

ACADIANA
H  **OME**
INSPECTORS
Knowledgeable. Experienced. Certified.
LSBHI #10752



Report Especially Prepared For:

Joseph Harrison
208 Cedar Grove Dr
Youngsville , Louisiana 70592

Inspected By:

Andy Stanford - License: # 10916
Acadiana Home Inspectors inc.
P.O. Box 58
Milton, Louisiana 70558
Phone: 337-326-5772
Fax: 337-376-0171
Mobile: 337-459-7897
acadianahomeinspect@cox.net
<http://www.acadianahomeinspect.com>



Date of Inspection: 3/14/2019



Acadiana Home Inspectors inc.

P.O. Box 58, Milton, Louisiana 70558

Phone: 337-326-5772

Fax: 337-376-0171

Mobile: 337-459-7897

<http://www.acadianahomeinspect.com> acadianahomeinspect@cox.net

Address of Inspection: 208 Cedar Grove Dr, Youngsville, Louisiana 70592

Client: Joseph Harrison

Date: 3/14/2019

General Information

Seller's Agent: Rickey Romero
Company: Keller Williams Realty Acadiana
Phone: (337)735-9300
Email: rickeyromero@kw.com

Buyer's Agent:
Company:
Phone:
Email:

Weather Conditions: Overcast 75 ° Fahrenheit
Property Status: Occupied
 Vacant
 Partly Occupied
 Utilities Off
 New Construction

Approximate Square Feet: 1985

Approximate Year Built: 2009

Inspector's Signature:

Invoice

Report Number: 031419

Inspection Type: Visual

Total Fee: \$395.00

Paid By:

Property Analysis Report

Acadiana Home Inspectors inc.
P.O. Box 58, Milton, Louisiana 70558

Date / Time: 3/14/2019 1:00PM Weather Conditions: Overcast 75 ° Fahrenheit

Property:

- Occupied Vacant
 Partly Occupied Utilities Off
 New Construction

Present at inspection:

- Owner Buyer's Agent Buyer Seller's Agent
 Tenant Builder's Representative

Property Type:

- Residential
 Commercial
 Apartment Building

Property Style:

- One Story Two Story
 Three Story Split Foyer / Level
 Contemporary Duplex / Multiplex
 Townhouse Condominium
 Historic Modular

Property Location:

- Inland
 Waterfront
 High Wind Area
 Flood Plane
 Earthquake Prone

SUMMARY OF INSPECTION

The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

1. Extensive Hail damage noted on asphalt shingles at all four sides of hip roof. (See Figure # 5) (See Figure # 6) (See Figure # 7) (See Figure # 8) (See Figure # 9)
2. Recommend roofing contractor evaluate conditions noted.
3. The ground fault circuit interrupter outlet at the left exterior wall was tripped before testing and would not reset. (See Figure # 10)
4. Minor wood rot noted on wood trim at right exterior eave. (See Figure # 1)
5. Water leak noted on faucet for 2nd level bath sink. (See Figure # 13)
6. Failed window seal noted at 2nd level front bed room window. Condensation noted between the windowpanes. (See Figure # 4)
7. Hot/Ground reverse noted on electrical outlet at kitchen island. Recommend repairs for safety. (See Figure # 11)

Exterior

Exterior Doors	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> See Remarks
Windows and Skylights	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> See Remarks
Exterior Wall Covering	Location* Front: Brick Veneer & Stucco <input checked="" type="checkbox"/> Satisfactory Left: Brick <input checked="" type="checkbox"/> Satisfactory Right: Brick <input checked="" type="checkbox"/> Satisfactory Rear: Brick <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> No Cracks Found <input checked="" type="checkbox"/> Common Cracks <input type="checkbox"/> Major Cracks *Location of exterior walls as viewed from the street towards the property
Exterior Trim	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Stucco <input type="checkbox"/> Satisfactory
Chimney	<input type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input checked="" type="checkbox"/> Stucco <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Spark Screen: <input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Present
Chimney (copy)	<input type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input checked="" type="checkbox"/> Stucco <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Spark Screen: <input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Present
Garage and Carport	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory Door Operator: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Safety Reverse <input type="checkbox"/> N/A
Remarks	<ol style="list-style-type: none"> 1. Minor wood rot noted on wood trim at right exterior eave. (See Figure # 1) 2. Damaged/Missing weather stripping noted at garage service door. (See Figure # 2) (See Figure # 3) 3. Failed window seal noted at 2nd level front bed room window. Condensation noted between the windowpanes. (See Figure # 4) 4. See Summary Remarks

Figure Number 1



Minor wood rot noted on wood trim at right exterior eave.

Figure Number 2



Damaged/Missing weather stripping noted at garage service door.

Figure Number 3



Damaged/Missing weather stripping noted at garage service door.

