

Advanced Home Inspections LLC

Property Inspection Report



Happy Ln, Lake Charles, LA 70605
Inspection prepared for: Donald Smith
Date of Inspection: 4/4/2022 Time: 01:00 PM
Age of Home: 10 Size: 1605

License #11291

PO Box 2513, Sulphur, 70664

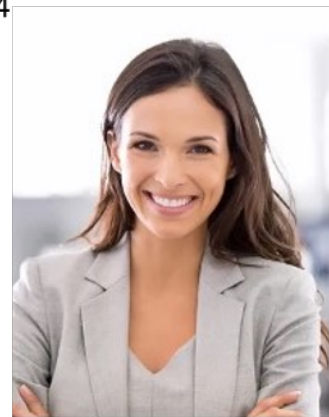
Phone: 337-512-0210

Email: ahiswla@gmail.com



Inspector: Jamie Beauxis LA#11291

A handwritten signature in black ink, appearing to read "Jamie Beauxis", written over a white rectangular background.



Buyer Agent: Linda Lawson

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Report Summary

GROUNDS		
Page 11 Item: 2	Property Lot Condition	<p>2.1. Safety: Backyard fence was overburdened with poison ivy. Contact with poison ivy may cause allergic reactions, including severe rashes and itching. Recommend removal by a qualified landscaping contractor for safe and proper removal.</p> <p>2.2. Repair: Fence gate and related components were damaged. Recommend repair by a qualified fence contractor.</p> <p>2.3. Repair: Vegetation was contacting roofing covering. Potential damage to shingles is likely. Recommend a professional remove limb or entire tree.</p>
Page 11 Item: 3	Exterior Lighting	<p>3.1. Safety: Front patio light fixtures were inoperable and middle fixture was missing. Contact a qualified electrical contractor.</p>
STRUCTURAL SYSTEMS		
Page 12 Item: 2	Floor	<p>Some cracking on front patio. Recommend a licensed contractor evaluate causes.</p>
EXTERIOR WALLS		
Page 12 Item: 2	Condition	<p>2.1. Repair: Few deficiencies were observed. A small amount of mortar was missing on left side of home. Recommend patching hole to prevent moisture and pest intrusion.</p>
EXTERIOR TRIM		
Page 13 Item: 2	Eaves & Soffits	<p>2.1. Repair: Small hole in eave soffit on right side of home. Recommend a qualified person repair.</p>
Page 13 Item: 3	Fascia	<p>3.1. Repair: Approximately 10 ft of fascia missing from shop eave. Wood is exposed to weather. Contact a qualified contractor.</p>
EXTERIOR DOORS		
Page 13 Item: 2	Condition	<p>2.1. Repair: Master bedroom entry door was missing outside door handle. Recommend a professional repair.</p> <p>2.2. Repair: Light deterioration on door and trim surfaces. Recommend a qualified painter resurface to preserve wood.</p> <p>2.3. Repair: Door sweeps on two exterior entry doors were partially unfastened. Contact a qualified handyman to repair.</p> <p>2.4. Repair: Weatherstrip on the middle entry door was damaged. Contact a qualified contractor.</p>
Page 14 Item: 3	Door Operation	<p>3.1. Repair: Front middle entry door did not latch closed. Recommend repair by a qualified contractor. Security bolt functioned properly.</p>

CARPORT

Page 14 Item: 2	Condition	<p>2.1. Repair: Cement board to brick veneer sealant was deteriorated. Recommend qualified handyman repair.</p> <p>2.2. Safety: Carport fence had poison ivy which entered into walking area. Contact a landscaping contractor for safe removal.</p> <p>2.3. Safety: No receptacles were GFCI protected. Recommend a qualified electrician update receptacles for safety.</p>
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WINDOWS

Page 15 Item: 2	Condition	<p>2.3. Repair: North wall screen was damaged. Recommend a professional replace screen.</p> <p>2.4. Safety: A window in the upstairs-bedroom-2 should have safety brackets installed to prevent fall hazard. This can be performed by a qualified handyman.</p>
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PATIOS

Page 16 Item: 1	Front Patio	<p>1.2. Repair: Concrete slab along front of home had cracking from possible settlement. Possible Cause: Lack of roof drainage. Contact a qualified contractor to evaluate and repair. Contact roof drainage contractor for gutter installations.</p>
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ROOF COVERING

Page 17 Item: 2	Condition	<p>2.1. Repair: Ridge vents not fastened. Recommend repair by qualified roofer.</p> <p>2.2. Repair: A few shingles on the roof were not bonded during the inspection. Shingles should bond to provide wind resistance. Contact a qualified roofing contractor.</p>
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Ridge vent should be fastened to prevent pest and moisture intrusion to attic.

