# ADVANCED HOME INSPECTIONS
## Property Inspection Report

Street, Lake Charles, LA 70607
Inspection prepared for: Loyal Customer
Date of Inspection: 9/22/2025 Time: 03:30 PM
Age of Home: 7 Size: 2100 sqft

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# INSPECTION and SITE DETAILS

## 1. 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

*Front*

*Front and Right*

# EXTERIOR VIEWS (continued)

## 2. Right and Rear

*Right*

*Right and Rear*

## 3. Rear and Left

*Rear*

*Rear and Left*

# EXTERIOR VIEWS (continued)

## 4. Left and Front

*Left at Rear*

*Left at Mid*

*Left towards Front*


*Left and Front*

# STRUCTURAL SYSTEMS

## 1. Foundation

Location: Main Living Area Type: Concrete
Method Inspected: Visual around exterior of house
Method Inspected: Visual around interior of house

### Condition

1.1. Inspected: Yes
1.2. Type: Concrete
1.3. Repair: Some areas around the perimeter of concrete foundation slab surfaces were not smoothly finished. The issue is more cosmetic than structural. We recommend a contractor finish the foundation by filling in all holes with grout.

*Front left corner of home missing foundation.*

*Concrete slab needs finishing repair.*

*Concrete slab at front patio needs finishing.*

# STRUCTURAL SYSTEMS (continued)

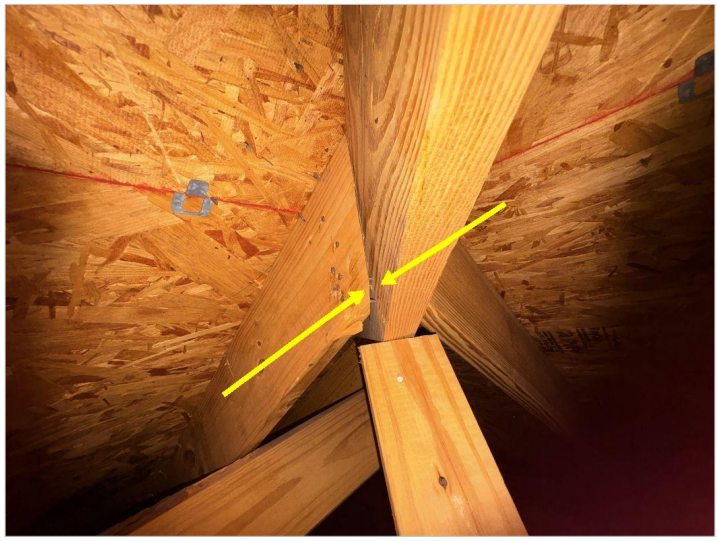
## 2. Framing

Materials: Wood

Condition

2.1. Inspected: Yes

2.2. Repair: Significant size gaps were observed where the rafters are supposed to be fastened to the ridges. Fasteners at these points were not penetrating the ridge sufficiently. Recommend a contractor evaluate and make repairs.



*1/2" Gap between rafter and ridge boards.*

## 3. Floor Structure

Materials: Concrete

Method Inspected: Visual around the perimeter and interior of home.

Condition

3.1. Inspected: Yes

## 4. Wall Structure

Materials: Wood

Condition

4.1. Inspected: Yes

## 5. Ceiling Structure

Materials: Wood

Condition

5.1. Inspected: Yes

## 6. Roof Structure

Materials: Wood

Method Inspected: Visual from perimeter and entered the attic space.

Condition

6.1. Inspected: Yes

# STRUCTURAL SYSTEMS (continued)

## 7. Columns

Materials: Wood

Condition

7.1. Inspected: Yes

# EXTERIOR SYSTEM

## 1. Wall Cladding

Material Type: Brick Veneer

Material: Wood

Condition

1.1. Inspected: Yes

## 2. Doors

Garage Door Material: Wood

Exterior Door Material: Wood Core with Composite Outside layers

Glazing: Front and Rear Patio entry doors had glazing.

Fire Rated: No

Condition

2.1. Inspected: Yes

2.2. Operation: Satisfactory

2.3. Repair: Front entry door did not seal sufficient against the weatherstripping. We recommend a door contractor repair to prevent energy losses and pest intrusion.

2.4. Repair: The back patio double door weatherstripping was damaged. The weather stripping did not seal well on the hinge side of stationary door. Recommend a contractor evaluate and repair.

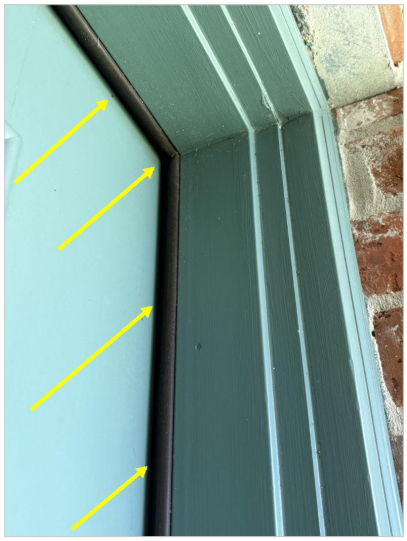
2.5. Repair: A brick was broken in half at the threshold of back patio door. The condition poses a trip hazard. We recommend a contractor evaluate and make repairs to prevent injuries from tripping.

2.6. Safety Repair: The garage entry door was not fire rated. Garage entry doors from the home are required to be fire rated. We recommend a contractor evaluate and upgrade the door.

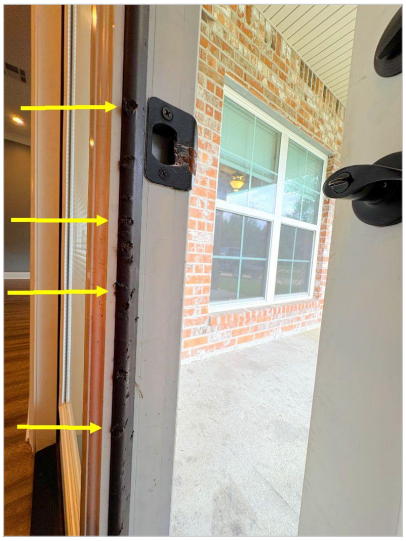
2.7. Safety Repair: The garage entry door to the home was not self-closing as required by building standards. We recommend a contractor evaluate and repair the door by installing a self-closing device.