Figure Number 4

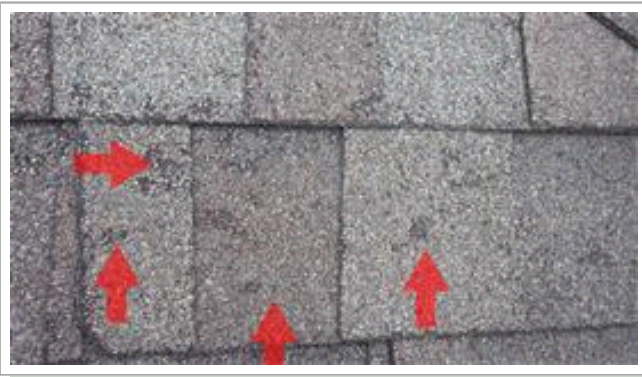


Failed window seal noted at 2nd level front bed room window.
Condensation noted between the windowpanes.

Roof

Roof Covering Type	<input type="checkbox"/> Concrete Tile <input type="checkbox"/> Clay Tile <input checked="" type="checkbox"/> Asphalt Composition <input type="checkbox"/> Rolled Asphalt <input type="checkbox"/> Satisfactory <input type="checkbox"/> Wood Shingles <input type="checkbox"/> Built Up How Observed: Walked on Roof <input type="checkbox"/> Unable to fully view entire roof due to unsafe access or possible damage to the roofing
Roof Leaks	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed
Cracked/ Broken/ Missing Tiles	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input checked="" type="checkbox"/> N/A
Worn/ Missing Shingles	<input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input type="checkbox"/> N/A
Flashing, Soffits and Fascias	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Gutters, Downspouts and Scuppers	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Vinyl <input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<ol style="list-style-type: none"> 1. Extensive Hail damage noted on asphalt shingles at all four sides of hip roof. (See Figure # 5) (See Figure # 6) (See Figure # 7) (See Figure # 8) (See Figure # 9) 2. Recommend roofing contractor evaluate conditions noted. 3. See Summary Remarks

Figure Number 5



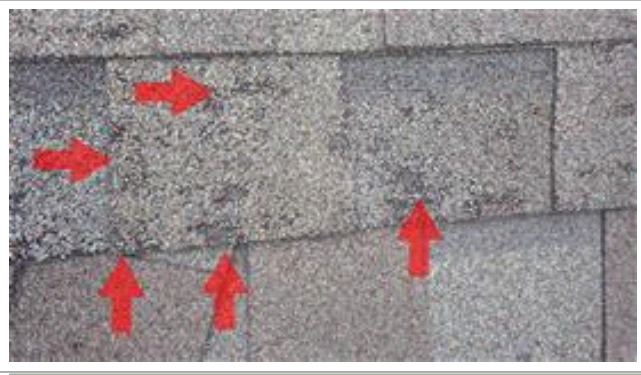
Extensive Hail damage noted on asphalt shingles at all four sides of hip roof.

Figure Number 6



Extensive Hail damage noted on asphalt shingles at all four sides of hip roof.

Figure Number 7



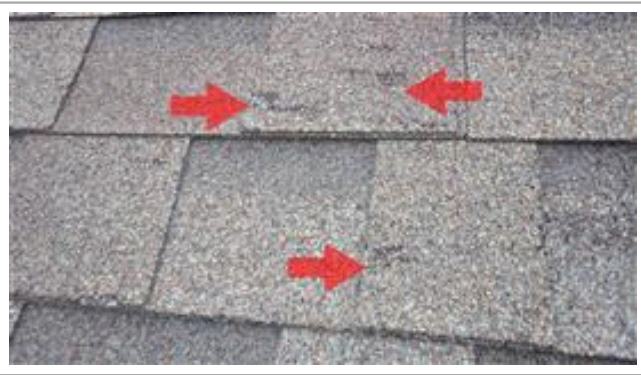
Extensive Hail damage noted on asphalt shingles at all four sides of hip roof.

Figure Number 8



Extensive Hail damage noted on asphalt shingles at all four sides of hip roof.

Figure Number 9



Extensive Hail damage noted on asphalt shingles at all four sides of hip roof.

Grounds 1

Grading	General Grading: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Sidewalk and Walkway	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input checked="" type="checkbox"/> Common Cracks <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Driveway	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Common Cracks <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Window Wells	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Retaining Wall(s)	<input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Mortared Joints <input type="checkbox"/> Dry <input type="checkbox"/> Weep Holes
Sprinkler System	<input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Random Testing <input type="checkbox"/> Not Tested <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Type: <input type="checkbox"/> Manual <input type="checkbox"/> Automatic Location: <input type="checkbox"/> Front <input type="checkbox"/> Rear
Trees and Shrubs	<input checked="" type="checkbox"/> Monitor tree limbs/vines near roof edge to extend roof life <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Vegetation close to exterior surface blocking full view
Remarks	n/a