Page 18 Item: 3	Flashing	<p>3.1. Repair: Northwest of carport. Sidewall flashing sealant was deteriorated and cracked. Recommend a qualified contractor replace sealant.</p> <p>3.2. Repair: Location: Back of Shop. Drip ledge not fastened well at joints. Contact a qualified roofer.</p>
Page 18 Item: 4	Roof Penetrated Vents	<p>4.2. Repair: Shingles around vent pipe jacks were not installed neatly. Recommend repair if needed by qualified roofing contractor.</p>

ROOF DRAINAGE COMPONENTS

Page 18 Item: 1	Drainage System Description	1.1. Repair: No roof drainage system was installed. System is necessary to channel roof drainage away from foundation. Recommend a qualified roof drainage contractor install drainage system.
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FLASHINGS

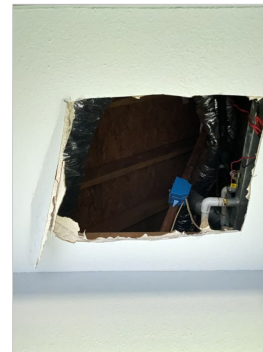
Page 19 Item: 1	Condition	
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Carport wall flashing sealant should be removed and replaced with fresh sealant. Soffit should be sealed to prevent pest intrusion.

ATTIC

Page 19 Item: 2	Condition	<p>2.1. Repair: A light source should be installed in all attic spaces. Recommend installing attic lights by a qualified electrician.</p> <p>2.2. Repair: No access to attic above upstairs level where indoor furnace & evaporator unit is located. Access to ac units is required for maintenance. Recommend a qualified carpenter provide permanent access.</p>
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No Work Platform, Limited Access

No permanent attic access.

FIXTURES

Page 21 Item: 1	Faucets	<p>1.1. Location: Kitchen Repair: Faucet base leaked when operated. This leak is traveling to wall and down the back of cabinet causing wood damage and possible mold growth. Recommend replacing faucet by a qualified plumber.</p> <p>1.2. Location: Upstairs Bath Repair: Sink faucet leaked when cold water valve was turned on. Faucet had paint missing and metal corrosion causing faucet base to swell. Recommend replacing faucet by a qualified plumber.</p>
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Page 21 Item: 2	Toilets	Repair: Upstairs toilet did not function properly. Recommend a licensed plumber evaluate and repair.
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WATER HEATER

Page 22 Item: 2	Condition	2.1. Operation: Not Operated. Propane Gas Unavailable 2.2. Repair: The hot water hose connection to the water heater had corrosion. Recommend repair by a qualified plumbing contractor to prevent future water leaks.
Page 22 Item: 3	Drip Pan	3.1. Repair: No drip pan installed. Drip pan should be installed by a qualified plumbing contractor to prevent possible water damage to home.

GAS SYSTEM

Page 23 Item: 2	Propane Tank	Safety Note: Tank valve was closed. Contact a local gas supplier such as Ferralgas, Amerigas, or Lake Arthur Butane to service the propane tank and check for leaks before gas appliances are back in service.
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ELECTRICAL SYSTEM

Page 24 Item: 3	Service Panel Condition	3.2. Note: Some Challenger panels and breakers have had recalls in the past. Information about this exact brand is unclear. Unable to determine if this model was recalled. Recommend a qualified electrician evaluate. 3.3. Repair: The service panel is located in the master bath closet and requires proper illumination. Recommend replacing bulb or further evaluation by a qualified electrician.
Page 25 Item: 5	Electrical Devices & Fixtures	5.2. Safety: No light switch installed at front entry door inside kitchen. Light control should be installed near entrance for safe navigation. Contact a qualified electrical contractor. 5.3. Repair: A dimmer switch in the dining room area did not operate any fixtures. Recommend a qualified electrical contractor repair. 5.4. Repair: Two switches in Upstairs-Bedroom-2 did not operate light fixtures. Contact a qualified electrician for further evaluation. 5.5. Repair: Master bathroom closet light did not function.



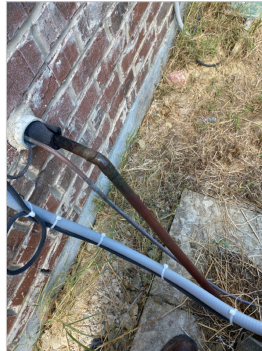
Electrical devices need covers. Some receptacles need replacement due to excess paint.



Wiring in upstairs bedroom-2 closet needs to be covered properly.