# EXTERIOR SYSTEM (continued)

*Broken brick at back patio entry door.*



*Front entry door did not seal well to the weather stripping.*



*Rear patio door weather seal damaged.*

# EXTERIOR SYSTEM (continued)

## 3. Garage Door

Door Panel Material: Metal
Glazing: No
Safety Light: Yes

Condition

3.1. Operation: Satisfactory

3.2. Pressure Sensitive Safety Reverse Feature: Inspected and Tested

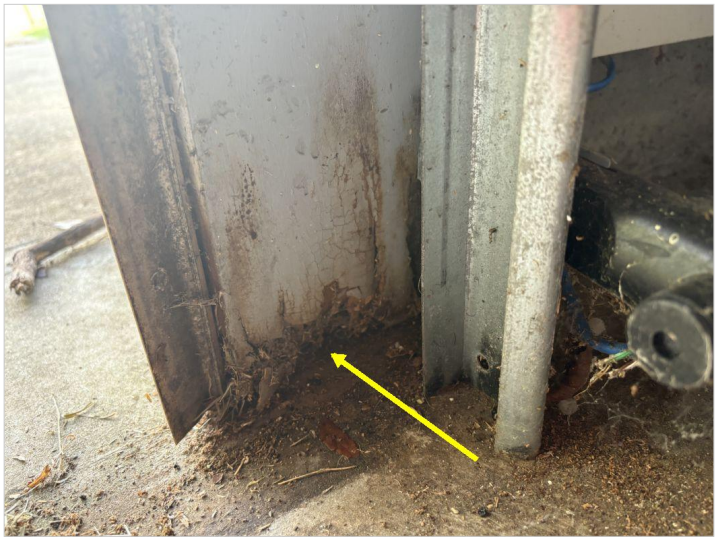
3.3. Infrared Obstruction Safety Reverse: Inspected and Tested

3.4. Repair: Vertical boards supporting the garage door showed signs of wood decay and high moisture. The boards are partly touching and too close to the concrete. We recommend a qualified contractor evaluate and repair boards.

3.5. Repair: The garage door did not operate consistently from the remote control buttons. We recommend a garage door contractor evaluate and repair.

3.6. Repair: The garage door weather seal did not have sealant on the mounted surface. Significant gaps were observed where water can intrude and deteriorate the wooden garage door supports. We recommend a contractor evaluate and repair using a sealant approved for outdoor use.

*No sealant was applied to the garage door seal.*



*Garage support board deterioration from moisture intrusion.*

# EXTERIOR SYSTEM (continued)


*Genie Professional Line Model 3024*

*Garage door trim needs sealant around sides and lintel.*

## 4. Windows

Type: Double Pane

Frame Material: Vinyl

Condition

4.1. Inspected: Yes

4.2. Repair: A window on the left side of home had a damaged bottom rubber seal. Pest were observed in the window internal area. We recommend a window contractor evaluate and repair the window to avoid pest intrusion and energy loss.

4.3. Repair: All windows were not sealed properly around the outside edges. Windows should be sealed on outside to prevent air leaks, moisture intrusion, and pest intrusion. Air leaks can affect the energy efficiency and comfort of the home. We recommend a professional seal all windows with a sealant approved for outdoor window use.

*Window bottom seal was damaged and unattached from window.*

*Typical gaps around all windows needing sealant.*

# EXTERIOR SYSTEM (continued)

## 5. Trim

Trim Material: Wood

Condition

5.1. Inspected: Yes

## 6. Eaves, Soffits, & Fascia

Eave Material: Wood

Soffit Material: Vinyl

Fascia Material: Metal Type: Aluminum

Condition

6.1. Eaves Inspected: Yes

6.2. Soffits Inspected: Yes

6.3. Fascia Inspected: Yes

6.4. Fascia Repair: A section of metal fascia cover was missing from the fascia board on the left side of house. We recommend a carpenter evaluate for further damage to the wood fascia board and make repairs.

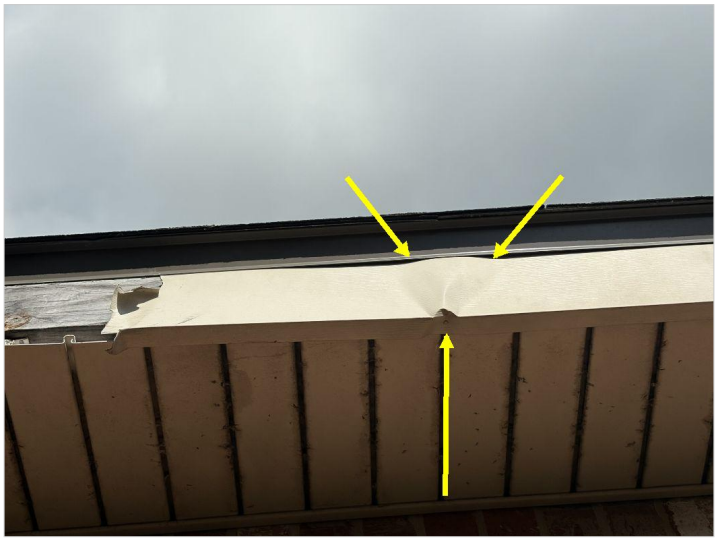
6.5. Fascia Repair: The fascia above the garage was not fastened to the fascia board. The fascia board is open and will allow water intrusion. The wood fascia board will eventually decay if water intrusion is not mitigated. We recommend a contractor evaluate and repair.

6.6. Repair: Two lag bolts were observed driven into the fascia on the right side of home. Water can enter the fascia at these points and cause the fascia board to decay from wood rot. We recommend sealing around the screws or removing the screws and applying sealant in the hole. All sealant should be rated for outdoor use.

*Damaged fascia at rear side of home*

*Exposed fascia board due to missing metal fascia covering.*

# EXTERIOR SYSTEM (continued)



*Damaged metal fascia.*

*Lag screw fastener in fascia.*

*Fascia was bent outward and kinked.*

*Fascia above garage door was warped outward.*

## 7. Patios

Material: Concrete

Condition

7.1. Inspected: Yes

7.2. Note: The rear patio concrete slab had a hairline crack in the center area. Cracked foundations and concrete slabs are a common condition in southwest Louisiana. We recommend monitoring for growth of the crack and to have it inspected annually. Foundation settlement or movement can be minimized by installing roof drainage systems and directing the water away from the home.

