

Advanced Home Inspections

Property Inspection Report



3256 Sample Rd, Sulphur, LA 70665
Inspection prepared for: Client Test 1 Story Template
Date of Inspection: 10/19/2023 Time: 03:00 PM
Age of Home: 16 Size: 2200



Inspector Signature

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Inspector: Jamie Beauvais LA#11281



Buyer Agent: Miss Louisiana
Swamp Realty

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INSPECTION and SITE DETAILS

EXTERIOR VIEWS

1. Front and Right



Front



Right



Right Rear

2. Rear



Rear



Rear

3. Left side



Left



Front Left

STRUCTURAL SYSTEMS

1. Foundation

Location: Main Level Type: Concrete

Condition

[1.1. Inspected](#)

2. Floor Structure

Material: Concrete

Method Inspected: Visual around the perimeter of home.

Condition

[2.1. Inspected](#)

[2.2. Repair: Floor structure was uneven in several rooms showing signs of heaving and settlement. Recommend a foundation contractor evaluate and repair.](#)

3. Framing

Materials: Wood

Condition

[3.1. Inspected](#)

4. Wall Structure

Materials: Wood

Condition

[4.1. Inspected](#)

5. Columns

Materials: Metal

Condition

[5.1. Inspected](#)

6. Ceiling Structure

Materials: Wood

Method Inspected: Entered Attic Space

Condition

[6.1. Inspected](#)

STRUCTURAL SYSTEMS (continued)

7. Roof Structure

Materials: Wood

Method Inspected: Visual from perimeter and entered the attic space

Condition

7.1. Inspected

EXTERIOR SYSTEM

1. Wall Cladding

Material: Brick Veneer & Vinyl Siding

Condition

1.1. Inspected: Yes

2. Vinyl Siding

Condition

2.1. Inspected: Yes

3. Flashing

Flashing Material: Metal

Trim Material: Wood

Condition

3.1. Inspected: Yes

4. Trim

Material: Wood

Condition

4.1. Inspected: Yes

5. Doors

Material: Composite or Fiberglass

Glazing: Yes

Condition

5.1. Inspected: Yes

5.2. Operation: Satisfactory

EXTERIOR SYSTEM (continued)

6. Windows

Frame Material: Vinyl
Type: Double Pane

Condition

- 6.1. Inspected: [Yes](#)
- 6.2. Operation: [Satisfactory](#)

7. Eaves, Soffits, & Fascia

Eave Material: Vinyl
Soffit Material: Vinyl
Fascia Material: Metal

Condition

- 7.1. Eaves Inspected: [Yes](#)
- 7.2. Soffits Inspected: [Yes](#)
- 7.3. Fascia Inspected: [Yes](#)

8. Vegetation

Type: Garden Bed
Type: Tree Limbs

Condition

- 8.1. Vegetation Inspected: [Yes](#)

9. Grading & Drainage

Condition

- 9.1. Grading Inspected: [Yes](#)
- 9.2. Drainage Inspected: [Yes](#)

10. Driveway

Material: Poured Concrete

Condition

- 10.1. Driveway Inspected: [Yes](#)

11. Patios

Material: Concrete

Condition

- 11.1. Patio Inspected: [Yes](#)

EXTERIOR SYSTEM (continued)

12. Walkways

Material: Concrete

Condition

12.1. Walkways Inspected: [Yes](#)

13. Retaining Wall

Condition

13.1. Retaining Walls Inspected: [Yes](#)

14. Carport

Configuration: Two Car Attached

Condition

14.1. Garage Inspected: [Yes](#)

14.2. [Satisfactory](#)

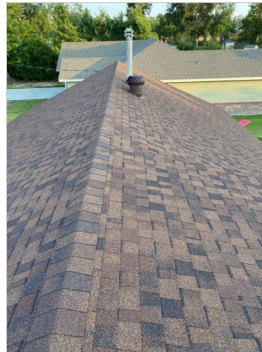
ROOFING SYSTEM

1. Roof Coverings

Type: Architectural Asphalt Shingles

Condition

1.1. Roof Covering Inspected: [Yes](#)



2. Roof Drainage Components

Condition

2.1. Drainage Components Inspected: [Not Applicable](#)

2.2. Recommendations: [Installation of roof drainage system to divert water away from foundation. All installations should be performed by a qualified contractor.](#)

ROOFING SYSTEM (continued)

3. Flashing

Material: Metal

Condition

3.1. Roof Flashing Inspected: **Yes**

4. Roof Penetrations

Type: Pipe Jack

Type: Water Heater Flue

Type: Range Hood Vent

Condition

4.1. Roof Covering Inspected: **Yes**

4.2. Repair: **Flashing sealant around the furnace vent stack was deteriorated. This condition will allow water to enter the roof structure damaging it and other home systems. Recommend a roofing contractor evaluate and repair.**



