

# ADVANCED HOME INSPECTIONS

## Property Inspection Report



123 Sample Court  
Lake Charles, LA 70605  
Age of Home: 2024 Size: 1885 sqft  
Weather: Sunny and Cloudy



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337-512-0210

Seller Agent:

Inspector: Jamie Beauxie LA#11291

## Table Of Contents

INSPECTION and SITE DETAILS	2
EXTERIOR VIEWS	2-3
STRUCTURAL SYSTEMS	4
EXTERIOR SYSTEM	5-8
ROOFING SYSTEM	9
PLUMBING SYSTEM	10
ELECTRICAL SYSTEM	11-13
AIR CONDITION & HEATING SYSTEM	14-15
INTERIOR SYSTEM	16-17
INSULATION & VENTILATION SYSTEM	18
KITCHEN APPLIANCES	19-20
Report Summary	21

# INSPECTION and SITE DETAILS

## 1. Information

Inspection Time 4:15pm to 7:55pm

Present at inspection: none

## 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. Front and Right





## EXTERIOR VIEWS (continued)

### 2. Right and Rear



### 3. Rear and Left



### 4. Front and Left



# EXTERIOR VIEWS (continued)

## 5. Front Entry



# STRUCTURAL SYSTEMS

## 1. Foundation

Location: [Main Level](#)    Type: [Concrete Slab](#)

Attic Method Inspected: From Ladder Access. Unable to enter the attic due to excessive items on attic floor.

Condition

[1.1. Inspected](#)

## 2. Floor Structure

Materials: [Concrete](#)

Method Inspected: [Visual around the perimeter of home.](#)

Condition

[2.1. Inspected](#)

## 3. Framing

Materials: [Wood](#)

Condition

[3.1. Inspected](#)

# STRUCTURAL SYSTEMS (continued)

## 4. Wall Structure

Materials: [Wood](#)

Condition

[4.1. Inspected](#)

## 5. Columns

Materials: [Wood](#)

Condition

[5.1. Inspected](#)



## 6. Ceiling Structure

Materials: [Wood](#)

Method Inspected: [Entered Attic Space](#)

Condition

[6.1. Inspected](#)

## 7. Roof Structure

Materials: [Wood](#)

# EXTERIOR SYSTEM

## 1. Wall Cladding

General Type: [Brick Veneer](#)      [Stucco](#)

Condition

[Inspected](#)

[No deficiencies were observed.](#)

## 2. Flashing

## Condition

### 3. Trim

## Condition

## 4. Doors

Glazing: Both front and rear entry doors had glazing.

### Condition

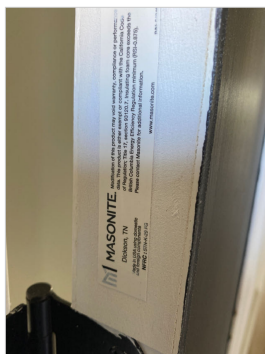
#### 4.1. Inspected

4.2. Operation: Satisfactory with exception of rear entry door top hinge.

4.3. Repair: Rear entry door was missing the top hinge. Recommend a professional evaluate and install proper hinge.

Update: Received information from realtor that the hinge is on order and will be installed by contractor.

4.4. **Repair:** Front exterior door top hinge was loose. This prevented the door from opening and closing smoothly. Recommend a professional evaluate for proper size screws and tighten the hinge.



### Rear Entry Door



*Rear Entry Door missing hinge.*

# EXTERIOR SYSTEM (continued)

## 5. Windows

Frame Material: [Vinyl](#)

Type: [Double Pane](#)

Condition

[Inspected](#)

Operation: [Satisfactory](#)

Repair: [Lack of sealant was applied around the outside of windows. This can moisture intrusion. Recommend a professional seal all windows.](#)



## 6. Eaves, Soffits, & Fascia

Eave Material: [Wood](#)

Soffit Material: [Vinyl](#)

Fascia Material: [Metal](#)

Condition

[Eaves: Inspected](#)

[Soffits: Inspected](#)

[Fascia: Inspected](#)

## 7. Vegetation

Type: [Shrubs](#)

Condition

[Inspected](#)



## EXTERIOR SYSTEM (continued)

### 8. Grading & Drainage

Grading: [Inspected](#)

Drainage: [Inspected](#)

Condition

8.1. Grading: Slope is sufficient for proper drainage around most of the home.

### 9. Driveway

Material: [Poured Concrete](#)

Condition

[Inspected](#)

### 10. Patios

Material: [Concrete](#)

Condition

[Inspected](#)



### 11. Garage

The home had a two-car attached garage.