## 8. Vegetation

Type: Tree Limbs

Condition

8.1. Inspected: Yes

8.2. Monitor: The two oak trees should be monitors for limb growth above the home. We recommend trimming limbs that encroach over the home to avoid roof damage.

# EXTERIOR SYSTEM (continued)

## 9. Grading & Drainage

Grading: Inspected
Drainage: Inspected

Condition

9.1. Inspected: Yes

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

9.3. Drainage: The areas at the front of house beneath both roof valleys had soil washed away from concentrated roof runoff water. We recommend ecommend a roof drainage contractor evaluate and install sufficient gutters with downspouts to drain water away from the foundation. We also recommend a contractor evaluate the damaged landscape below the roof valleys and make all repairs.

9.4. Repair: The walkway from patio to driveway closed in an area about 2 ft wide against the house foundation. There are no means of water drainage from this area. We recommend seeking guidance from a general contractor to mitigate the condition. Some recommendations may include: filling the area in with concrete so that there is no containment area, or installing drain pipes under or through the walkway.

## 10. Walkways

Material: Concrete

Condition

10.1. Inspected: Yes

## 11. Driveway

Material: Poured Concrete

Condition

11.1. Inspected: Yes

# ROOFING SYSTEM

## 1. Roof Coverings

Type: Architectural Asphalt Shingles

Condition

1.1. Inspected: Yes

# ROOFING SYSTEM (continued)

## 2. Roof Drainage Components

Installed: No

Condition

2.1. Repair: No gutters or downspouts were install around the home. Lack of roof drainage combined with insufficient grading and drainage on ground can result in water draining toward the foundation. Water draining toward the foundation can cause excessive foundation settlement. Foundation settlement can cause doors and windows to not operate correctly. We recommend installing gutters and downspouts to drain water away from the home. A licensed contractor should make all installations.

*Soil washed away against foundation due to roof valley water drainage.*

*Soil washed away against foundation due to roof valley water drainage. Recommend roof drainage system.*

## 3. Flashing

Material: Metal

Condition

3.1. Inspected: Yes

3.2. Repair: The roof drip edge was not neatly installed at some overlapping joints. Water can flow into the open gap and damage the roof sheathing, eaves and fascia boards. We recommend a contractor seal the drip edge joints not flush with a sealant approved for outdoor use.

# ROOFING SYSTEM (continued)

*Drip edge joint not flush.*

## 4. Roof Penetrations

Type: Plumbing Vent

Condition

4.1. Inspected: Yes

## 5. Roof Leaks

Condition

5.1. Inspected: Yes

5.2. Observations: 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

Condition

1.1. Inspected: Yes

1.2. Functional Flow of Supply Water: Satisfactory

# PLUMBING SYSTEM (continued)


*Water pressure was 60 psi.*

## 2. Interior Drain, Waste & Vent System

Material: PVC

Condition

2.1. Inspected: Yes

2.2. Functional Drainage Flow: Satisfactory

2.3. Functional Drainage Flow: The master bath vanity sink drainage was slow. The insufficient drainage was due to debris lodged in the stopper. We recommend cleaning the sink stopper and checking for flow again. The P-Trap may also need to be cleaned out.

*Master bath sink drain was slow. Looked like stopper was clogged.*

# PLUMBING SYSTEM (continued)

## 3. Hot Water Electric

Fuel Source: Electric Location: Attic
Manufacturer: Rheem Model: E6-50H45DV-130 SN: 2522143935547
Capacity: 50 Gal Watts: 4500 Date: May 2025

Condition
3.1. Inspected: Yes
3.2. Operation: Satisfactory
3.3. Repair: The water heater's temperature pressure relief valve discharge line utilized eight 90° elbows in the route to outside the left side of home. TPR discharge lines should not have more than 4 elbows. We recommend a plumbing contractor evaluate and repair.

*Water heater TPR discharge line had eight elbows.*

## 4. Sump Pumps & Drainage Sumps

Waste Drainage Destination: City Sewer

# ELECTRICAL SYSTEM

## 1. Service Entrance & Equipment

Service Entrance Location: Rear Side of Home
Service Entrance Type: Lateral Underground to Meter
Service Voltage: 240/120 Service Amp Rating: 200A Wire: 3 Conductor #2/0
Service Grounding: Solid Copper Wire

Condition:
1.1. Inspected: Yes
1.2. Service Grounding Installed and Connected: Yes

# ELECTRICAL SYSTEM (continued)

## 2. Main Panelboard

Location: Garage Wall

Mnfr:Square D Model: HOMC42UC Main Breaker: 200A Neutral-Ground Bond: Yes, Same Bus