CENTRAL AIR CONDITIONER

Page 28 Item: 5	AC Refrigerant Lines	5.1. Repair: Insulation on the compressor suction line was not installed. Cold lines missing insulation will generate copious amounts of water and lose efficiency. Recommend qualified contractor install proper density foam rated for refrigerant line use.
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Condenser suction line not insulated.

FURNACE

Page 29 Item: 2	Furnace Condition	<p>2.1. 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.</p> <p>2.2. Safety: No light source was found for performing work on indoor unit. Recommend qualified electrician install a switchable light.</p> <p>2.3. Repair: Power switch was mounted to a board which was not secured on either end. Recommend qualified contractor refasten board.</p> <p>2.4. Repair: Power switch and receptacle cover was missing. Recommend qualified person install cover.</p> <p>2.5. Repair: No work platform was in front of unit. Unable to access HVAC unit safely. Contact a qualified carpenter.</p>
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AIR DISTRIBUTION

Page 29 Item: 1	Supply Air Ducts	1.1. Repair: Air-handler supply branch connector was rusted. Rusted ducts can eventually have air leaks resulting in wasted energy. Recommend qualified contractor repair to prevent further damage.
Page 30 Item: 2	Return Air Ducts	



Return Upstairs: No filter was present.

GAS-FIRED HEATER

Page 31 Item: 2	Heater Condition	2.1. Repair: Excessive lent was on bottom side of heater. Recommend serviced by professional.
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FLOORS

Page 31 Item: 2	Condition	2.1. Repair: Living room and kitchen areas. Laminate flooring shows buckling at ends of tiles. Recommend a flooring contractor evaluate condition. 2.2. Location: Master Bed/Living Room Repair: Flooring transition-piece to living room missing. Contact a qualified handyman.
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STAIRWAY to 2nd FLOOR

Page 32 Item: 1	General Stairway Condition	1.1. Safety: The staircase handrail assembly had spaces between balusters greater than 4-inches. Recommend altering handrail to improve child safety. Contact a qualified carpenter. 1.2. Repair: Lights intended to illuminate the staircase did not operate. Recommend a qualified electrician evaluate and make repairs.
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DOORS

Page 33 Item: 2	Condition & Operation	2.1. Location: Upstairs Bedroom-1 Repair: Entry door would not latch. Recommend contractor make proper adjustments.
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INSULATION

Page 33 Item: 2	Thermal Insulation Condition	2.1. Repair: Insulation missing in area over master bedroom. This can result in reduced comfort levels and increased energy costs. Recommend insulation be distributed to cover all portions of the attic located above the home living space where missing or of low depth. All work should be performed by a qualified contractor.
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VENTILATION

Page 34 Item: 2	Ventilation Condition	2.1. Repair: Ridge vents are not secured in some areas. Water intrusion is possible. Recommend a qualified roofing contractor make repairs.
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DISHWASHER

Page 35 Item: 2	Condition and Operation	2.2. Repair: Dishwasher not mounted to cabinet. Recommend professional handyman.
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MAIN FLOOR HALL BATHROOM

Page 36 Item: 2	Heating	Repair: The bathroom exhaust fan heater did not operate during the inspection. Recommend a qualified electrician evaluate.
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BEDROOMS

Page 36 Item: 1	General Condition	1.1. Safety: No smoke alarms were functional during the inspection. Recommend a qualified electrician evaluate and repair if needed. Recommend installing carbon monoxide detectors in appropriate areas due to propane gas appliances in home.
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INSPECTION and SITE DETAILS

1. Information

Inspection Time Start: 8:45 End: 4:40
Present at Inspection: Not Attended
Year Built: 1997
Temperature: 87F-95F
Relative Humidity: Change from 65% to 90%
Weather: Partly cloudy with occasional thunderstorms

2. Standards of Practice

Home inspectors licensed in Louisiana are required to follow the Louisiana Home Inspection Standards of Practice (SOPs). SOP are minimum guidelines which determine what an inspector must and need not inspect and report on. Please see Louisiana Standards of Practice at: <https://lsbhi.state.la.us/wp-content/uploads/2022/09/Standards-2022-1.pdf>

EXTERIOR VIEWS

1. Home Views



Front



Right



Right toward Propane Tank



Right and Back



Rear



Left

GROUNDS

1. Property Lot Description

Fence & Gate Material: [Chain Link](#)



Gate fitting is cracked.



Gate not able to move due to vegetation growth.



Possible toxic vegetation on fence.



Possible toxic vegetation behind shop



Front northwest corner has vegetation on roof.

