INSPECTION REPORT

For the Property at:

712 WISTERIA LANE

METAIRIE, LA 70003

Prepared for: JOHN JONES

Inspection Date: Friday, July 6, 2018

Prepared by: Jason Pepitone and Matthew Del Buono

AXELRAD & ASSOCIATES HOME INSPECTIONS

Axelrad & Associates, Home Inspections, LLC
4101 Cleveland Place
Metairie, LA 70003
504-799-9401 LHI#s, #10518,
#10913, #10926 & #10970, #11036
Fax: #10804, #10822, #10833, #10841,

www.axelradhome.com
taxelrad@gmail.com

November 15, 2018

Dear John Jones,

RE: Report No. 8116, v.3
712 Wisteria Lane
Metairie, LA
70003

Thank you for choosing Axelrad & Associates to perform your Property Inspection. Every effort has been made to provide you with useful information concerning the safety, function, performance, and maintenance of your property.

Also included herein is the invoice as per our agreement, marked paid in full, for your files.

This inspection and report have been performed in accordance with the Standards and Practices and the Code of Ethics of the Louisiana State Board of Home Inspectors. This report exceeds those standards. This is a proprietary report for the named client only.
Please feel free to contact me with questions about the report or the property itself anytime. Our consulting service via telephone or email is available at NO COST to you for as long as you own the property.

Thank you again for allowing us to work with you and we wish you good fortune in your new venture. We sincerely hope you will see fit to recommend us to others.

The inspector(s) below completed this inspection and report and the names(s) shown constitute an electronic signature for the purposes of this report, pursuant to Louisiana law.

Sincerely,

Jason Pepitone and Matthew Del Buono
on behalf of
Axelrad & Associates, Home Inspections, LLC

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INVOICE

November 15, 2018

Client: John Jones

Report No. 8116, v.3
For inspection at:
712 Wisteria Lane
Metairie, LA
70003
on: Friday, July 6, 2018

Single Family Home 2,000 - 2,499 gross square feet	$445.00
State of Louisiana Board of Home Inspectors required filing fee	$5.00
Total	$450.00

PAID IN FULL - THANK YOU!

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SUMMARY

712 Wisteria Lane, Metairie, LA July 6, 2018

The Summary below is used to list the most significant items that may require some cost, time or effort to remediate, repair, need immediate attention or that present possible safety issues. Minor repairs, items that should be monitored, cosmetic and regular maintenance items are NOT listed in the Summary below but can be found in the report under their appropriate heading. Placement in the summary is subjective but based on our experience. Some issues important to you may not be in the summary. The information in the ENTIRE report will provide you with the knowledge to make informed decisions about your property purchase.
The entire report includes all of the text and reference material. The reference material includes the Web Links for more information or related articles. They are only available on the Internet version of the report. All links are in BLUE and are "clickable" when access to the internet is provided.

Please note that all directional references (left, right, front, back) are from the street/front view, facing of the property.

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VIDEO - AXELRAD & ASSOCIATES - WHAT WE DO

Roofing

FLAT ROOFING \ Modified bitumen
Condition: • Openings at seams or flashings
Location: Rear Flat Roof
Task: Correct.

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel
Condition: • Openings in panel: There should be no openings in the panel that allow someone to reach in and touch a live electrical component. This may occur where the panel has room for more circuits, or where a break block has no breaker. Wherever this situation exists, the opening should be covered with appropriate insert. Any unprotected openings at the side or bottom of the panel should be blanked off.
Location: Left Side Exterior
Task: Correct.

Condition: • No Arc Fault Circuit Interrupter
Location: Left Side Exterior and Laundry Area
Task: Consider upgrading to current fire safety standards

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)
For safety reasons, it is recommended that all countertop kitchen outlets, attic outlets, bathroom outlets, exterior outlets, and garage outlets be protected by a GFCI either at the panel or the outlet. Unable to determine if outlets were GFCI protected.
Location: Exterior. Kitchen
Task: Upgrade to current standards

Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)
Safety issue
Location: Master Bathroom
Task: Repair or replace.

DISTRIBUTION SYSTEM \ Cover plates
Condition: • Missing
Weather proof covers are recommended for exterior outlets.
Location: Front Exterior
Task: Replace.