Grounds 2

Fencing	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Block <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Stucco Facing <input type="checkbox"/> Concrete Interlock
Front Porch	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood
Patio # 1	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stone Cover: <input type="checkbox"/> Open Design <input type="checkbox"/> Enclosed <input checked="" type="checkbox"/> Covered Roof Barbeque: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Fired <input type="checkbox"/> Not Fired
Patio # 2	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stone Cover: <input type="checkbox"/> Open Design <input type="checkbox"/> Enclosed <input type="checkbox"/> Covered Roof Barbeque: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Fired <input type="checkbox"/> Not Fired
Deck / Balcony	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Floor: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Concrete Cover: <input type="checkbox"/> Open Design <input type="checkbox"/> Enclosed <input type="checkbox"/> Covered Roof
	<input type="checkbox"/> Adjust or modify sprinklers to avoid wetting the house Location: <input type="checkbox"/> Wood to earth contact noted Location:
Remarks	n/a

Electrical

Service Entrance Cable	Capacity: 200 amps <input checked="" type="checkbox"/> 120 Volts <input checked="" type="checkbox"/> 240 Volts <input checked="" type="checkbox"/> Satisfactory Service Line Entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground Conductor Material: <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Stranded Aluminum <input type="checkbox"/> Not Visible
Service Grounding	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Service Disconnect	Location of the main service disconnect: Electric Panel
Electrical Panel Boxes	Location: garage <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Subpanel Location: N/A Capacity of main current disconnect: 200 amps
Circuit and Conductors	Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Stranded Aluminum <input checked="" type="checkbox"/> Satisfactory GFCI: <input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Bathroom(s) <input type="checkbox"/> Basement <input type="checkbox"/> N/A AFCI: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Breaker does not trip when tested <input type="checkbox"/> N/A
Outlets, Fixtures, and Switches	<input checked="" type="checkbox"/> Random Testing <input type="checkbox"/> Reverse Polarity <input checked="" type="checkbox"/> Open Ground <input type="checkbox"/> Satisfactory <input type="checkbox"/> Personal belongings prevent testing of all outlets and switches
Smoke Detector	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input type="checkbox"/> N/A
Carbon Monoxide Detector	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Inaccessible <input type="checkbox"/> N/A
Remarks	<ol style="list-style-type: none"> 1. The ground fault circuit interrupter outlet at the left exterior wall was tripped before testing and would not reset. (See Figure # 10) 2. Hot/Ground reverse noted on electrical outlet at kitchen island. Recommend repairs for safety. (See Figure # 11) 3. See Summary Remarks

Figure Number 10



The ground fault circuit interrupter outlet at the left exterior wall was tripped before testing and would not reset.

Figure Number 11



Hot/Ground reverse noted on electrical outlet at kitchen island. Recommend repairs for safety.

Plumbing

Water Service	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Satisfactory
Entrance Pipe	<input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Unknown
Shut Off Devices	The location of main water supply shutoff device: Water Meter The location of main gas supply shutoff device:
Pipes	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Polybutylene <input type="checkbox"/> Satisfactory Water Pressure: n/a <input type="checkbox"/> Tested at Interior <input type="checkbox"/> Tested at Exterior <input checked="" type="checkbox"/> Satisfactory Leaks: <input checked="" type="checkbox"/> Leaks Observed <input type="checkbox"/> None Observed Hosebibs: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Not Tested
Drain / Waste / Vent Pipes	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Lead <input type="checkbox"/> Cast Iron <input type="checkbox"/> Slow Drain <input type="checkbox"/> Leaks <input checked="" type="checkbox"/> None Observed Waste Disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Septic System
Fuel Distribution	<input type="checkbox"/> Copper <input type="checkbox"/> Brass <input type="checkbox"/> Black Iron <input type="checkbox"/> Stainless Steel <input type="checkbox"/> CSST <input type="checkbox"/> Not visible Main Fuel Shut-off Location:
Sump Pumps	<input type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks <input checked="" type="checkbox"/> N/A
Water Heater	Location: Attic Capacity: 50 gallon <input checked="" type="checkbox"/> Satisfactory Make: Reliance Age: S/N: n/a <input type="checkbox"/> N/A <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Relief Valve <input checked="" type="checkbox"/> Extension
Recirculation Pump	<input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Not Tested <input checked="" type="checkbox"/> N/A
Water Conditioning	<input type="checkbox"/> Water conditioning equipment was present. We cannot determine the effectiveness or proper operability of this equipment within the time and testing parameters of this inspection. <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Did Not Inspect
Laundry Plumbing	Type of energy supply for Dryer: <input type="checkbox"/> Gas <input type="checkbox"/> Electric (110V) <input checked="" type="checkbox"/> Electric (220V) <input type="checkbox"/> Did Not Inspect
Remarks	n/a

Cooling

Cooling System	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heatpump <input type="checkbox"/> Evaporate Cooler <input checked="" type="checkbox"/> Electric Compressor <input checked="" type="checkbox"/> Ductwork
Cooling Unit # 1	Capacity: 3 ton Make: Trane S/N: n/a <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested Temperature Differential: No 1: 14-16 No 2: 14-16 (Temperature differential measured from register to return)
Cooling Unit # 2	Capacity: 2 1/2 ton Make: Trane S/N: n/a <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested Temperature Differential: No 1: 14-16 No 2: 14-16 (Temperature differential measured from register to return)
Remarks	n/a