Furnace Roof Vent

5. Roof Leaks

Condition

5.1. Inspected for Leaks: **Yes**

5.2. **No signs of or active leaks were observed during the inspection.**

PLUMBING SYSTEM

1. Water Supply & Distribution System

Water Meter Location: Front Yard

Main Shutoff Valve Location: Front Yard

Material: Copper Main Lines and PVC to Fixtures

Condition

1.1. Water Piping Inspected: **Yes**

PLUMBING SYSTEM (continued)

2. Interior Drain, Waste & Vent System

Vent Piping Material: Cast Iron and PVC

Interior Drain Pipe Material: Galvanized Steel, Cast Iron, and PVC

Waste Piping Material: Galvanized Steel

Condition

2.1. Drainage Piping Inspected: **Yes**

3. Hot Water Systems

Location: Laundry Room

Fuel Source: Propane Gas

Capacity: 40 Gallons

Location: Laundry Room

Fuel Source: Natural Gas

Capacity: 40 Gallons

Location Laundry Room

Manufacturer: A.O. Smith Company

Model: G6-T4034PV 403816107

SN: 113036031

Condition

3.1. Water Heater Inspected: **Yes**

3.2. Repair: **Hose connections were not dielectric type. Dielectric unions should be used at dissimilar metal connections to prevent corrosion which will eventually leak. Recommend a qualified plumber evaluate and repair.**

3.3. Flame Quality: **Burner flame was blue with orange highlights. Orange flames generally indicate insufficient combustion and debris on burner manifold. Recommend a qualified contractor evaluated and repair.**



Hose Connections not Dielectric



Water Heater Flame

4. Fuel Storage & Distribution

Fuel Source: Metered Utility Natural Gas

Gas Shutoff Valve Location: Front Yard

Gas Distribution Piping: Galvanized Steel

Condition

4.1. Gas Piping & Equipment Inspected: **Yes**

PLUMBING SYSTEM (continued)

5. Sump Pumps & Drainage Sumps

Condition

5.1. Sumps Inspected: [No Sumps Installed](#)

ELECTRICAL SYSTEM

1. Service Entrance & Equipment

System: 120/240V Entrance: Overhead Service Wire Size: 2/0 Number of Wire: 3

Service Entrance Location: Left Side of Home

Service Entrance Type: Overhead to SE Mast with Weather head

Main Panel Location: Below Service Meter

Observations:

1.1. Service Equipment & Panel Inspected: [Yes](#)



Outside Main Panel

2. Branch Circuit Conductors & Protection

Wiring Type: Nonmetallic Insulated Solid Copper Wire

Observations:

2.1. Breakers & Wiring Inspected: [Yes](#)

2.2. Safety: [Some locations requiring Ground fault circuit interrupters receptacles and arc fault circuit interrupters were missing. GFCI's are required to prevent electrical shock. AFCI's are required to prevent fires in the event electrical equipment is unplugged under load. This is a safety and fire hazard. Recommend an electrical contractor evaluate and repair.](#)

ELECTRICAL SYSTEM (continued)



Not GFCI Protected

3. Operation of Fixtures & Receptacles

Observations:

3.1. Operated: Most ceiling fans, lighting fixtures, switches, and receptacles functioned properly.

3.2. Repair: Master bathroom closet light did not function. If bulb does not illuminate after changing light bulb, then contact an electrical contractor to evaluate and repair. All work to be performed by qualified contractors.

AIR CONDITION & HEATING SYSTEM

1. Heating System

Location: Attic, South Type: Natural Gas Cat: Central Furnace 1 Control Power: 115VAC
Mnfr: Arcoaire Model: N8MPN075B12B1 SN: A0631444469 Year: 2006 Size: 75,000 Btu
Control Power: 120VAC

Condition

1.1. Furnace Inspected: Yes

1.2. Safety: Exhaust flue not connected to roof vent. This condition could cause fire due to flue is pointed toward the roof sheathing. Recommend qualified contractor repair.



Furnace Controls



AIR CONDITION & HEATING SYSTEM (continued)

2. Cooling System

Energy Source: Electric 120/240VAC Type: Split System

Condenser Location: Right Side of Home Evaporator Location: Attic Above Bathroom

Condenser Mnfr: Comfort Aire Model: GSX14048 Year: 2021 Size: 3-Ton Ref: R-22

Evaporator Mnfr: Comfort Aire Model: CNPHP4821AL Year: Jun-2013 Size: 3 -Ton Ref: R-22

Condition

2.1. Condensor, Evaporator & Refrigerant Lines Inspected: **Yes**

2.2. Safety: **Exhaust flue not connected to roof vent. This condition could cause fire due to flue is pointed toward the roof sheathing. Recommend qualified contractor repair.**