Condition

[Inspected](#)

## EXTERIOR SYSTEM (continued)

### 12. Garage Door

Condition

Inspected

Operation: [Satisfactory](#)

Pressure Sensitive Safety Reverse Feature: [Equipped and Tested](#)

Laser Activated Safety Feature: [Equipped and Tested](#)



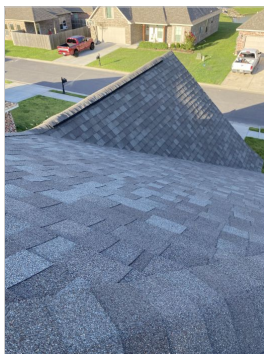
## ROOFING SYSTEM

### 1. Roof Coverings

Type: [Architectural Asphalt Shingles](#)

Condition

Inspected



### 2. Flashing

Material: [Metal](#)

Condition

2.1. [Inspected](#)

## ROOFING SYSTEM (continued)

### 3. Roof Penetrations

Type: [Pipe Jack and Attic Ventilation](#)

Condition

[3.1. Inspected](#)



### 4. Roof Leaks

Condition

[4.1. Inspected](#)

[4.2. 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. Inspected](#)



# PLUMBING SYSTEM (continued)

## 2. Interior Drain, Waste & Vent System

Material: **PVC**

Condition

**Inspected**

## 3. Hot Water Systems

Fuel Source: **Natural Gas** Capacity: **203 Gallons/HR** Location: **Exterior Wall, Front Right**

Manufacturer: **Rheem** Model: **RTG-95XLN-1** SN: **W352200175**  
Location: **Home Exterior Right Side, Wall Mounted**

Condition

**Inspected**

Thermostat Control was located in the master bathroom left-side closet.

Operation: **Unable to perform testing due to utility gas meter not present during the inspection.**  
**Recommend the gas system for the entire home be tested for leaks when service is started.**



## 4. Fuel Storage & Distribution

- Fuel Source: **Metered Utility Natural Gas**
- Gas Shutoff Valve Location: **Front Right Side**
- Gas Distribution Piping: **Galvanized Steel**

# ELECTRICAL SYSTEM

## 1. Service Entrance & Equipment

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

Service Entrance Location: Right Side of Home

Main Panel Location: Garage Wall

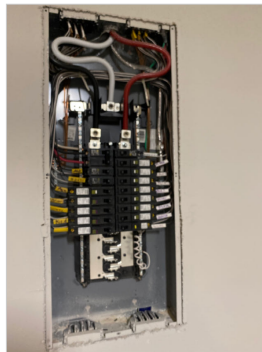
Condition:

1.1. Inspected



## 2. Service Panel Description

Mnfr: Square D Model: Homeline Main Breaker: 200 Amp Neutral-Ground Bond: Yes



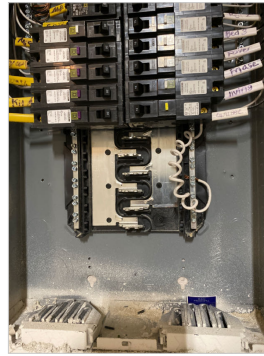
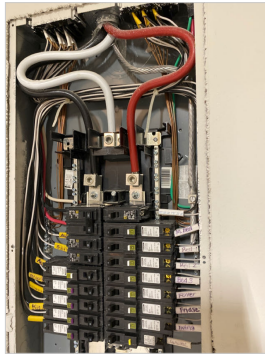
## 3. Service Panel Condition

Inspection of the main service panel typically includes examination of the following:

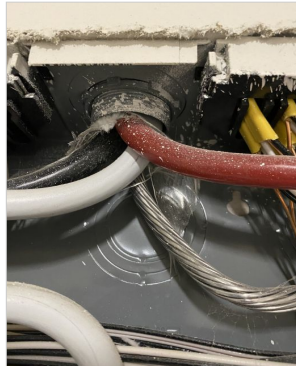
- Panel interior and exterior condition
- Panel and main disconnect amperage rating and condition
- Main and branch conductor types, amperage ratings, and conditions
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service, equipment grounding and bonding of service equipment



## ELECTRICAL SYSTEM (continued)



*GFCI and AFCI Rated*



*No bushing on connector threads.*

### 4. Panelboard Condition

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel and main disconnect amperage rating and condition
- Main and branch conductor types, amperage ratings, and conditions
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service, equipment grounding and bonding of service equipment

#### Condition

Inspected

Testing: Satisfactory

Repair: No bushing was installed on the connector threads where the main conductors entered the panel. Recommend a qualified electrician evaluate and repair to prevent damage to conductor insulation.