2. Property Lot Condition

2.1. Safety: [Backyard fence was overburdened with poison ivy. Contact with poison ivy may cause allergic reactions, including severe rashes and itching. Recommend removal by a qualified landscaping contractor for safe and proper removal.](#)

2.2. Repair: [Fence gate and related components were damaged. Recommend repair by a qualified fence contractor.](#)

2.3. Repair: [Vegetation was contacting roofing covering. Potential damage to shingles is likely. Recommend a professional remove limb or entire tree.](#)

3. Exterior Lighting

3.1. Safety: [Front patio light fixtures were inoperable and middle fixture was missing. Contact a qualified electrical contractor.](#)

STRUCTURAL SYSTEMS

1. Foundation

Condition: Satisfactory

Location: [Main Level](#) Type: [Concrete Slab](#) Method Inspected: [Visual - Walked Perimeter](#)

STRUCTURAL SYSTEMS (continued)

2. Floor

Type: Concrete Slab on Grade

Some cracking on front patio. Recommend a licensed contractor evaluate causes.

3. Columns

Type: Wood

4. Framing

Type: Wood

5. Ceiling

Type: Wood

6. Roof

Type: Wood

Method Inspected: Partially Walked and from Ladder

EXTERIOR WALLS

1. Description

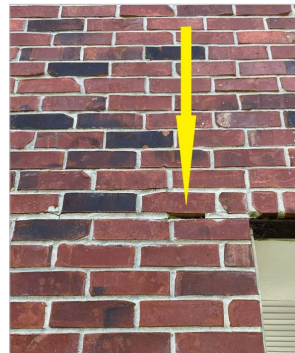
General Type: Brick Veneer Carport Type: Cement Board

2. Condition

2.1. Repair: Few deficiencies were observed. A small amount of mortar was missing on left side of home. Recommend patching hole to prevent moisture and pest intrusion.



Carport wall should be resealed to brick.



Mortar Missing

EXTERIOR TRIM

1. Description

Material: [Wood](#)

2. Eaves & Soffits

2.1. Repair: [Small hole in eave soffit on right side of home. Recommend a qualified person repair.](#)



Hole in soffit.

3. Fascia

3.1. Repair: [Approximately 10 ft of fascia missing from shop eave. Wood is exposed to weather. Contact a qualified contractor.](#)

EXTERIOR DOORS

1. Description

Material: [Wood](#)

2. Condition

2.1. Repair: [Master bedroom entry door was missing outside door handle. Recommend a professional repair.](#)

2.2. Repair: [Light deterioration on door and trim surfaces. Recommend a qualified painter resurface to preserve wood.](#)

2.3. Repair: [Door sweeps on two exterior entry doors were partially unfastened. Contact a qualified handyman to repair.](#)

2.4. Repair: [Weatherstrip on the middle entry door was damaged. Contact a qualified contractor.](#)

EXTERIOR DOORS (continued)



Middle Entry Door weather stripping damage and unfastened door-sweep. South Entry Door: Coating deteriorated, missing handle.

3. Door Operation

3.1. Repair: Front middle entry door did not latch closed. Recommend repair by a qualified contractor. Security bolt functioned properly.

CARPORT

1. Description

Type: Two-Car Attached Floor: Concrete Slab Walls: Cement Board Ceiling: Vinyl

2. Condition

2.1. Repair: Cement board to brick veneer sealant was deteriorated. Recommend qualified handyman repair.

2.2. Safety: Carport fence had poison ivy which entered into walking area. Contact a landscaping contractor for safe removal.

2.3. Safety: No receptacles were GFCI protected. Recommend a qualified electrician update receptacles for safety.



Possible toxic vegetation on carport fence.



Debris in attached shop.



Possible toxic vegetation extended into walking path outside exterior door.

WINDOWS

1. Description

Description: Vinyl Double-Pane

Manufacturer: Plygem



2. Condition

2.1. Note: All windows operated functioned properly.

2.2. Note: Window with safety brackets to prevent fall hazard were not operated.

2.3. Repair: North wall screen was damaged. Recommend a professional replace screen.

2.4. Safety: A window in the upstairs-bedroom-2 should have safety brackets installed to prevent fall hazard. This can be performed by a qualified handyman.



Window not sealed properly outside or inside.



Northwest Window: Screen damage.



Windows not sealed.



Recommend safety lock to prevent fall hazard.



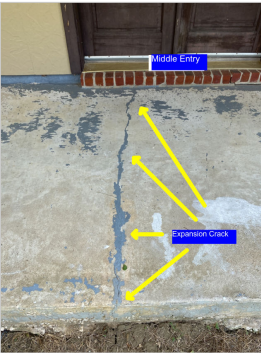
No seal. Lintel rusted.

PATIOS

1. Front Patio

1.1. Materials:: Floor: Concrete Slab Walls: Cement Board Ceiling: Vinyl

1.2. Repair: Concrete slab along front of home had cracking from possible settlement. Possible Cause: Lack of roof drainage. Contact a qualified contractor to evaluate and repair. Contact roof drainage contractor for gutter installations.