3. Air Distribution System

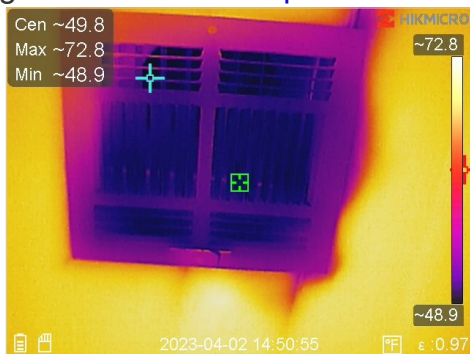
Air Handler Materials: Galvanized Steel Duct

Air Distribution Materials: Insulated Flexible Ducts

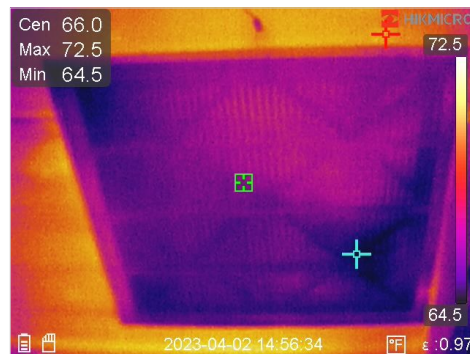
Condition

3.1. Air Handler & Ducts Inspected: **Yes**

3.2. Register Locations: **Inspected**



Supply Register Temp: 49.8°F



Return Air Temp: 66°F

INTERIOR SYSTEM

1. Walls & Ceilings

Wall Covering Materials: Drywall

Ceiling Covering Materials: Drywall

Condition

1.1. Walls Inspected: **Yes**

1.2. **Cracks were observed in corners throughout the house. Small cracks in drywall wall joints are typical from shrinkage. Recommend a qualified painting contractor evaluate and make repairs.**

INTERIOR SYSTEM (continued)

2. Floors

Location: Bathroom Type: Ceramic Tile
Location: Living Room & Bedrooms Type: Carpet
Location: Hallway Type: Ceramic Tile

Condition

2.1. Floors Inspected: **Yes**

3. Doors

Material: Wood

Condition

3.1. Roof Covering Inspected: **Yes**

3.2. Operation: **Satisfactory**

4. Windows

Condition

4.1. Roof Covering Inspected: **Yes**

4.2. Operation: **Satisfactory**

INSULATION & VENTILATION SYSTEM

1. Insulation Conditioned Surfaces

Condition

1.1. Ventilation Inspected: **Yes**



2. Attic Ventilation

Type: Soffit to Ridge Vent

Condition

2.1. Ventilation Inspected: **Yes**

2.2. No obstructions observed during the inspection.

INSULATION & VENTILATION SYSTEM (continued)

3. Foundation Ventilation

Type: Natural Air Flow

Condition

3.1. Ventilation Inspected: [Yes](#)

4. Kitchen Ventilation

Type: Range Overhead Filter and Central HVAC

Condition

4.1. Ventilation Inspected: [Yes](#)

5. Bathroom Ventilation

Type: Supply Register from Central HVAC

Type: Standalone Heat/Exhaust-Vent/Light Combo

Note: Exhaust Vent Routed to Outside at Soffit

Condition

5.1. Ventilation Inspected: [Yes](#)

6. Laundry Ventilation

Supply Air Type: Register from Central HVAC

Return: Under Entry Door

Condition

6.1. Ventilation Inspected: [Yes](#)

BUILT IN KITCHEN APPLIANCES

1. Dishwasher

Manufacturer: Kenmore Model: Elite 14673 Smart Year: 2022

Volts: 120VAC Minimum Breaker: 15A Type: Built In Location: Under Counter

Condition

1.1. Operation: [Satisfactory](#)

1.2. Operation: [Normal Cycle was Satisfactory](#)

2. Range - Cooktop

Mnfr: Kenmore Model: G73033 Year: 2021

Volts: 1200VAC Type: Residential Gas Range Location: Right of Kitchen Sink

Condition

2.1. Stove Inspected: [Yes](#)

2.2. Operation: [Satisfactory](#)

BUILT IN KITCHEN APPLIANCES (continued)

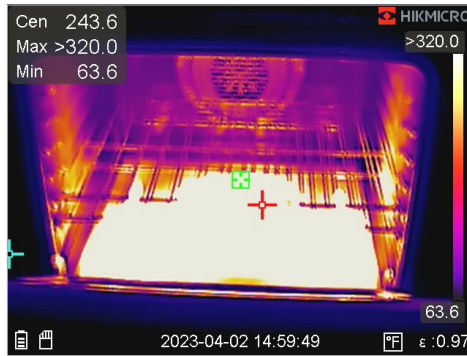


3. Oven

Mnfr: GE Model: JTS3000SNSS Year: 2022
 Volts: 1200VAC Watts: 4000W Type: Residential Location: Right of Sink