# ELECTRICAL SYSTEM (continued)

## 5. Branch Circuit Conductors & Protection

Wiring Type: Nonmetallic Insulated Solid Copper Wire

Condition:

5.1. Inspected

5.2. Note: All GFCI and AFCI requirements are met with use of rated circuit breakers. No GFCI or AFCI receptacles are needed throughout the home.

## 6. Operation of Fixtures & Receptacles

Condition:

6.1. Inspected

6.2. Operated: Ceiling fans, lighting fixtures, switches, and receptacles functioned properly.



*Rear Security Lights*

# AIR CONDITION & HEATING SYSTEM

## 1. Heating System

Location: Attic Type: Natural Gas Cat:1 Forced Air Furnace Control Power: 120VAC  
Mnfr: Carrier Model: 58SC0A070E211116 SN: 1922A33241 Year: 2022 Size: 75K Btu

Condition

1.1. A visual only inspection performed. The furnace was in serviceable condition and rated for natural gas.

1.2. Not Operated. Utility gas was not available for functional testing. We recommend the furnace and gas lines be functionally tested and also leak tested for natural gas when system is commissioned by a licensed contractor and the utility company.

# AIR CONDITION & HEATING SYSTEM (continued)



## 2. Cooling System

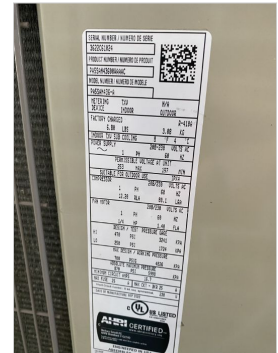
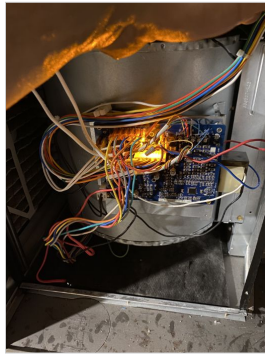
Energy Source: **Electric 120/240VAC** Type: **Split System**

Condenser Location: **Right Side of Home** Evaporator Location: **Attic**

Condenser Mnfr: **Carrier** Model: **PA5SAN43600WAAAC** Year: **2022** Size: **3-Ton** Ref: **R-410a**

Condenser Fan: **Broad Ocean Y7S623C835L; 208-230V**

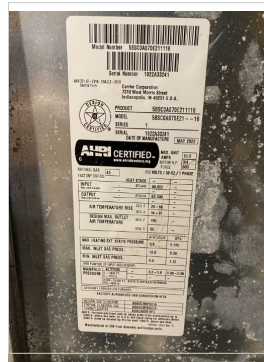
Evaporator Mnfr: **Carrier** Model: **See Furnace Data** Year: **2022** Size: **3 -Ton** Ref: **R-410a**



*Air Handler Drain Pipe Cleaning Access. Recommend installing a loose cap to prevent debris or lent from entering.*

*Condenser Data*

# AIR CONDITION & HEATING SYSTEM (continued)



*Air Handler Furnace Data*

## 3. Air Distribution System

Air Handler Materials: [Galvanized Steel Duct](#)

Air Distribution Materials: [Insulated Flexible Ducts](#)

Air Distribution Filters: [IDual Filter Plenum](#), Model: [DFBOX 20X25 RO ENDCAP BELL](#)

Condition

[Inspected](#)

Register Locations: [Inspected](#)

## INTERIOR SYSTEM

### 1. Walls & Ceilings

Wall Materials: [Drywall](#)

Ceiling Materials: [Drywall](#)

Condition

[1.1. Inspected](#)

### 2. Floors

Covering Materials: [Engineered Hardwood and Carpet](#)

Condition

[2.1. Inspected](#)

# INTERIOR SYSTEM (continued)

## 3. Doors

Material: Hollow Core Wood

Condition

3.1. Inspected

3.2. Operation: Satisfactory



## 4. Windows

Type: Vinyl, Double Pane

Condition

4.1. Inspected

4.2. Operation: Satisfactory



## 5. Attic Access Condition

Observations:

5.1. Safety Repair: The OSB particle board for attic flooring next to the attic access was not supported well. The board does not support weight and had a cracking sound when stepped on. Recommend a carpenter evaluate and repair to prevent personal injury while inside the attic space.