Main Breaker Location: Bottom of Panel

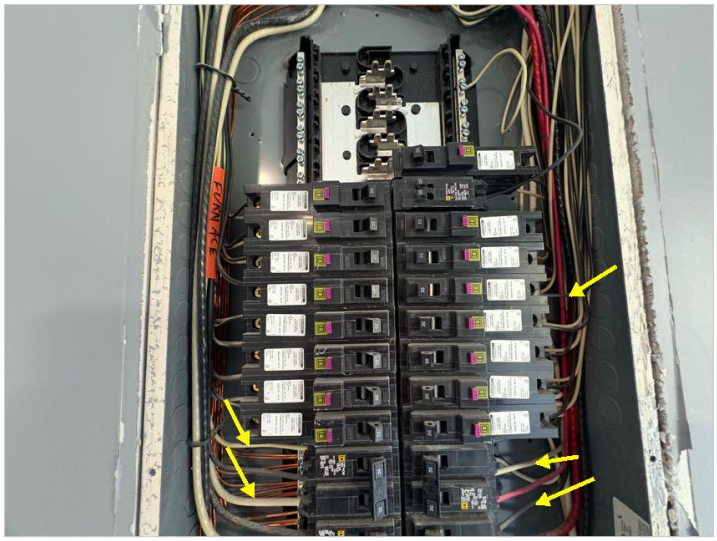
### Condition

Inspected: Yes

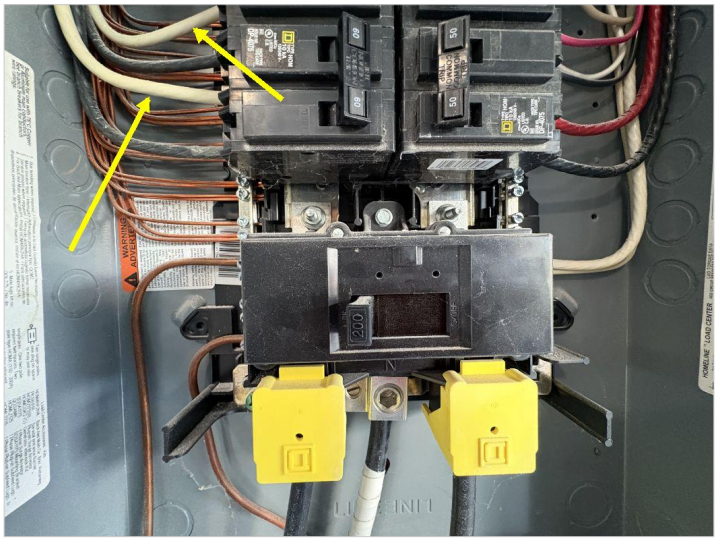
Operation: Satisfactory

Repair: Electrical circuits were not properly labeled. We recommend an electrical contractor evaluate ciruits and label them.

Repair: A white wire was used as a phase conductor. Phase wiring should be identified to distinguish the difference between neutral conductors. White and natural gray colors are designated for use on neutral conductors. We recommend an electrician evaluate and identify all circuits in the main electrical panel.



*Branch circuit wires were not identified.*



*White wire not identified as phase conductor. Other wiring also was not identified.*

## 3. Branch Circuit Conductors & Protection

Wiring Type: Nonmetallic Insulated Solid Copper Wire

### Condition:

3.1. Inspected: Yes

3.2. Repair: The light fixtures on both sides of the garage door need sealant applied around the fixture base to seal against the brick veneer. Water can intrude into the light fixture and cause damage to the fixture and wiring. We recommend an electrician evaluate and seal the fixtures with an outdoor approved sealant.

# ELECTRICAL SYSTEM (continued)

*Both light fixtures next to garage door need sealant around the base.*

## 4. Operation of Fixtures & Receptacles

Condition:

4.1. Inspected: Yes

4.2. Ceiling Fan Operation: Satisfactory with exceptions, see notes.

4.3. Light Fixture Operation: Satisfactory

4.4. Switches Operation: Satisfactory with exceptions, see notes.

4.5. Receptacle Polarity and Ground: Satisfactory

4.6. Ground Fault Circuit Interrupter Operation: Satisfactory. All GFCI were protected using rated circuit breakers.

4.7. Arc Fault Circuit Interrupter Operation: Satisfactory

4.8. Repair: The living room ceiling fan/light nearest the kitchen did not function. We recommend a licensed electrician evaluate and repair.

4.9. Repair: Some light switches located at front, rear and garage entrances did not operate any lights or fans. We recommend a licensed electrician evaluate and repair.

*Light and fan did not operate.*

# ELECTRICAL SYSTEM (continued)

## 5. Smoke and CO Detectors

Materials: Smoke Detectors Location
Bedrooms: Yes
Bedrooms Adjacent Hallway: Yes
General Living Area: Yes
Carbon Monoxide Detector Installed: Yes

Observations:

5.1. Repair: Two smoke detectors located outside bedroom areas did not function during the inspection. The detectors were a different model than other detectors. The state of Louisiana requires that all homes being sold must have working smoke detectors installed in required locations. Typical locations are one in each bedroom, one outside bedroom areas, and one in living kitchen area. Louisiana now requires one carbon monoxide detector to be installed in the home even if there is no gas utility in the home. The CO detector can be a CO-Smoke combination type. All detectors shall be installed with a 10-year lithium battery. Due to frequent code changes we recommend an electrical contractor evaluate the proper locations and install the detectors.


*Smoke alarm near indoor AC unit did not function.*

# AIR CONDITION & HEATING SYSTEM

## 1. Electric Heating System

Location: Hallway Air Handler Power: 240VAC
Circuit Breaker Type & Size: Double Pole - 60A

Condition

1.1. Inspected: Yes
1.2. Operation: Satisfactory

# AIR CONDITION & HEATING SYSTEM (continued)

## 2. Cooling System

Condenser Location: Left Side of Home Evaporator Location: Hallway
Condenser Mnfr:RheemRheem Model: RA1442BJ1NA Year: 11/2017
Energy Source: Electric 120/240VAC Type: Split System
Condenser Size: 3.5-Ton Ref: R-410a
Evaporator Mnfr: Rheem Model: RH1P4221STANJA SN: W291845335
Year: 07/2018 Size: 3.5-Ton Ref: R-410a

### Condition

2.1. Inspected: Yes

2.2. Operation: Satisfactory

2.3. Note: The cooling system is designed for R410a refrigerant. This refrigerant is now obsolete. Be aware that equipment repairs can be much higher due to cost R410a. In some cases, a total upgrade of the cooling system may be necessary in the future to. Typical refrigerant systems with good maintenance can last 10 to 20 years depending on conditions and quality of installation.

2.4. Repair: The evaporator coils were excessively clogged with dirt. Condensation combined with water have caused the coils to corrode shortening the lifespan of the system. The return air filter was located in the hallway access door. When the door was closed, a 2 inch gap was between the filter and air handler. The gap allowed air to be pulled from the attic through the ceiling penetrations. We recommend a contractor repair or replace the evaporator coil after evaluation to prevent further damage to the coils. We also recommend a contractor evaluate and make changes to the return air filter to eliminate dirt entry to the evaporator coils.

2.5. Repair: The evaporator condensate drain was leaking at the connection point to the unit. Condensate must be drained properly to prevent it from draining to undesirable areas and damaging other home systems such as drywall, wood framing and flooring. We recommend an HVAC contractor evaluate and repair the condensate drain line.