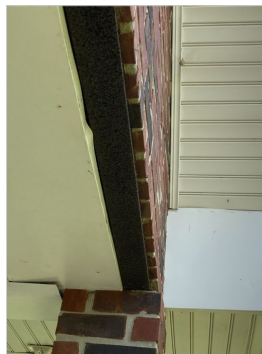
Front Patio: Hairline expansion crack near middle entry door.



Front Patio: North end of lateral crack.



Crack along the wall.



Rusted Lintel

2. Rear Patio

2.1. Materials:: Floor: Concrete Slab Walls: Vinyl Ceiling: Vinyl



Back patio screens were missing. Excessive debris.



Rear Patio



Rear patio door was deteriorated.

ROOF COVERING

1. Description

Material: [Architectural Shingles](#)

Manufacturer Data: [GAP Timberline NS](#)



Weathered Wood Architectural Shingles

2. Condition

2.1. Repair: [Ridge vents not fastened. Recommend repair by qualified roofer.](#)

2.2. Repair: [A few shingles on the roof were not bonded during the inspection. Shingles should bond to provide wind resistance. Contact a qualified roofing contractor.](#)



Shingles not bonded



Ridge vent should be fastened to prevent pest and moisture intrusion to attic.



Ridge vent is unfastened in several areas.



Ridge vent should be fastened to prevent pest and moisture intrusion to attic.

ROOF COVERING (continued)

3. Flashing

3.1. Repair: Northwest of carport. Sidewall flashing sealant was deteriorated and cracked. Recommend a qualified contractor replace sealant.

3.2. Repair: Location: Back of Shop. Drip ledge not fastened well at joints. Contact a qualified roofer.

4. Roof Penetrated Vents

4.1. Note: Water heater exhaust vent had moderate dents on cap.

4.2. Repair: Shingles around vent pipe jacks were not installed neatly. Recommend repair if needed by qualified roofing contractor.



Vent pipe has an improper boot around base. Possible water intrusion spot.



Vent cap has dents. Vent is still functional.



Shingles are not cut around the pipe jack neatly. Water intrusion is possible. Recommend roofing contractor evaluate and repair.



ROOF DRAINAGE COMPONENTS

1. Drainage System Description

1.1. Repair: No roof drainage system was installed. System is necessary to channel roof drainage away from foundation. Recommend a qualified roof drainage contractor install drainage system.

FLASHINGS

1. Condition



Drip Ledge Joints not Fastened Properly



Carport wall flashing sealant should be removed and replaced with fresh sealant.



Carport wall flashing extended for drainage. Gutters should be properly installed.



Soffit should be sealed to prevent pest intrusion.

ATTIC

1. Description

Quantity: 3 Locations: Upstairs Level North & South Walls and Above Upstairs Rooms

Method Inspected: Entered Attic Space

2. Condition

2.1. Repair: A light source should be installed in all attic spaces. Recommend installing attic lights by a qualified electrician.

2.2. Repair: No access to attic above upstairs level where indoor furnace & evaporator unit is located. Access to ac units is required for maintenance. Recommend a qualified carpenter provide permanent access.

ATTIC (continued)



No Work Platform, Limited Access



No permanent attic access.

WATER SYSTEM

1. Water Supply & Distribution

Source: [Unknown, previous water well installed](#)

Pressure: [87 psi.](#)

Piping Material: [Copper Tubing and PVC](#)

2. Description



Water source piping for water well behind fence. Unable to determine water source due to vegetation overgrowth.

3. Drain , Waste & Vent Piping

Piping Material: [PVC](#)

WATER SYSTEM (continued)

4. Condition



Previous tubing connections to outside condenser.

FIXTURES

1. Faucets

1.1. Location: Kitchen Repair: Faucet base leaked when operated. This leak is traveling to wall and down the back of cabinet causing wood damage and possible mold growth. Recommend replacing faucet by a qualified plumber.

1.2. Location: Upstairs Bath Repair: Sink faucet leaked when cold water valve was turned on. Faucet had paint missing and metal corrosion causing faucet base to swell. Recommend replacing faucet by a qualified plumber.



Kitchen faucet base leaking. Signs of water damage appeared in cabinet below sink.



Upstairs Bath faucet leaking and corroded.

2. Toilets

Repair: Upstairs toilet did not function properly. Recommend a licensed plumber evaluate and repair.

3. Hose Bibs

All hose bibs functioned properly.