Master Bathroom

<input type="checkbox"/> Built in Tub	<input type="checkbox"/> Tub/Shower	<input checked="" type="checkbox"/> Stall Shower	<input checked="" type="checkbox"/> Spa Tub	<input type="checkbox"/> Urinal
<input checked="" type="checkbox"/> Toilet	<input checked="" type="checkbox"/> Sink	<input checked="" type="checkbox"/> Vanity	<input checked="" type="checkbox"/> Window	<input checked="" type="checkbox"/> Fan
Shower Wall Covering: Tile		<input type="checkbox"/> Steam Unit	<input type="checkbox"/> Bidet	
Floor: Tile		<input type="checkbox"/> Spa Tub/Shower		
<input type="checkbox"/> Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness.				
Leaks: <input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> None Observed				

Remarks

1. Recommend adjusting flushing hardware at Master bath toilet, handle has to be pushed up to finish flushing cycle. (See Figure # 12)

Figure Number 12



Recommend adjusting flushing hardware at Master bath toilet, handle has to be pushed up to finish flushing cycle.

Hall Bathroom

2nd level	<input type="checkbox"/> Built in Tub <input checked="" type="checkbox"/> Tub/Shower <input type="checkbox"/> Stall Shower <input type="checkbox"/> Spa Tub <input type="checkbox"/> Urinal <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Window <input checked="" type="checkbox"/> Fan <input type="checkbox"/> Bidet Shower Wall Covering: Fiberglass <input type="checkbox"/> Steam Unit Floor: Tile <input type="checkbox"/> Spa Tub/Shower <input type="checkbox"/> Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness. Leaks: <input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> None Observed
Half	<input type="checkbox"/> Built in Tub <input type="checkbox"/> Tub/Shower <input type="checkbox"/> Stall Shower <input type="checkbox"/> Spa Tub <input type="checkbox"/> Urinal <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Vanity <input type="checkbox"/> Window <input checked="" type="checkbox"/> Fan <input type="checkbox"/> Bidet Shower Wall Covering: Floor: Wood <input type="checkbox"/> Steam Unit <input type="checkbox"/> Spa Tub/Shower <input type="checkbox"/> Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness. Leaks: <input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> None Observed
Remarks	<ol style="list-style-type: none"> 1. Water leak noted on faucet for 2nd level bath sink. (See Figure # 13) 2. See Summary Remarks

Figure Number 13



Water leak noted on faucet for 2nd level bath sink.

Kitchen

Cabinets and Countertops	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> See Remarks
Sink	Plumbing Leaks: <input type="checkbox"/> Some Signs <input checked="" type="checkbox"/> None Observed <input checked="" type="checkbox"/> Satisfactory
Dishwasher	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Airgap Device <input type="checkbox"/> Airgap Device Not Visible <input type="checkbox"/> No Airgap Method Provided <input type="checkbox"/> Rusted racks noted inside dishwasher
Range/ Oven	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Exhaust/ Recirculating Fan	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Other Appliances	Disposal: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Microwave: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Compactor: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Reverse Osmosis: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Instant Hot Water: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Floor	<input type="checkbox"/> Sheetgoods <input type="checkbox"/> Tile <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Satisfactory
Remarks	1. Surface light at range is not operating. (See Figure # 14)

Figure Number 14



Surface light at range is not operating.

Interior

Floor Coverings	<input checked="" type="checkbox"/> Tile <input type="checkbox"/> Sheetgoods <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Wall to Wall Carpet <input checked="" type="checkbox"/> Wood Laminate <input type="checkbox"/> Satisfactory <input type="checkbox"/> Not Fully Visible
Walls	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Masonry <input type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory
Ceilings	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Acoustical Tile <input type="checkbox"/> Common Cracks <input type="checkbox"/> Satisfactory
Stairs/ Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Interior Doors	<input checked="" type="checkbox"/> Hollow Core <input checked="" type="checkbox"/> Raised Panel <input type="checkbox"/> Solid Core <input type="checkbox"/> ByPass <input type="checkbox"/> BiFold <input type="checkbox"/> Pocket <input type="checkbox"/> See Remarks
Windows	<input type="checkbox"/> Sliding <input checked="" type="checkbox"/> Single Hung <input type="checkbox"/> Double Hung <input type="checkbox"/> Single Pane <input checked="" type="checkbox"/> Dual Paned <input type="checkbox"/> Fixed <input type="checkbox"/> Casement <input type="checkbox"/> Metal <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Vinyl Security Bars: <input type="checkbox"/> Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Safety Releases <input type="checkbox"/> Become familiar with operation of safety releases on security bars
Remarks	1. Common cracks noted in Master bath floor tile. No loose tile noted. (See Figure # 15) (See Figure # 16)

Figure Number 15



Common cracks noted in Master bath floor tile. No loose tile noted.