Heating

General
• Heating system should be serviced and evaluated to establish a baseline and then annually by a licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life.
This should be done in conjunction with the cooling system, each prior to the appropriate season, annually.
Task: Service and evaluate system now due to age and lack of maintenance records.

GAS FURNACE \ Life expectancy
Condition: • Aging
The furnace is 24 years old but functional.
Task: Include evaluation in recommended service. Budget for replacement near term.

GAS FURNACE \ Venting system
Condition: • Soot and minor charring was noted to the roof decking around the furnace exhaust. No visible signs of loose connections or leaks were noted, however, this could not be positively determined at the time of the inspection. This may have been from an old leak.
Location: Attic
Task: Further evaluation recommended.

CHIMNEY AND VENT \ Masonry chimney
Condition: • Creosote build-up
Location: Living Room
Task: Service. Clean.

FIREPLACE \ Firebox
Condition: • Cracked masonry or refractory
Location: Living Room
Task: Repair or replace.

Cooling & Heat Pump

AIR CONDITIONING \ General
Condition: • Service Air Conditioning system to establish a baseline and schedule annual maintenance by licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life. This should be done in conjunction with the heating system, each prior to the appropriate season, annually. Test both furnace and ac during pre-closing walk-thru to ensure function.
Task: Service and evaluate system now due to age and lack of maintenance records.

Plumbing

WATER HEATER \ Temperature/pressure relief valve
Condition: • Temperature pressure relief discharge tubes are required to flow downhill and not have any dip where water can collect.
Location: Laundry Area
Task: Correct

WATER HEATER - GAS BURNER AND VENTING \ Combustion air
Condition: • Inadequate combustion air
The gas water heater is located in an enclosed area with minimal or no ventilation.
Location: Laundry Area
Task: Add vent to door or similar solution to provide adequate combustion air.

WASTE PLUMBING \ Traps - installation
Condition: • Nonstandard shape or material
Trap is installed with a flexible corrugated tail piece. This type of drain pipe is prone to frequent clogging and is designed for a temporary repair only.
Location: Master Bathroom
Task: Replace with a smooth walled tail piece. This should be done by a licensed plumber.

Interior

WINDOWS \ Glass (glazing)
Condition: • Lost seal on double or triple glazing
Double or triple glazed windows are typically sealed with dry air or gas between the panes. These windows may lose their seal, resulting in intermittent or permanent condensation or clouding between the panes of glass. Lost seals are not particularly serious from an energy efficiency standpoint. The window will still perform reasonably well. However, visibility is often reduced, and the glass may look cloudy, even if there's no condensation present at the moment. Once the seal is gone, condensation will appear and disappear between the panes. This, however, leaves the interior surfaces of the glazing dirty, and the cloudy appearance develops.
Location: Rear sunroom
Task: Replace fogged window(s)

EXHAUST FANS \ Duct

Condition: • Not vented to exterior

Bathroom exhaust fans should vent to the exterior to keep moisture from entering attic.
Excess moisture in the attic can cause rot and corrosion. This is a common problem and found in many homes. Broan, one of the largest manufacturers of vent fans advises on their web site, "Never exhaust air into spaces within walls, ceilings, attics, crawl spaces or garages. The humidity may damage the structure and insulation."
Task: Vent to an exterior location.

OVERALL RATING:

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar properties in the area:

Below Average __ Below Average/Average __ Average__ Average/Above Average _X_ Above Average ___

Comments: This is a single-family, ranch style home, located in the Bonnabel area of Metairie, LA. The property is generally well maintained and is in average to above average condition for its age, construction type, and location. All major building components and systems are in reasonably good working order, and serviceable, except where noted. There is a below average amount of repairs and maintenance recommended for a property of this type and age.