WATER HEATER

1. Description

Fuel Source: **Propane Gas**

Capacity: **40 Gallons**

Location: **Laundry Room**

Manufacturer: **A.O. Smith Company**

Model: **G6-T4034PV 403816107**

SN: **113036031**

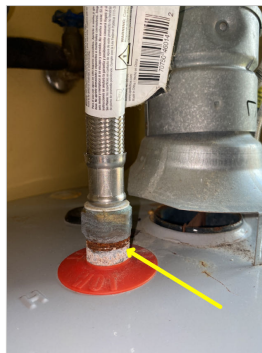


Water Heater Data

2. Condition

2.1. Operation: **Not Operated. Propane Gas Unavailable**

2.2. Repair: **The hot water hose connection to the water heater had corrosion. Recommend repair by a qualified plumbing contractor to prevent future water leaks.**



Water heater hot-side only corrosion.

3. Drip Pan

3.1. Repair: **No drip pan installed. Drip pan should be installed by a qualified plumbing contractor to prevent possible water damage to home.**

WATER HEATER (continued)



WATER HEATER Drip Pan

GAS SYSTEM

1. Description

Type: **Propane**

Source: **Tank On Property**

Location: **Right Side of House**

2. Propane Tank

Safety Note: **Tank valve was closed. Contact a local gas supplier such as Ferralgas, Amerigas, or Lake Arthur Butane to service the propane tank and check for leaks before gas appliances are back in service.**

3. Main Gas Valve

Location: **Right Side of House**

Material: **Copper**

Valve Position: **Open**

4. Distribution Pipe Description

Material: **Galvanized Steel Inside and Copper Tubing Outside**

ELECTRICAL SYSTEM

1. Electrical Service

System: **120/240V**

Entrance: **Overhead Service**

Wire Size: **2/0**

Number of Wire: **3**



Utility Service Meter



Utility Service Cable

ELECTRICAL SYSTEM (continued)

2. Service Panel Description

Location: [Master Bath Closet](#)

Mnfr: [Challenger](#) Model: [Powermaster](#) Main Breaker: [200 Amp](#) Neutral-Ground Bond: [Yes](#)



Service Panel Main Breaker, Challenger 200A

3. Service Panel Condition

3.1. [Few deficiencies were observed during the inspection.](#)

3.2. [Note: Some Challenger panels and breakers have had recalls in the past. Information about this exact brand is unclear. Unable to determine if this model was recalled. Recommend a qualified electrician evaluate.](#)

3.3. [Repair: The service panel is located in the master bath closet and requires proper illumination. Recommend replacing bulb or further evaluation by a qualified electrician.](#)



Electrical Panel was in satisfactory condition.



Insufficient clearance and next to clothes rack.

4. Branch Wiring Description

Wiring Type: [Nonmetallic Insulated Solid Copper Wire](#)

ELECTRICAL SYSTEM (continued)



Condenser and Septic Tank Blower Disconnect.

5. Electrical Devices & Fixtures

- 5.1. Operated: Ceiling fans, lighting fixtures, switches, and receptacles functioned properly.
- 5.2. Safety: No light switch installed at front entry door inside kitchen. Light control should be installed near entrance for safe navigation. Contact a qualified electrical contractor.
- 5.3. Repair: A dimmer switch in the dining room area did not operate any fixtures. Recommend a qualified electrical contractor repair.
- 5.4. Repair: Two switches in Upstairs-Bedroom-2 did not operate light fixtures. Contact a qualified electrician for further evaluation.
- 5.5. Repair: Master bathroom closet light did not function.



Carport receptacle is not GFCI protected and missing a safety cover.



Dining room switch needs cover.



Electrical devices need covers. Some receptacles need replacement due to excess paint.



Kitchen receptacles are not GFCI protected.



Kitchen receptacles are not GFCI protected.



Kitchen light switch should be located at door entry.

ELECTRICAL SYSTEM (continued)



Wiring in upstairs bedroom-2 closet needs to be covered properly.



Unable to determine what the two left switches operate.



Upstairs Bedroom Closet: Light not functioning.



Front Patio: Not GFCI protected and missing weatherproof safety cover



Stairway fixture glass shade cracked at base.



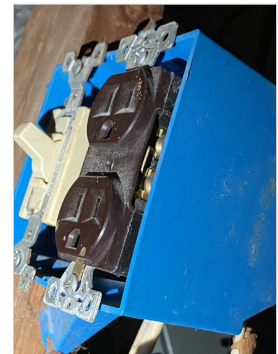
Improper device for electrical connection at condenser unit.



Washer receptacle not GFCI protected.



Living room ceiling fan wobbles.



Missing cover for Indoor HVAC Unit power switch/receptacle.

ELECTRICAL SYSTEM (continued)



Missing cover for Indoor HVAC Unit power switch/receptacle.