*Evaporator was clogged due to incorrect filter design.*


*Evaporator drain leak.*

# AIR CONDITION & HEATING SYSTEM (continued)

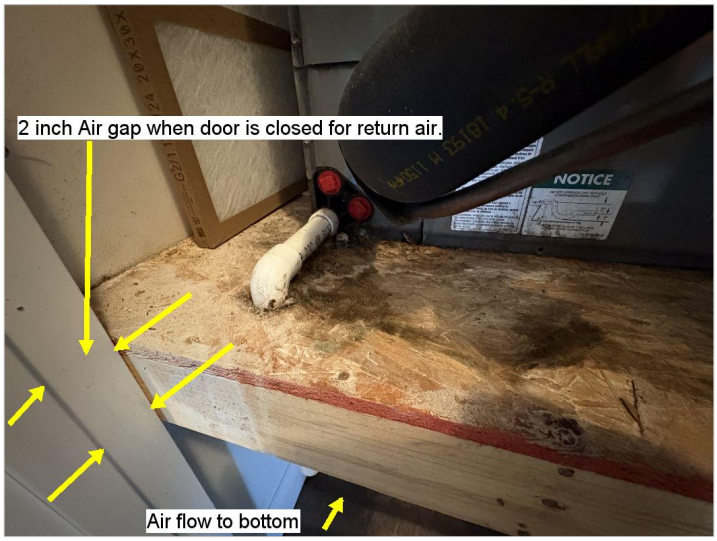
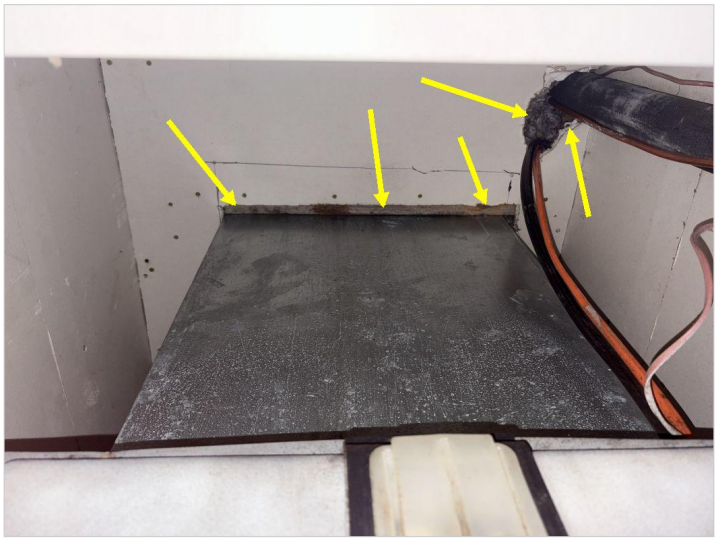



*Illustration showing the area not filtered when the door is closed. Note: The filter in located inside the hallway access door.*



*Air pulled in from attic through duct and refrigerant line penetrations was bypassing the filter. The contaminated air has clogged the evaporator.*

## 3. Air Distribution System

Air Handler Materials: Galvanized Steel Duct

Air Distribution Materials: Insulated Flexible Ducts

### Condition

3.1. Inspected: Yes, Partial. Not able to access the plenum manifold above the evaporator air handler.

3.2. Register Locations: Inspected

3.3. Supply and Return Function: Satisfactory

3.4. Note: The air plenum above the indoor air handler unit was not inspected due to limited access in the attic.

# INTERIOR SYSTEM

## 1. Walls & Ceilings

Wall Materials: Drywall

Ceiling Materials: Drywall

### Condition

1.1. Inspected: Yes

1.2. Repair: Holes were observed behind most room entry doors from the door know striking the wall. Some holes existed in the living room and bedroom walls. We recommend a contractor make all repairs and installing door stops on all interior doors to avoid damaging the walls.

# INTERIOR SYSTEM (continued)

*Random holes were in the living room, master bedroom, other bedrooms and bathroom walls.*

## 2. Trim

Material: Wood

Condition

2.1. Inspected: Yes

## 3. Baseboards

Materials: Material: Wood

Observations:

3.1. Inspected: Yes

## 4. Floors

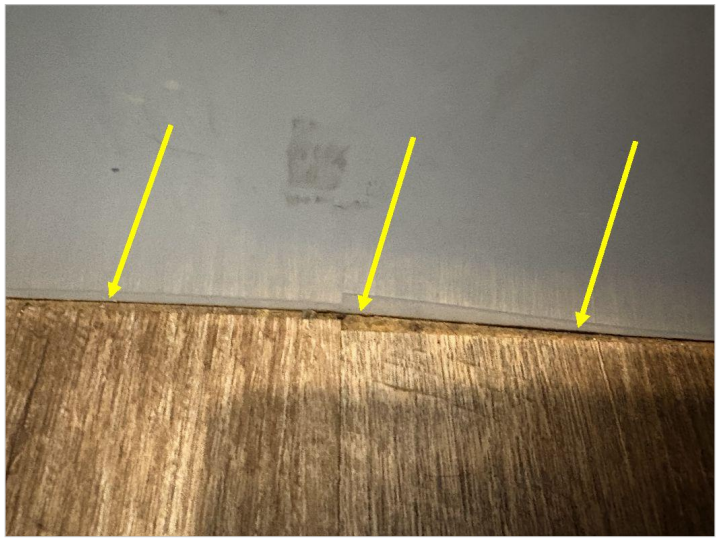
Covering Materials: Engineered Laminate

Condition

4.1. Inspected: Yes

4.2. Repair: Located in the master bathroom, the floor covering haf significant gaps at the base of bathtub. We recommend a contractor evaluate and make repairs to prevent water intrusion into the floor covering. A high quality waterproofing sealant is recommended.

# INTERIOR SYSTEM (continued)



*Master bathroom tub base was not sealed at the floor.*

## 5. Doors

Material: Hollow Core Wood

Condition

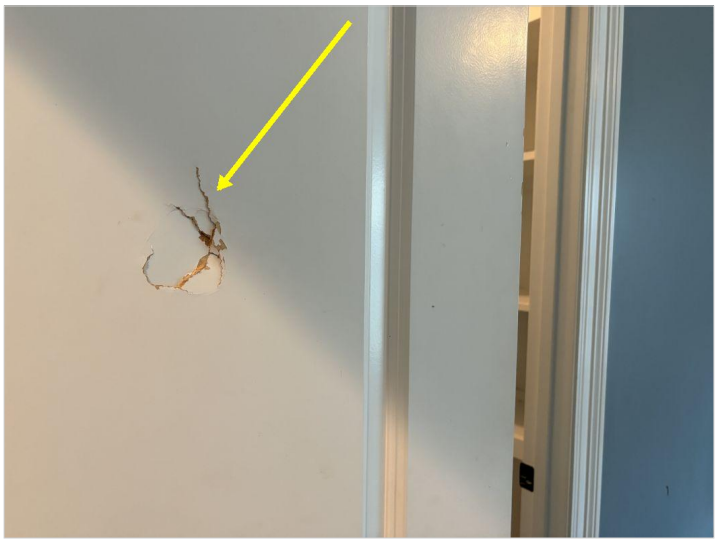
5.1. Inspected: Yes

5.2. Operation: Satisfactory

5.3. Repair: Some door knobs, such as the front entry door, were loose. We recommend a contractor evaluate and tighten all door hardware appropriately.