Condition

- 3.1. Oven Inspected: **Yes**
- 3.2. Operation: **Satisfactory**



Oven Temp Set at 350: 320°F

4. Refrigerator

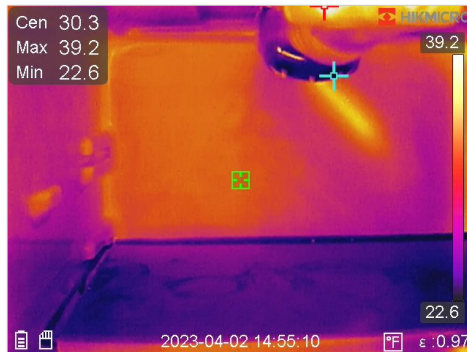
Materials: Manufacturer: Frigidaire Model: Elite 14883 Year: 2022
 Volts: 120VAC Minimum Breaker: 15A Type: Refrigerator/Freezer Location: Kitchen

Observations:

- 4.1. Refrigerator Inspected: **Yes**
- 4.2. Operation: **Satisfactory**



Door Temp: 40°F



Refrigerator Wall Temp: 30°F



Freezer Temp: Near 0°F

BUILT IN KITCHEN APPLIANCES (continued)

5. Trash Compactor

Mnfr: InSinkEator Model: Evolution 1300 Year: 2016
Volts: 1200VAC Horsepower: 3/4 Location: Below Sink

Condition

5.1. Trash Compactor Inspected: [Yes](#)

5.2. Operation: [Satisfactory](#)

6. Garbage Disposal

Mnfr: InSinkEator Model: Evolution 1300 Year: 2016
Volts: 1200VAC Horsepower: 3/4 Location: Below Sink

Condition

6.1. Garbage Disposal Inspected: [Yes](#)

6.2. Operation: [Satisfactory](#)

7. Ventilation Equipment - Range Hood

Mnfr: Husalane Model: US-PS18SS-30 Year: 2022
Volts: 1200VAC Watts: 266W Location: Above Range
Ductless: No Airflow: 860cfm

Condition

7.1. Range Hood & Light Inspected: [Yes](#)

7.2. Operation: [Satisfactory](#)

8. Permanently Installed Microwave Oven

Mnfr: Summit Model: OTR24 Year: 2022
Volts: 115 VAC Amps: 12A Output: 900W Type: Built In Location: Above Countertop

Condition

8.1. Microwave Inspected: [Yes](#)



Report Summary

STRUCTURAL SYSTEMS

Page 3 Item: 2	Floor Structure	2.2. Repair: Floor structure was uneven in several rooms showing signs of heaving and settlement. Recommend a foundation contractor evaluate and repair.
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ROOFING SYSTEM

Page 6 Item: 2	Roof Drainage Components	2.2. Recommendations: Installation of roof drainage system to divert water away from foundation. All installations should be performed by a qualified contractor.
Page 7 Item: 4	Roof Penetrations	4.2. Repair: Flashing sealant around the furnace vent stack was deteriorated. This condition will allow water to enter the roof structure damaging it and other home systems. Recommend a roofing contractor evaluate and repair.

PLUMBING SYSTEM

Page 8 Item: 3	Hot Water Systems	3.2. Repair: Hose connections were not dielectric type. Dielectric unions should be used at dissimilar metal connections to prevent corrosion which will eventually leak. Recommend a qualified plumber evaluate and repair. 3.3. Flame Quality: Burner flame was blue with orange highlights. Orange flames generally indicate insufficient combustion and debris on burner manifold. Recommend a qualified contractor evaluated and repair.
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ELECTRICAL SYSTEM

Page 9 Item: 2	Branch Circuit Conductors & Protection	2.2. Safety: Some locations requiring Ground fault circuit interrupters receptacles and arc fault circuit interrupters were missing. GFCI's are required to prevent electrical shock. AFCI's are required to prevent fires in the event electrical equipment is unplugged under load. This is a safety and fire hazard. Recommend an electrical contractor evaluate and repair.
Page 10 Item: 3	Operation of Fixtures & Receptacles	3.2. Repair: Master bathroom closet light did not function. If bulb does not illuminate after changing light bulb, then contact an electrical contractor to evaluate and repair. All work to be performed by qualified contractors.

AIR CONDITION & HEATING SYSTEM

Page 10 Item: 1	Heating System	1.2. Safety: Exhaust flue not connected to roof vent. This condition could cause fire due to flue is pointed toward the roof sheathing. Recommend qualified contractor repair.
Page 11 Item: 2	Cooling System	2.2. Safety: Exhaust flue not connected to roof vent. This condition could cause fire due to flue is pointed toward the roof sheathing. Recommend qualified contractor repair.