HVAC power switch in attic is not fastened on either end.

CENTRAL AIR CONDITIONER

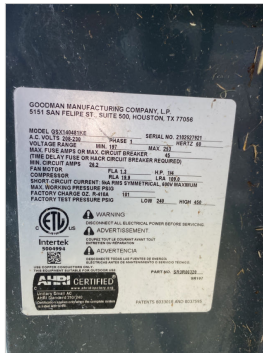
1. Cooling System Description

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

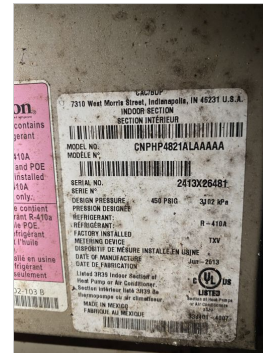
Condenser Location: **Right Side of Home** Evaporator Location: **Attic Above Upstairs Bathroom**

Condenser Mnfr: **Goodman** Model: **GSX14048** Year: **2021** Size: **4-Ton** Ref: **R-410a**

Evaporator Mnfr: **Rheem** Model: **CNPHP4821ALAAA** Year: **Jun-2013** Size: **4-Ton** Ref: **R-410a**



Condenser Data



Evaporator Data

2. System Response

System responded to the call for cool air during the inspection.

CENTRAL AIR CONDITIONER (continued)

3. Evaporator - Air Handler Condition



4. Condenser Unit Condition



Goodman Condenser Unit



Goodman Condenser Unit



Goodman Condenser Unit



Exposed wiring connection for thermostat.

5. AC Refrigerant Lines

5.1. Repair: Insulation on the compressor suction line was not installed. Cold lines missing insulation will generate copious amounts of water and lose efficiency. Recommend qualified contractor install proper density foam rated for refrigerant line use.

CENTRAL AIR CONDITIONER (continued)



Condenser suction line not insulated.



Missing Insulation

FURNACE

1. Furnace Description

Location: Above Upstairs Bathroom Type: Natural Gas Converted to LP Gas Cat: 1 Forced Air Furnace for Indoor

Mnfr: Rheem Model: RPGH-07EAMGR SN: DG5D307F299703337 Year: 1997 Size: 75,000 Btu Control: 120VAC

2. Furnace Condition

- 2.1. 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.
- 2.2. Safety: No light source was found for performing work on indoor unit. Recommend qualified electrician install a switchable light.
- 2.3. Repair: Power switch was mounted to a board which was not secured on either end. Recommend qualified contractor refasten board.
- 2.4. Repair: Power switch and receptacle cover was missing. Recommend qualified person install cover.
- 2.5. Repair: No work platform was in front of unit. Unable to access HVAC unit safely. Contact a qualified carpenter.

AIR DISTRIBUTION

1. Supply Air Ducts

- 1.1. Repair: Air-handler supply branch connector was rusted. Rusted ducts can eventually have air leaks resulting in wasted energy. Recommend qualified contractor repair to prevent further damage.

AIR DISTRIBUTION (continued)



Air Duct Rust

2. Return Air Ducts



Return Upstairs: No filter was present.

3. Home Temperature Gradients

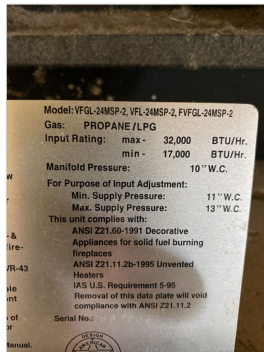
Cooling supply and return differential was 20 degrees F.

GAS-FIRED HEATER

1. Heater Description

Location: [Living Room](#)

Operation: [Not Operated - No Gas Available](#)



Heater Data Plate

GAS-FIRED HEATER (continued)

2. Heater Condition

2.1. Repair: Excessive lent was on bottom side of heater. Recommend serviced by professional.



No gas shutoff valve installed.



Excessive Lent

WALLS & CEILINGS

1. Description

Type: Drywall

FLOORS

1. Description

Location: Kitchen & Living Room Type: Laminate

Location: Upstairs Type: Carpet

Location: Master Bed and Bath Type: Ceramic Tile

2. Condition

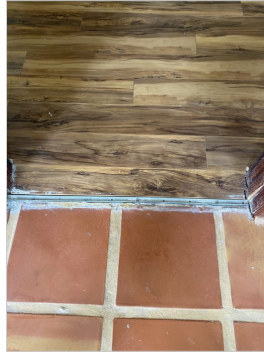
2.1. Repair: Living room and kitchen areas. Laminate flooring shows buckling at ends of tiles. Recommend a flooring contractor evaluate condition.