5.4. Repair:The front-left bedroom entry door had significant play when shut. We recommend a contractor evaluate and adjust the door latching plate to reduce the gaps and play.

5.5. Repair: The master bedroom entry door was damaged. We recommend a contractor repair or replace the door.



*Master bedroom entry door was damaged.*

*Front-left bedroom closet door would not latch closed.*

# INTERIOR SYSTEM (continued)

## 6. Windows

Type: Vinyl, Double Pane

Condition

6.1. Inspected: Yes

6.2. Operation: Satisfactory, except where noted.

6.3. Repair: The master bedroom window had a lock that would not operate. We recommend a window contractor evaluate and repair to keep the window secure.

6.4. Repair: Windows with damaged screens had pest intrusion. We recommend a contractor replace or repair all damaged window screens to prevent pest intrusion.

*Pest intrusion due to bent window screen.*

## 7. Cabinets

Observations:

7.1. Repair: Some cabinet doors were missing a softening strike pad. The cabinet door were not self closing. The door could be damaged from high impact over time. We recommend installing felt, rubber or silicone pads on inside of doors.

*Missing a contact softener pad.*

# INTERIOR SYSTEM (continued)

## 8. Countertops

Material: Granite

Condition

8.1. Inspected: Yes

8.2. Note: The countertop material could be porous and require sealing to prevent staining and becoming soaked with liquid. We recommend a countertop specialist evaluate and seal as necessary with a sealant approved for countertop applications.

8.3. Repair: No sealant was applied at the joint between the countertop and back-splash. We recommend a contractor evaluate and repair using an approved sealant.

*No sealant was applied between countertop and back-splash.*

## 9. Water Leaks

Condition

9.1. Inspected: Yes

## 10. Attic Access Condition

Observations:

10.1. Inspected: Yes

10.2. Safe Condition: Satisfactory

10.3. Functional Ladder: Satisfactory

10.4. Safe Condition: Satisfactory with exception to no decking was installed to access the air conditioning plenum at the far side of attic. Walking through the attic with no decking is a fall hazard because if a foot is misplaced the drywall will not hold the weight of a person. We recommend installing a walkway to the far side of the attic to access the air duct manifold for inspection and maintenance.

## 11. Garage

Type: Two-Car Attached Garage.

Condition

11.1. Inspected: Yes

# INSULATION & VENTILATION SYSTEM

## 1. Insulation Conditioned Surfaces

Type: Blown Fiberglass Depth: 4"-8" where applied.

Condition

1.1. Inspected: Yes

## 2. Insulation & Vapor Retarders Unfinished

Vapor Retarders: No vapor retarders were visible.

## 3. Attic Ventilation

Type: Soffit to Ridge Vents

Baffles Installed: Not Visible

Condition

3.1. Inspected: Yes

3.2. Repair: The soffit around the perimeter of home did not have any ventilation panels installed. There was not way for attic air to flow. An attic with ridge vents should have ventilation panels in the soffit so that air will flow through the soffit into the attic and then upwards to the ridge vent. We recommend a vinyl contractor evaluate and make repairs.

*Soffits had no vents for attic ventilation.*

*No soffit vents were installed around the home.*

## 4. Foundation Ventilation

Type: Natural Air Flow

# INSULATION & VENTILATION SYSTEM (continued)

## 5. Kitchen Ventilation

Type: Central HVAC

Condition

5.1. Inspected: Yes

## 6. Bathroom Ventilation

Type: Central HVAC

Type: Standalone Exhaust-Vent

Condition

6.1. Inspected: Yes

## 7. Laundry Ventilation

Supply Air Type: Register from Central HVAC

Condition

7.1. Inspected: Yes

# KITCHEN APPLIANCES

## 1. Dishwasher

Manufacturer: Samsung Model: DW80CG4021SR Year: 3/2025

Serial Number: B2L3G8DY326268Z

Volts: 120VAC Amps: 7.74A Type: Residential Location: Right Side of Sink

Condition

1.1. Inspected: Yes

*Frigidaire dishwasher.*

# KITCHEN APPLIANCES (continued)

## 2. Stove

Mnfr: Frigidaire Model: Unknown Year: 2018Unknown SN: Unknown
Volts: 240VAC Type: Electric

Condition

2.1. Inspected: Yes

2.2. Operation: Satisfactory. The oven was only tested for short period to very function due to shipping items located inside oven.

*Frigidaire Electric Stove*

## 3. Ventilation Equipment

Type: Residential with Reusable Filter Location: Above Stove
Mnfr: Frigidaire Model: Overhead Microwave Date Code: 2024121170
Volts: 120VAC Output:

Condition

3.1. Inspected: Yes

3.2. Operation: Satisfactory

## 4. Permanently Installed Microwave Oven

Mnfr: Frigidaire Model: FGMV17WNVFA Year: 2018
Volts: 120VAC 1800W Output: 1000W 2450Mhz Type: Residential Location: Above Stove