Figure Number 16



Common cracks noted in Master bath floor tile. No loose tile noted.

Attic

Attic Access	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A How Observed: Walked <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> Scuttle Hole <input checked="" type="checkbox"/> Pull Down <input type="checkbox"/> Door <input type="checkbox"/> No Access Scuttle Hole Location: N/A <input type="checkbox"/> Inspection limited to view from access. Not all areas were completely visible.
Attic Access Location(s)	<input type="checkbox"/> Garage <input type="checkbox"/> Master Closet <input type="checkbox"/> Pantry <input type="checkbox"/> Laundry Room <input checked="" type="checkbox"/> Hallway
Moisture	<input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None Observed <input type="checkbox"/> Condensation
Storage	<input type="checkbox"/> Heavy <input type="checkbox"/> Light <input checked="" type="checkbox"/> Floored <input checked="" type="checkbox"/> Not Floored
Insulation	<input type="checkbox"/> None <input checked="" type="checkbox"/> Batts <input checked="" type="checkbox"/> Fill <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A Installed in: <input checked="" type="checkbox"/> Rafters <input checked="" type="checkbox"/> Floor Approximate R Rating: 30 Approximate Inches: 6-10 Insulation Type Fiberglass
Ventilation	<input type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Ridge Vent <input checked="" type="checkbox"/> Soffit Vent <input type="checkbox"/> Turbine <input type="checkbox"/> Gable End Louvers <input checked="" type="checkbox"/> Roof Vents
Framing	<input type="checkbox"/> Cracked/Broken/Sagging Rafters <input checked="" type="checkbox"/> Satisfactory
Bracing	<input type="checkbox"/> Cracked/Broken/Sagging Bracing <input checked="" type="checkbox"/> Satisfactory
Remarks	n/a

Structural

Type of Building	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Duplex/Patio Home <input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Masonry Frame <input type="checkbox"/> Metal Frame <input checked="" type="checkbox"/> Gable Roof <input type="checkbox"/> Mansard Roof <input checked="" type="checkbox"/> Hip Roof <input type="checkbox"/> Flat Roof
Structure	Foundation: <input checked="" type="checkbox"/> Poured Concrete Slab <input type="checkbox"/> Sub Floor Post Columns: <input type="checkbox"/> Steel <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> None <input type="checkbox"/> Not Visible Floor Structure: Poured Concrete Slab Wall Structure: Wood Frame Roof Structure: Asphalt Shingles <input type="checkbox"/> Prefabricated Trusses
Remarks	n/a

Basement / Crawlspace

Basement	<input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None <input type="checkbox"/> Slab on Grade <input checked="" type="checkbox"/> N/A Walls: <input type="checkbox"/> Finished <input type="checkbox"/> Partitioned Ceiling: <input type="checkbox"/> Limited visibility due to basement storage
Floor	<input type="checkbox"/> Concrete <input type="checkbox"/> Carpeting <input type="checkbox"/> Sheetgoods <input checked="" type="checkbox"/> Satisfactory
Floor Drain	<input type="checkbox"/> Tested <input type="checkbox"/> Not Tested <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Crawl Space	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Wood to earth contact How Observed: Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt Dampness: <input type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input type="checkbox"/> None Observed <input type="checkbox"/> Vapor Barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation
Crawl Space Entrance	<input type="checkbox"/> Rear of Property <input type="checkbox"/> Front of Property <input type="checkbox"/> Right side of Property <input type="checkbox"/> Left side of Property <input checked="" type="checkbox"/> N/A
Remarks	n/a



Standards of Practice
And
Code of Ethics

Chapter 3. Standards of Practice

§ 301. Minimum Standards

A. This Chapter sets forth the minimum Standards of Practice required of licensed home inspectors.

§ 303. Definitions

A. The definitions in § 109 are incorporated into this Chapter by reference. The following definitions apply to this Chapter:

Alarm System – Warning devices, whether installed or free standing, including but not limited to, carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Automatic Safety Control - devices designed and installed to protect systems and components from unsafe conditions.

Client - the person with whom a licensed home inspector contracts to perform a home inspection, whether individually or through that person's agent.

Component - a readily accessible and observable aspect of a system, such as a floor or wall, but not individual pieces such as Boards or nails or where many similar pieces make up a component.

Cooling System - a system that uses ducts to distribute cooled air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Cross Connection - any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations - situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment.

Deficient – a condition of a system or component that adversely and materially affects its performance

Describe - to report, in writing, a system or component by its type, or other observed characteristics, to distinguish it from other systems or components.

Dismantle - to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means, that would not be taken apart by a homeowner in the course of normal household maintenance.

Enter - to go into an area to observe all visible components.

Functional Drainage - a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functioning – performing as expected and in accordance with its intended design and purpose

Functional Flow - a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Further Evaluation – examination and analysis by a qualified professional or service technician whose services and qualifications exceed those provided by a home inspector.

Heating System – a central system that uses ducts to distribute heated air to more than one room which is not plugged into an electrical convenience outlet.