2.2. Location: Master Bed/Living Room Repair: Flooring transition-piece to living room missing. Contact a qualified handyman.

FLOORS (continued)



Kitchen laminate flooring buckling due to water exposure.



Transition strip is missing between master bedroom and living room.



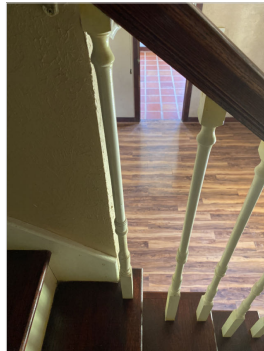
Master Bath: Tile had hair line crack.

STAIRWAY to 2nd FLOOR

1. General Stairway Condition

1.1. Safety: The staircase handrail assembly had spaces between balusters greater than 4-inches. Recommend altering handrail to improve child safety. Contact a qualified carpenter.

1.2. Repair: Lights intended to illuminate the staircase did not operate. Recommend a qualified electrician evaluate and make repairs.



Balusters were spaced more than 4".

COUNTERTOPS & CABINETS

1. Description

- Countertop Material: [Formica](#) Cabinet Material: [Wood](#)

2. Condition

2.1. Countertop Condition: [Satisfactory](#)

2.2. Cabinet Condition: [Satisfactory](#)

DOORS

1. Description

Type: [Wood](#)

2. Condition & Operation

2.1. Location: [Upstairs Bedroom-1](#) Repair: [Entry door would not latch. Recommend contractor make proper adjustments.](#)

INSULATION

1. Thermal Insulation Description

Type: [Blown-In Fiberglass](#) Depth: [4-6" Where applied.](#)

2. Thermal Insulation Condition

2.1. Repair: [Insulation missing in area over master bedroom. This can result in reduced comfort levels and increased energy costs. Recommend insulation be distributed to cover all portions of the attic located above the home living space where missing or of low depth. All work should be performed by a qualified contractor.](#)



Approximately 20ft long area above this door is missing insulation in attic.

3. Vapor Barrier

Type: [No Vapor barrier Visible](#)

VENTILATION

1. Ventilation Description

Type: [Soffit and Continuous Ridge Vents](#)

VENTILATION (continued)

2. Ventilation Condition

2.1. Repair: Ridge vents are not secured in some areas. Water intrusion is possible. Recommend a qualified roofing contractor make repairs.

COOKING APPLIANCES

1. Data

Manufacturer: Frigidaire Type: Standalone Gas Stove Function: No Gas Available

2. Condition and Operation

2.1. Note: Igniters had good spark.

RANGE VENTILATION HOOD

1. Description and General Condition

A ventilation hood was installed above the cooktop.

2. Condition and Operation

2.1. Both fan and light were functioned properly.

REFRIGERATOR

1. Data

Manufacturer: Frigidaire Type: Side By Side Freezer/Ref, Frost Free

Model: DGUS2645LF2 SN: 4A20913400 Capacity: 26 cu ft



Refrigerator Data



Refrigerator Data

2. Condition and Operation

Satisfactory

DISHWASHER

1. Data

Manufacturer: [Frigidaire](#)

Model: [LFBD2409LF1B](#)

SN: [TH50813167](#)



Dishwasher Data

2. Condition and Operation

2.1. Operation: The dishwasher functioned properly through one cycle during the inspection. No leaks were visible at water supply connections nor drainage hose.

2.2. Repair: Dishwasher not mounted to cabinet. Recommend professional handyman.



Dishwasher needs to be properly supported to countertop.

WASHER & DRYER

1. Dryer Data

Manufacturer: [Whirlpool](#) Series: [Estate](#)

WASHER & DRYER (continued)

2. Dryer Condition & Operation

2.1. Satisfactory

3. Washer Data

Manufacturer: Whirlpool Series: Estate

4. Washer Condition & Operation

4.1. Satisfactory

MASTER BATHROOM

1. Description

Configuration: 1 Sink, Fiberglass Tub, Toilet, Shower and Walk-In Closet

MAIN FLOOR HALL BATHROOM

1. Description

Configuration: 1 Sink, Toilet

2. Heating

Repair: The bathroom exhaust fan heater did not operate during the inspection. Recommend a qualified electrician evaluate.

UPSTAIRS SHARED BATHROOM

1. Description

1.1. Configuration: 1 Sink, Fiberglass Tub with Shower, Toilet and Closet

BEDROOMS

1. General Condition

1.1. Safety: No smoke alarms were functional during the inspection. Recommend a qualified electrician evaluate and repair if needed. Recommend installing carbon monoxide detectors in appropriate areas due to propane gas appliances in home.

BEDROOMS (continued)