Where no recommendation or other statement is made regarding a specific system or item, it appeared to be and was considered functioning in a satisfactory manner at the time of the inspection. This inspection and report are subject to the inherent limitations of a visual, non-invasive procedure that is not technically exhaustive.
Some photographs may be enhanced for the purpose of clarity. If stock photographs are used, they are so identified.
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Cost estimates on recommended repairs, replacements or maintenance items are beyond the scope of home inspections, and recommended repairs or recommended further evaluations or verifications should be done by a licensed tradesman or licensed contractor in the appropriate field. As a general cost reference, you may wish to refer to the general guidelines provided in the link below. The Reference Library Page in the Appendix has links to all of the individual chapters of the complete book, "The Home Reference Book" and can be a valuable resource for additional information on home maintenance and repairs. This is the end of the Introduction and Summary section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

General Guidelines for Repair Costs

Recommendations and Observations

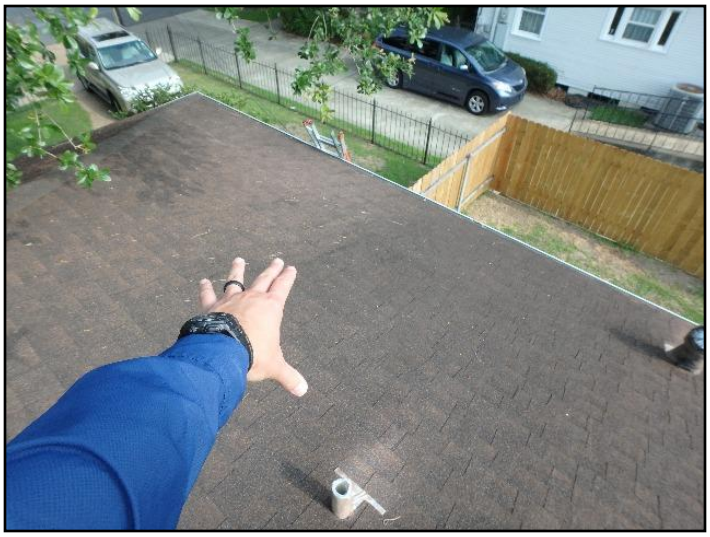
General

• All roofs should have regular inspections and general maintenance. Roofs, even newer ones, may leak at any time or develop damaged areas. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. These areas should be evaluated regularly and repaired as needed. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. Mechanical damage can occur from high winds, tree branches or hail. We recommend a roof inspection and maintenance after the first 5 years and about every 3-5 years thereafter to minimize the risk of leakage and to maximize the life of roofs. This includes renewal of sealant at all flashings and roof penetrations.
Task: Information only.

SLOPED ROOFING \ Asphalt shingles
Condition: • Debris build-up on roof
Location: Front Roof
Task: Remove.

Debris build-up on roof

Condition: • Surface stain or biological growth
Location: Various Roof
Task: Clean.
Time: General maintenance item