Home Inspection – the process by which a Home Inspector visually examines the readily accessible systems and components of a home and describes those systems and components in accordance with the Standards of Practice.

Home Inspection Report - a written evaluation of two or more of the following systems of a resale residential building:

1. electrical system;
2. exterior system
3. interior system
4. heating and cooling systems;
5. plumbing system;
6. roofing system;
7. structural system;
8. insulation and ventilation system
9. appliance system; or
10. any other related residential housing system as defined in the standards of practice prescribed by the Board.

Home Inspector - any person who, in accordance with the provisions of these Rules, holds himself out to the general public and engages in the business of performing home inspections on resale residential buildings for compensation and who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.

Inaccessible – unable to open with the use of Standard Inspection Tools or hidden from visual inspection by furniture, stored items, wall or floor coverings or other obstructions

Inspect - to examine readily accessible systems and components of a building in accordance with the Standards of Practice, using normal operating controls and opening readily openable access panels.

Installed - attached such that removal requires tools.

LHI – an acronym for Licensed Home Inspector

Method of Access – a means by which the inspector gains entry, ingress and/or a visual advantage.

Normal Operating Controls - devices such as thermostats, switches, or valves intended to be operated by the homeowner.

Observe - the act of making a visual examination.

On-Site Water Supply Quality - water quality based on the bacterial, chemical, mineral and solids contents of the water.

On-Site Water Supply Quantity - water quantity based on the rate of flow of water.

Operate - to cause systems or equipment to function.

Recreational Facilities – Spas, saunas steam baths, swimming pools, tennis courts, and exercise, entertainment, athletic, playground or other equipment and associated accessories.

Readily Accessible – available for visual inspection without requiring the moving of personal property, the dismantling, disconnecting, unplugging or destroying of equipment, or any action which may involve a risk to persons or property.

Readily Openable Access Panel - a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, is not sealed in place and is not blocked by stored items, furniture, or building components.

Representative Number - for multiple identical interior components such as windows and electrical outlets - one such component per room.

Roof Drainage Components - gutters, downspouts, leaders, splash blocks, scuppers, and similar components used to carry water off a roof and away from a building.

Shut Down – a state in which a system or component cannot be operated by normal user controls.

Significantly Deficient – unsafe or not functioning.

Solid Fuel Heating Device - any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.

Specialized Tools – diagnostic devices and other equipment, including but not limited to, thermal imaging devices, gas leak detection equipment, environmental testing equipment, elevation determination devices and ladders capable of reaching surfaces over one story above the ground.

Standard Inspection Tools – a flashlight, outlet tester, ladder and appropriate screwdriver.

Structural Component - a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System - a combination of interactive or interdependent components assembled to carry out one or more functions.

Technically Exhaustive - an inspection involving the extensive use of measurements, instruments, testing, calculations, or other means used to develop scientific or engineering findings, conclusions, and recommendations.

Under Floor Crawl Space - the area within the confines of the foundation between the ground and the underside of the lowest floor structural component.

Unsafe – a condition of a readily accessible, installed system or component which, in the opinion of the inspector, is judged to be a significant risk of personal injury or property damage during normal use or under the circumstances.

Wiring Methods – manner or general type of electrical conductors or wires installed in the structure such as non metallic sheath cable, armored cable, knob and tube, etc.

§ 305. Purpose and Scope

A. The purpose of these Standards of Practice is to establish a minimum and uniform standard for Louisiana State Licensed home Inspectors. Home inspections performed pursuant to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as observed at the time of inspection. B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall:

- a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors;
- b. describe what inspection services will be provided and their cost;
- c. state that the inspection is limited to only those systems or components agreed upon by the client and the inspector; and
- d. contain copies of the Standards of Practice and Code of Ethics;

2. inspect readily accessible installed systems and components listed in this Chapter, and/or as contractually agreed upon;

3. submit a written report to the client within five (5) days of the inspection which shall:

- a. describe those systems specified to be described in § § 311 through 329, and/or as contractually agreed upon;
- b. state which systems designated for inspection in this Section have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;
- c. state any systems or components so inspected that, in the professional opinion of the inspector, are significantly deficient.
- d. state the name, license number, and contain the signature of the person conducting the inspection.

C. This Chapter does not limit home inspectors from:

1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B of this Rule;
2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;
3. inspecting systems and components in addition to those required by these Standards of Practice; or
4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

§ 307. General Limitations

A. Home inspections done in accordance with this Chapter are not technically exhaustive.

B. This Chapter applies to residential resale structures.

§ 309. General Exclusions

A. Home inspectors are not required to inspect or report on:

1. life expectancy of any component or system;
2. the causes of any condition or deficiency;
3. the methods, materials, and costs of corrections;
4. the suitability of the property for any specialized use;
5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;
6. any component or system that was not inspected and so stated in the home inspection report or Pre-inspection Agreement;
7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to asbestos, radon, lead, mold, contaminated drywall, carcinogens, noise, contaminants, whether in the building or in soil, water, and air;
8. decorative or cosmetic items, underground items, or items not permanently installed;
9. hidden, concealed or latent defects;
10. items not visible for inspection including the condition of systems or components which are not readily accessible; or
11. Future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components

B. Home inspectors are not required to:

1. offer warranties or guarantees of any kind;
2. calculate or determine the strength, adequacy, or efficiency of any system or component;
3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible.
4. operate any system or component that is shut down or otherwise inoperable;
5. operate any system or component that does not respond to normal operating controls;
6. disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;
8. project operating costs of components;
9. evaluate acoustical characteristics of any system or component;
10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;
11. operate shut-off valves;
12. inspect detached structures, other than garages and carports;
13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;
14. dismantle any system or component, except as specifically required by these Standards of Practice.