## INTERIOR SYSTEM (continued)



## INSULATION & VENTILATION SYSTEM

### 1. Insulation Conditioned Surfaces

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

Condition

[1.1. Inspected](#)



*5 to 6 inches insulation applied in attic over conditioned spaces.*

### 2. Attic Ventilation

Type: [Soffit to Ridge Vent](#)

### 3. Kitchen Ventilation

Type: [Range Overhead Filter and Central HVAC](#)

### 4. Bathroom Ventilation

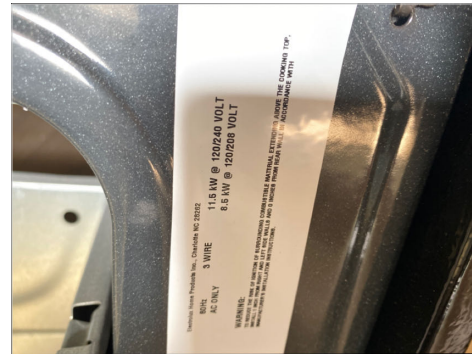
Type: [Standalone Exhaust-Vent](#)

### 5. Laundry Ventilation

Supply Air Type: [Register from Central HVAC](#)

Return: [Under Entry Door](#)

## 1. Range - Cooktop



Mnfr: **Insinkerator** Model: **Badger 1-90A** Year: **2023**  
SN: **2205135567**

## Condition

## 2.1. Inspected

## 2.2. Operation: Satisfactory

## Mnfr: Frigidaire Model: FFEF3054T8T Year: 2023

## Condition

### 3.1. Inspected

### 3.2. Operation: Satisfactory

Mnfr: Frigidaire Model: Gallery Year: 2023

## Condition

#### 4.1. Inspected

#### 4.2. Operation: Satisfactory

## Report Summary

### EXTERIOR SYSTEM

Page 6 Item: 4	Doors	<p>4.3. Repair: Rear entry door was missing the top hinge. Recommend a professional evaluate and install proper hinge. Update: Received information from realtor that the hinge is on order and will be installed by contractor.</p> <p>4.4. Repair: Front exterior door top hinge was loose. This prevented the door from opening and closing smoothly. Recommend a professional evaluate for proper size screws and tighten the hinge.</p>
Page 7 Item: 5	Windows	<p>Repair: Lack of sealant was applied around the outside of windows. This can moisture intrusion. Recommend a professional seal all windows.</p>

### PLUMBING SYSTEM

Page 11 Item: 3	Hot Water Systems	<p>Operation: Unable to perform testing due to utility gas meter not present during the inspection. Recommend the gas system for the entire home be tested for leaks when service is started. Also recommend functional test of the water heater and the furnace by a home inspector or qualified contractor.</p>
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### ELECTRICAL SYSTEM

Page 13 Item: 4	Panelboard Condition	<p>Repair: No bushing was installed on the connector threads where the main conductors entered the panel. Recommend a qualified electrician evaluate and repair to prevent damage to conductor insulation.</p>
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### AIR CONDITION & HEATING SYSTEM

Page 14 Item: 1	Heating System	<p>1.2. Not Operated. Utility gas was not available for functional testing. We recommend the furnace and gas lines be functionally tested and also leak tested for natural gas when system is commissioned by a licensed contractor and the utility company.</p>
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### INTERIOR SYSTEM

Page 16 Item: 1	Walls & Ceilings	<p>1.2. Repair: The drywall below the 4-gang switch next to rear entry door was damaged. Recommend a qualified contractor repair.</p>
Page 17 Item: 5	Attic Access Condition	<p>5.1. Safety Repair: The OSB particle board for attic flooring next to the attic access was not supported well. The board does not support weight and had a cracking sound when stepped on. Recommend a carpenter evaluate and repair to prevent personal injury while inside the attic space.</p>