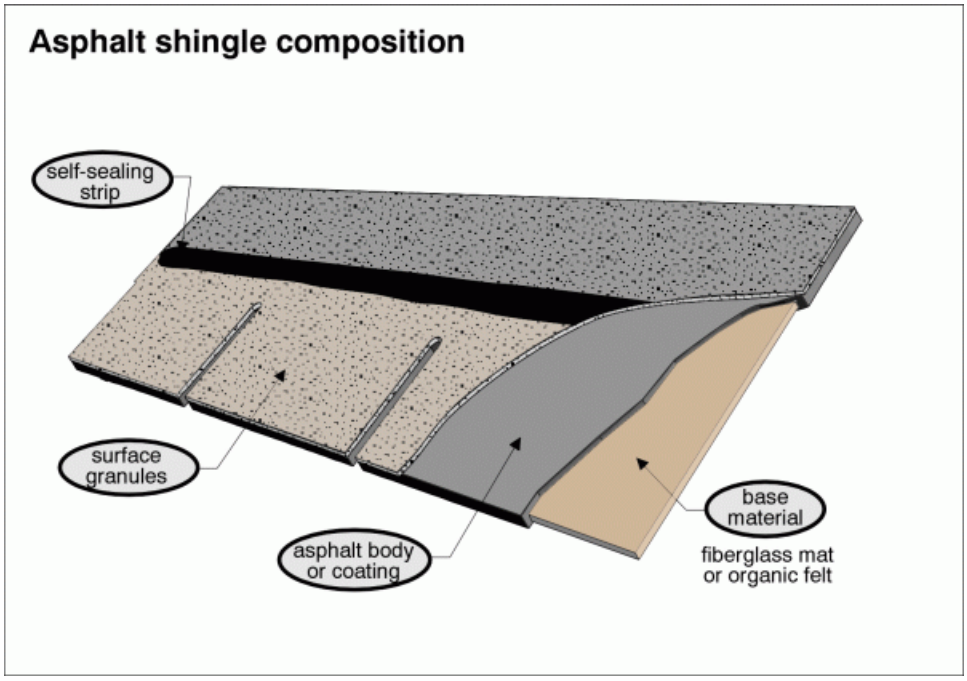

Surface stain or biological growth


Surface stain or biological growth

Condition: • Satellite TV dish attached to roof covering
These dishes, when attached directly to the roof, are a potential area for leakage or for damage during high winds. It is preferred to attach these to the exterior wall or fascia, or to a pole, where the possibility for damage is reduced.
Location: Back Right Side Roof
Task: Remove if not in use. Improve location if possible. Monitor for leakage or damage.


Satellite TV dish attached to roof covering

Condition: • Granule loss
Minor granule loss was noted on the asphalt shingle roof covering. This is typical for a roof covering of this age and should be monitored.
Location: Various
Task: Monitor.



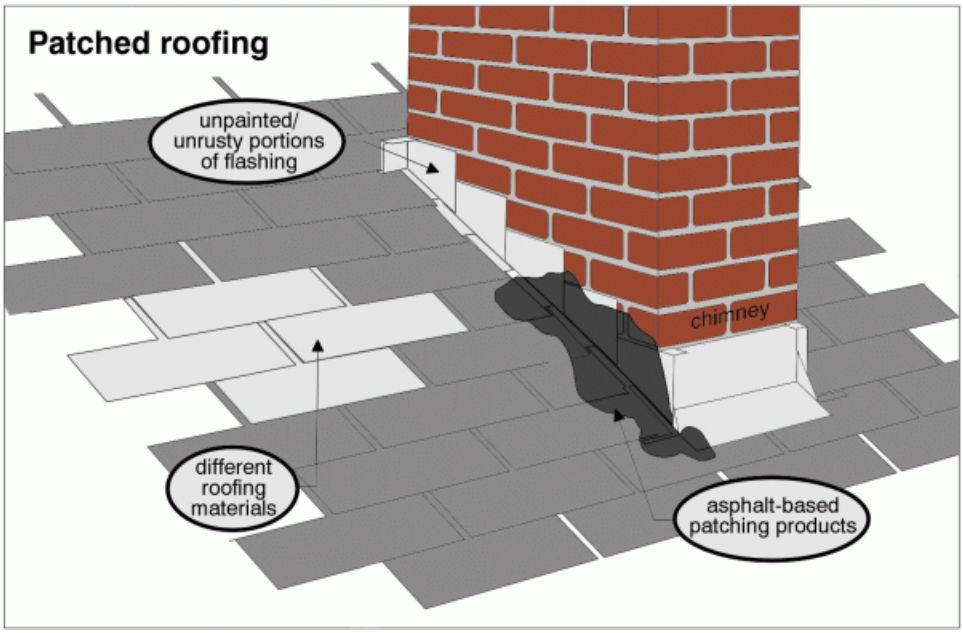

Granule loss


Granule loss

Condition: • Missing, loose or torn
Location: Rear Roof
Task: Repair or replace as needed.
Time: General Roof Maintenance

Missing, loose or torn

Condition: • Patched
Location: Rear Roof
Task: Prior repairs should be periodically monitored.



Patched

Patched

FLAT ROOFING \ Modified bitumen

Condition: • Openings at seams or flashings

Location: Rear Flat Roof

Task: Correct.