C. Home inspectors shall not:

1. offer or perform any act or service contrary to law;
2. report on the market value of the property or its marketability;
3. report on the advisability or inadvisability of purchase of the property;
4. report on any component or system that was not inspected;
5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects. However, the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;
6. solicit to perform repair services on any system or component of the home which the inspector noted as deficient, deficient or unsafe in his home inspection report for a period of one year from the date of the inspection; or
7. perform any other type of inspection or other type of services on the home, unless contracted to do so prior to the date of the inspection

§ 311. Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;
2. framing;
3. columns; or
4. piers;

B. The home inspector shall describe the type of:

1. foundation;
2. floor structure;
3. wall structure;
4. columns;
5. piers;
6. ceiling structure; and
7. roof structure.

C. The home inspector shall:

1. probe structural components only where deterioration is visible, except where probing would damage any surface;
2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;
3. report the methods used to inspect or access under floor crawl spaces and attics; and
4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

§ 313. Exterior System

- A. The home inspector shall inspect:
 - 1. wall cladding, flashings and trim;
 - 2. all doors, garage doors and windows;
 - 3. storm doors and windows;
 - 4. decks, balconies, stoops, steps, areaways, porches, and applicable railings;
 - 5. eaves, soffits, and fascias where visible from the ground level; and
 - 6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.
- B. The home inspector shall:
 - 1. describe wall cladding materials;
 - 2. operate all entryway doors;
 - 3. operate garage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and
 - 4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested.
- C. The home inspector is not required to inspect:
 - 1. shutters, awnings, and similar seasonal accessories;
 - 2. fences;
 - 3. presence of safety glazing in doors and windows;
 - 4. garage door operator remote control transmitters;
 - 5. geological conditions;
 - 6. soil conditions;
 - 7. recreational facilities;
 - 8. detached buildings or structures other than garages and carports;
 - 9. presence or condition of buried fuel storage tanks;
 - 10. sea walls, break walls or docks; or
 - 11. erosion control and earth stabilization measures; or
 - 12. garage door operator pressure sensitive reverse failure devices

§ 315. Roofing System

- A. The home inspector shall inspect:
 - 1. roof coverings;
 - 2. roof drainage systems;
 - 3. flashings;
 - 4. skylights, chimneys, and roof penetrations; and
 - 5. signs of leaks or abnormal condensation on building components.
- B. The home inspector shall:
 - 1. describe the type of roof covering materials; and
 - 2. report the methods used to inspect the roofing system and any limitations.
- C. The home inspector is not required to:
 - 1. walk on the roofing;
 - 2. inspect interiors of flues or chimneys which are not readily accessible; or
 - 3. inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

§ 317. Plumbing System

A. The home inspector shall inspect:

1. water supply and distribution systems, including, piping materials, supports, insulation; fixtures and faucets; functional flow; leaks; and cross connections;
2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;
3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;
4. fuel storage and distribution systems including fuel storage equipment, supply piping, venting, and supports; leaks; and
5. sump pumps, drainage sumps, and related piping.

B. The home inspector shall describe:

1. water supply and distribution piping materials;
2. drain, waste and vent piping materials;
3. water heating equipment;
4. location of main water supply shutoff device; and
5. location of main gas supply shutoff device.

C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance or winterized equipment.

D. The home inspector is not required to:

1. determine the effectiveness of anti-siphon devices;
2. determine whether water supply and waste disposal systems are public or private;
3. operate automatic safety controls;
4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. determine whether the system is properly sized or utilizes proper materials;
6. inspect:
 - a. water conditioning systems;
 - b. fire and lawn sprinkler systems;
 - c. on-site water supply quantity and quality;
 - d. on-site waste disposal systems;
 - e. foundation irrigation systems;
 - f. spas;
 - g. swimming pools;
 - h. solar water heating equipment; or
 - i. wells, well pumps, or water storage related equipment.

§ 319. Electrical System

A. The home inspector shall inspect:

1. service drop and entrance conductors cables and raceways;
2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;
3. branch circuit conductors, their overcurrent devices, and their compatibility;
4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;
5. the polarity and grounding of all receptacles; and
6. and test ground fault circuit interrupters and arc fault circuit interrupters, unless, in the opinion of the inspector, such testing is likely to cause damage to any installed items or components of the home or interrupt service to an electrical device or equipment located in or around the home

B. The home inspector shall describe:

1. service amperage and voltage;
2. wiring methods employed; and
3. the location of main and distribution panels.