Condition

4.1. Inspected: Yes

4.2. Operation: Satisfactory

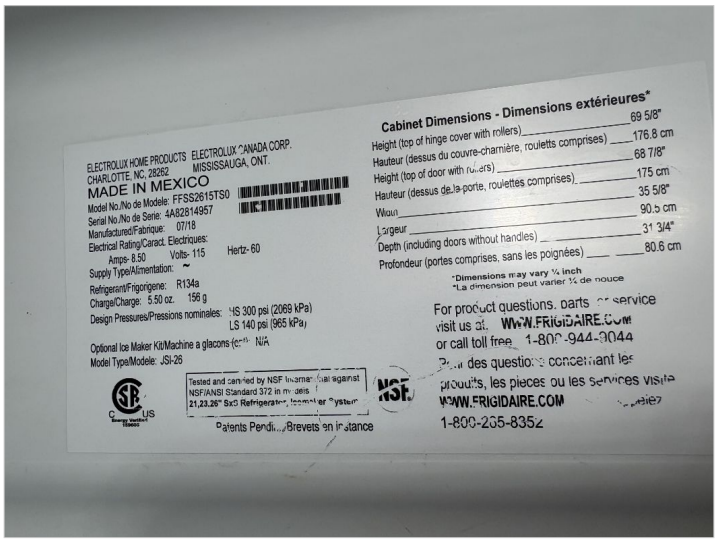
# KITCHEN APPLIANCES (continued)

*Frigidaire Microwave*


*Frigidaire Microwave*

## 5. Refrigerator Freezer

*Frigidaire side by side freeze and refrigerator.*




*Refrigerator Nameplate*

# Report Summary

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| **STRUCTURAL SYSTEMS** | | |
| Page 5 Item: 1 | Foundation | 1.3. Repair: Some areas around the perimeter of concrete foundation slab surfaces were not smoothly finished. The issue is more cosmetic than structural. We recommend a contractor finish the foundation by filling in all holes with grout. |
| Page 6 Item: 2 | Framing | 2.2. Repair: Significant size gaps were observed where the rafters are supposed to be fastened to the ridges. Fasteners at these points were not penetrating the ridge sufficiently. Recommend a contractor evaluate and make repairs. |
| **EXTERIOR SYSTEM** | | |
| Page 7 Item: 2 | Doors | 2.3. Repair: Front entry door did not seal sufficient against the weatherstripping. We recommend a door contractor evaluate and repair to prevent energy losses and pest intrusion.<br>2.4. Repair: The back patio double door weather stripping was damaged. The weather stripping did not seal well on the hinge side of stationary door. Recommend a contractor evaluate and repair.<br>2.5. Repair: A brick was broken in half at the threshold of back patio door. The condition poses a trip hazard. We recommend a contractor evaluate and make repairs to prevent injuries from tripping.<br>2.6. Safety Repair: The garage entry door was not fire rated. Garage entry doors from the home are required to be fire rated. We recommend a contractor evaluate and upgrade the door.<br>2.7. Safety Repair: The garage entry door to the home was not self-closing as required by building standards. We recommend a contractor evaluate and repair the door by installing a self-closing device. |
| Page 9 Item: 3 | Garage Door | 3.4. Repair: Vertical boards supporting the garage door showed signs of wood decay and high moisture. The boards are partly touching and too close to the concrete. We recommend a qualified contractor evaluate and repair boards.<br>3.5. Repair: The garage door did not operate consistently from the remote control buttons. We recommend a garage door contractor evaluate and repair.<br>3.6. Repair: The garage door weather seal did not have sealant on the mounted surface. Significant gaps were observed where water can intrude and deteriorate the wooden garage door supports. We recommend a contractor evaluate and repair using a sealant approved for outdoor use. |

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| Page 10 Item: 4 | Windows | 4.2. Repair: A window on the left side of home had a damaged bottom rubber seal. Pest were observed in the window internal area. We recommend a window contractor evaluate and repair the window to avoid pest intrusion and energy loss.<br>4.3. Repair: All windows were not sealed properly around the outside edges. Windows should be sealed on outside to prevent air leaks, moisture intrusion, and pest intrusion. Air leaks can affect the energy efficiency and comfort of the home. We recommend a professional seal all windows with a sealant approved for outdoor window use. |
| Page 11 Item: 6 | Eaves, Soffits, & Fascia | 6.4. Fascia Repair: A section of metal fascia cover was missing from the fascia board on the left side of house. We recommend a carpenter evaluate for further damage to the wood fascia board and make repairs.<br>6.5. Fascia Repair: The fascia above the garage was not fastened to the fascia board. The fascia board is open and will allow water intrusion. The wood fascia board will eventually decay if water intrusion is not mitigated. We recommend a contractor evaluate and repair.<br>6.6. Repair: Two lag bolts were observed driven into the fascia on the right side of home. Water can enter the fascia at these points and cause the fascia board to decay from wood rot. We recommend sealing around the screws or removing the screws and applying sealant in the hole. All sealant should be rated for outdoor use. |
| Page 12 Item: 7 | Patios | 7.2. Note: The rear patio concrete slab had a hairline crack in the center area. Cracked foundations and concrete slabs are a common condition in southwest Louisiana. We recommend monitoring for growth of the crack and to have it inspected annually. Foundation settlement or movement can be minimized by installing roof drainage systems and directing the water away from the home. |
| Page 12 Item: 8 | Vegetation | 8.2. Monitor: The two oak trees should be monitors for limb growth above the home. We recommend trimming limbs that encroach over the home to avoid roof damage. |
| Page 13 Item: 9 | Grading & Drainage | 9.3. Drainage: The areas at the front of house beneath both roof valleys had soil washed away from concentrated roof runoff water. We recommend ecommend a roof drainage contractor evaluate and install sufficient gutters with downspouts to drain water away from the foundation. We also recommend a contractor evaluate the damaged landscape below the roof valleys and make all repairs.<br>9.4. Repair: The walkway from patio to driveway closed in an area about 2 ft wide against the house foundation. There are no means of water drainage from this area. We recommend seeking guidance from a general contractor to mitigate the condition. Some recommendations may include: filling the area in with concrete so that there is no containment area, or installing drain pipes under or through the walkway. |

