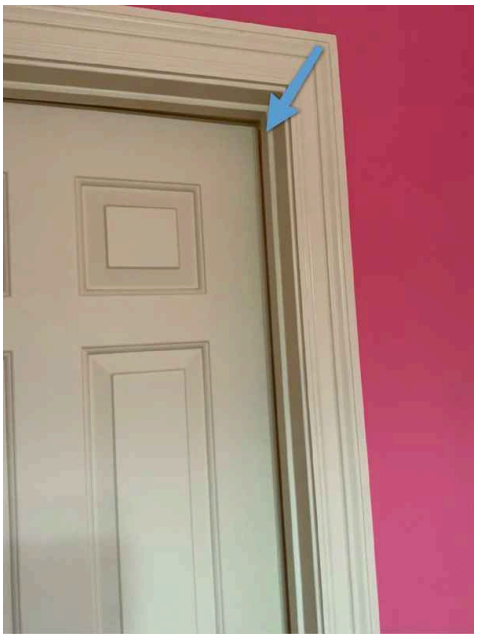
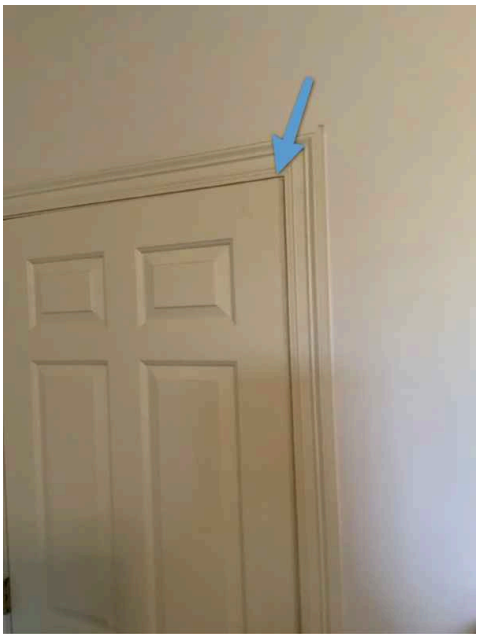
Minor Concern

DOOR -RUBS

2ND FLOOR LEFT REAR BEDROOM, JACK AND JILL BATH

Interior door rubs

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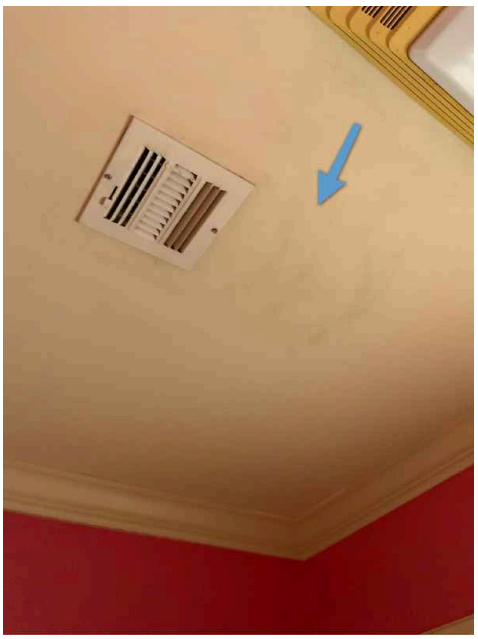
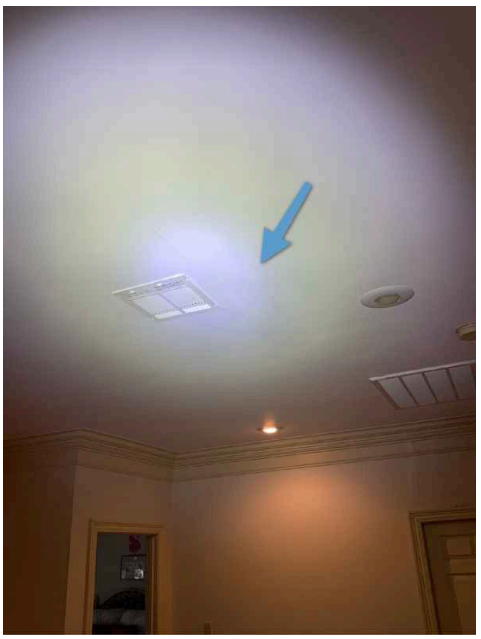
10.5.1 Ceilings

Minor Concern

EVIDENCE OF A PAST LEAK

JACK AND JILL BATH CEILING, 2ND FLOOR HALLWAY CEILING

Stains/damage was observed on areas of the ceiling, which may have been a past leak. When tested with a moisture meter, there were not elevated levels of moisture. I recommend asking the sellers about the history of these areas and monitoring.

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11: FOUNDATION & STRUCTURE

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Post Columms
Masonry, Wood

Foundation/ Flooring Structure: Structure
Slab on Grade

Foundation/ Flooring Structure: Material
Concrete

Wall Framing Structure : Walls
Wood

Ceiling Framing Structure: Ceiling Framing
Wood

Roofing Framing Structure: Roofing Framing
Wood

Recommendations

11.1.1 Foundation/ Flooring Structure

Moderate Concern

SUPPORT POST

Missing base plate under wood support post



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12: CHECKLIST

Information

General: Final Checklist

It is our goal to treat every home with respect and leave them in the same condition as when we arrived. The following are steps that were taken as part of our final checklist in order to ensure that everything was reset to it's original position/condition.

General: All Accessible GFCI Receptacles Were Reset

General: All Gates Were Closed on The Fence

General: Dishwasher Was Finished and Checked for Leaks

General: Gas Fireplaces Were All Off

General: Oven/Range/Cooktops Turned Off

General: Thermostat Was Reset to Original Position

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