C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits.

D. The home inspector shall report on the presence or absence of smoke detectors..

E. The home inspector is not required to:

1. insert any tool, probe, or testing device inside the panels;
2. test or operate any overcurrent device except ground fault circuit interrupters; and arc fault circuit interrupters in accordance with Sec. 319A(6);
3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels;
4. inspect:
 - a. low voltage systems;
 - b. security system devices, heat detectors, carbon monoxide detectors or smoke detectors;
 - c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or
 - d. remote controlled device unless the device is the only control device; or
5. measure amperage, voltage or impedance

§ 321. Heating and Cooling System

A. The home inspector shall inspect permanently installed heating and cooling systems including:

1. heating, cooling and air handling equipment installed through the wall ; 2. normal operating controls;
3. chimneys, flues, and vents, where readily accessible;
4. solid fuel heating devices, including fireplaces;
5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
6. the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

1. energy sources; and
2. the heating and cooling methods by their distinguishing characteristics.

C. The home inspector shall operate the systems using normal operating controls.

D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

E. The home inspector is not required to:

1. operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. operate automatic safety controls;
3. inspect or operate air duct dampers; or
4. inspect:
 - a. heat exchangers;
 - b. humidifiers;
 - c. dehumidifiers;
 - d. electronic air filters; or
 - e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms.
 - f. solar space heating systems;
- g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity controlled or fan assisted; or
- h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

§ 325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;
2. steps, stairways, balconies, and railings;
3. countertops and a representative number of cabinets and drawers;
4. all doors and a representative number of windows; and
5. garage doors and electronic beam safety reserve features.

B. The home inspector shall:

1. operate a representative number of windows and interior doors; and
2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

C. The home inspector is not required to inspect:

1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
2. carpeting; or
3. draperies, blinds, or other window treatments;
4. interior recreational facilities; or
5. garage door operator pressure sensitive reverse failure devices.

§ 327. Insulation and Ventilation System

A. The home inspector shall inspect:

1. insulation and vapor retarders in unfinished spaces;
2. ventilation of attics and foundation areas;
3. kitchen, bathroom, and laundry venting system; and
4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

B. The home inspector shall describe:

1. insulation and vapor retarders in unfinished spaces; and
2. absence of insulation in unfinished space at conditioned surfaces.

C. The home inspector is not required to report on:

1. concealed insulation and vapor retarders; or
2. venting equipment that is integral with household appliances.

D. The home inspector is not required to:

1. disturb insulation or vapor retarders; or
2. determine indoor air quality.

§ 329. Built-in Kitchen Appliances

A. The home inspector shall inspect and operate the basic functions of the following appliances:

1. dishwasher through its normal cycle;
2. range, cook top, and oven;
3. trash compactor;
4. garbage disposal;
5. ventilation equipment or range hood;
6. microwave oven; and
7. any other built in appliance.

B. The home inspector is not required to inspect:

1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
2. non built-in appliances such as clothes washers and dryers;
3. refrigeration units such as freezers, refrigerators and ice makers; or 4. central vacuum system.

C. The home inspector is not required to operate:

1. appliances in use; or
2. any appliance that is shut down or otherwise inoperable.

Chapter 5. Code of Ethics

§ 501. Code of Ethics

A. PURPOSE

Integrity, honesty, and objectivity are fundamental principles embraced by this Code of Ethics, which sets forth the obligations of ethical conduct for the Licensed Home Inspector (LHI). The Louisiana State Board of Home Inspectors (LSBHI) has enacted this Code to provide high ethical standards to safeguard the public and the profession. LHIs in Louisiana shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

B. ETHICAL OBLIGATIONS

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
2. The LHI shall not inspect properties for compensation in which he have, or expect to have, a financial interest.
3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.
4. The LHI shall not directly or indirectly compensate realty agents, or other parties having a financial interest in the closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the client(s).
6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.
7. The LHI shall not solicit to repair, replace or upgrade for compensation, any system or component of the home which the inspector noted as deficient or unsafe in his home inspection report, for a period of one year from the date of the inspection.
8. The LHI shall act in good faith toward each client and other interested parties.
9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.
10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.
11. The LHI shall not disclose inspection results or a client's personal information without approval of the client or the client's designated representative. At his discretion, the LHI may disclose immediate safety hazards observed to occupants, or interested parties, exposed to such hazards.
12. The LHI shall avoid activities that may harm the public, discredit himself or reduce public confidence in the profession.
13. The LHI shall not disseminate or distribute advertising, marketing, or promotion materials which are fraudulent, false, deceptive, or misleading with respect to the education, experience, or qualifications of the LHI or the company with which he is affiliated.
14. The LHI shall include his license number on all advertising, marketing and promotional material.
15. The LHI shall report substantial and willful violations of this Code to the LSBHI.