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| **ROOFING SYSTEM** | | |
| Page 14 Item: 2 | Roof Drainage Components | 2.1. Repair: No gutters or downspouts were install around the home. Lack of roof drainage combined with insufficient grading and drainage on ground can result in water draining toward the foundation. Water draining toward the foundation can cause excessive foundation settlement. Foundation settlement can cause doors and windows to not operate correctly. We recommend installing gutters and downspouts to drain water away from the home. A licensed contractor should make all installations. |
| Page 14 Item: 3 | Flashing | 3.2. Repair: The roof drip edge was not neatly installed at some overlapping joints. Water can flow into the open gap and damage the roof sheathing, eaves and fascia boards. We recommend a contractor seal the drip edge joints not flush with a sealant approved for outdoor use. |
| **PLUMBING SYSTEM** | | |
| Page 16 Item: 2 | Interior Drain, Waste & Vent System | 2.3. Functional Drainage Flow: The master bath vanity sink drainage was slow. The insufficient drainage was due to debris lodged in the stopper. We recommend cleaning the sink stopper and checking for flow again. The P-Trap may also need to be cleaned out. |
| Page 17 Item: 3 | Hot Water Electric | 3.3. Repair: The water heater's temperature pressure relief valve discharge line utilized eight 90° elbows in the route to outside the left side of home. TPR discharge lines should not have more than 4 elbows. We recommend a plumbing contractor evaluate and repair. |
| **ELECTRICAL SYSTEM** | | |
| Page 18 Item: 2 | Main Panelboard | Repair: Electrical circuits were not properly labeled. We recommend an electrical contractor evaluate ciruits and label them.<br><br>Repair: A white wire was used as a phase conductor. Phase wiring should be identified to distinguish the difference between neutral conductors. White and natural gray colors are designated for use on neutral conductors. We recommend an electrician evaluate and identify all circuits in the main electrical panel. |
| Page 18 Item: 3 | Branch Circuit Conductors & Protection | 3.2. Repair: The light fixtures on both sides of the garage door need sealant applied around the fixture base to seal against the brick veneer. Water can intrude into the light fixture and cause damage to the fixture and wiring. We recommend an electrician evaluate and seal the fixtures with an outdoor approved sealant. |
| Page 19 Item: 4 | Operation of Fixtures & Receptacles | 4.8. Repair: The living room ceiling fan/light nearest the kitchen did not function. We recommend a licensed electrician evaluate and repair.<br>4.9. Repair: Some light switches located at front, rear and garage entrances did not operate any lights or fans. We recommend a licensed electrician evaluate and repair. |

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| Page 20 Item: 5 | Smoke and CO Detectors | 5.1. Repair: Two smoke detectors located outside bedroom areas did not function during the inspection. The detectors were a different model than other detectors. The state of Louisiana requires that all homes being sold must have working smoke detectors installed in required locations. Typical locations are one in each bedroom, one outside bedroom areas, and one in living kitchen area. Louisiana now requires one carbon monoxide detector to be installed in the home even if there is no gas utility in the home. The CO detector can be a CO-Smoke combination type. All detectors shall be installed with a 10-year lithium battery. Due to frequent code changes we recommend an electrical contractor evaluate the proper locations and install the detectors. |
| **AIR CONDITION & HEATING SYSTEM** | | |
| Page 21 Item: 2 | Cooling System | 2.3. Note: The cooling system is designed for R410a refrigerant. This refrigerant is now obsolete. Be aware that equipment repairs can be much higher due to cost R410a. In some cases, a total upgrade of the cooling system may be necessary in the future to. Typical refrigerant systems with good maintenance can last 10 to 20 years depending on conditions and quality of installation.<br>2.4. Repair: The evaporator coils were excessively clogged with dirt. Condensation combined with water have caused the coils to corrode shortening the lifespan of the system. The return air filter was located in the hallway access door. When the door was closed, a 2 inch gap was between the filter and air handler. The gap allowed air to be pulled from the attic through the ceiling penetrations. We recommend a contractor repair or replace the evaporator coil after evaluation to prevent further damage to the coils. We also recommend a contractor evaluate and make changes to the return air filter to eliminate dirt entry to the evaporator coils.<br>2.5. Repair: The evaporator condensate drain was leaking at the connection point to the unit. Condensate must be drained properly to prevent it from draining to undesirable areas and damaging other home systems such as drywall, wood framing and flooring. We recommend an HVAC contractor evaluate and repair the condensate drain line. |
| Page 22 Item: 3 | Air Distribution System | 3.4. Note: The air plenum above the indoor air handler unit was not inspected due to limited access in the attic. |
| **INTERIOR SYSTEM** | | |
| Page 22 Item: 1 | Walls & Ceilings | 1.2. Repair: Holes were observed behind most room entry doors from the door know striking the wall. Some holes existed in the living room and bedroom walls. We recommend a contractor make all repairs and installing door stops on all interior doors to avoid damaging the walls. |

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| Page 23 Item: 4 | Floors | 4.2. Repair: Located in the master bathroom, the floor covering haf significant gaps at the base of bathtub. We recommend a contractor evaluate and make repairs to prevent water intrusion into the floor covering. A high quality waterproofing sealant is recommended. |
| Page 24 Item: 5 | Doors | 5.3. Repair: Some door knobs, such as the front entry door, were loose. We recommend a contractor evaluate and tighten all door hardware appropriately.<br>5.4. Repair:The front-left bedroom entry door had significant play when shut. We recommend a contractor evaluate and adjust the door latching plate to reduce the gaps and play.<br>5.5. Repair: The master bedroom entry door was damaged. We recommend a contractor repair or replace the door. |
| Page 25 Item: 6 | Windows | 6.3. Repair: The master bedroom window had a lock that would not operate. We recommend a window contractor evaluate and repair to keep the window secure.<br>6.4. Repair: Windows with damaged screens had pest intrusion. We recommend a contractor replace or repair all damaged window screens to prevent pest intrusion. |
| Page 25 Item: 7 | Cabinets | 7.1. Repair: Some cabinet doors were missing a softening strike pad. The cabinet door were not self closing. The door could be damaged from high impact over time. We recommend installing felt, rubber or silicone pads on inside of doors. |
| Page 26 Item: 8 | Countertops | 8.2. Note: The countertop material could be porous and require sealing to prevent staining and becoming soaked with liquid. We recommend a countertop specialist evaluate and seal as necessary with a sealant approved for countertop applications.<br>8.3. Repair: No sealant was applied at the joint between the countertop and back-splash. We recommend a contractor evaluate and repair using an approved sealant. |
| Page 26 Item: 10 | Attic Access Condition | 10.4. Safe Condition: Satisfactory with exception to no decking was installed to access the air conditioning plenum at the far side of attic. Walking through the attic with no decking is a fall hazard because if a foot is misplaced the drywall will not hold the weight of a person. We recommend installing a walkway to the far side of the attic to access the air duct manifold for inspection and maintenance. |