Openings at seams or flashings

Openings at seams or flashings

Condition: • Loss of granules

Location: Various Flat Roof

Task: Monitor. Replace as needed

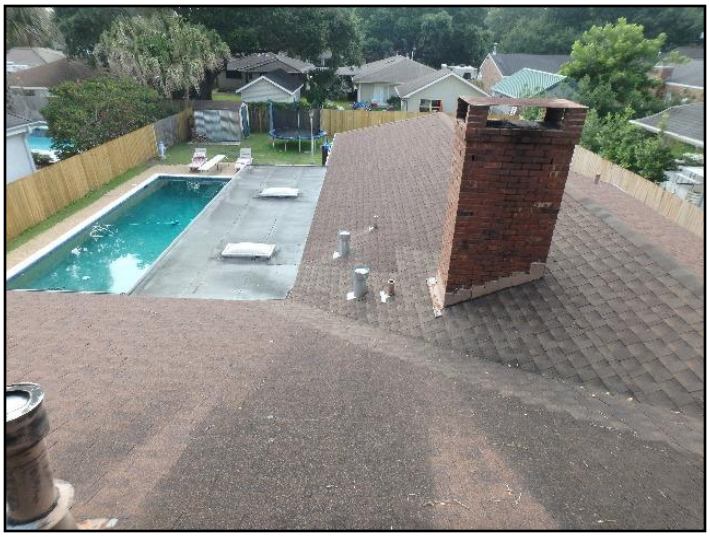
Loss of granules

Description and Inventory

General: • General View of the Roof System - Reference Photos

General View of the Roof System - Reference...

General View of the Roof System - Reference...



General View of the Roof System - Reference...

General View of the Roof System - Reference...

General View of the Roof System - Reference...

Sloped roofing material: • Architectural asphalt shingles

Note: These are dimensional shingles have a shadow near the top of the exposure to give them added depth and definition. They are generally higher quality and have a longer life than standard three-tab asphalt shingles. Asphalt shingles are made up of a base material, usually fiberglass mat (sometimes organic felt), an asphalt body or coating, and ceramic coated mineral surfacing granules. The base is the structure of the shingle and gives it strength. The asphalt coating provides the shingle with the ability to resist weathering and to remain stable at various temperatures. The granules protect the asphalt from ultraviolet rays, provide color, add needed weight and some additional fire resistance. These shingles have self-sealing strips just above the nail line and usually referred to as "seal tab" shingles. With proper maintenance and no adverse conditions, the normal life expectancy of a architectural asphalt shingle roof is 25-35 years, depending on the quality of the shingle, the manufacturer and the workmanship of the installation.

Proper attic ventilation will also add to the life of an asphalt roof.

Sloped roof flashing material: • Metal

Flat roofing material:
• Modified bitumen membrane
This roof is a polymer-modified asphalt bonded to fiberglass to form sheets of roofing membrane. Typically torched on or mopped into the roof and UV protected by granules, foil or paint. 36" sheets with a 3" overlap. Modified bitumen has been popular since the early 1980's as an alternative to built-up flat roofs. Visual inspection cannot determine if 1 or 2 plys or membrane type . Reasonable expected lifespan is 15-20 years. To extend life, partial repairs and maintenance are often done instead of total replacement.

Flat roof flashing material: • Not Visible

Probability of leakage: • Medium

Approximate age: • 10-15 years

Typical life expectancy:
• 15-20 years
Flat Roof
• 25-30 years
Sloped Roof

Limitations and Inspection Methods

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile)

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface • Property Disclosure Statement

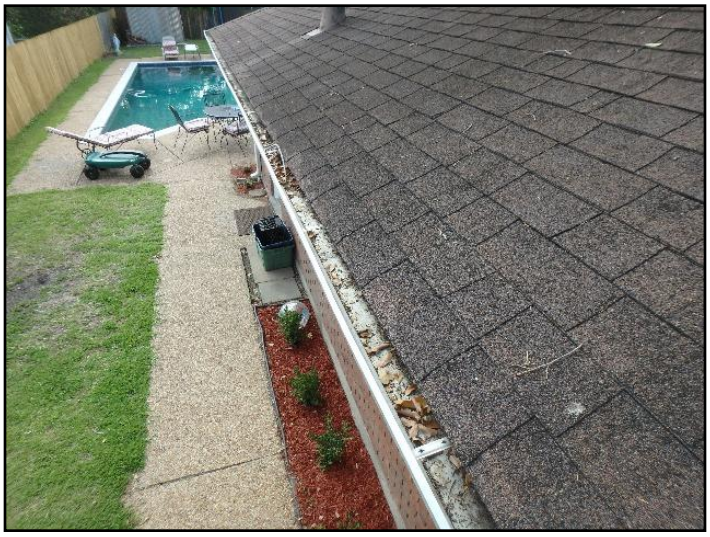
Recommendations and Observations

ROOF DRAINAGE \ Gutters

Condition: • Clogged

Location: Various

Task: Clean.



Clogged

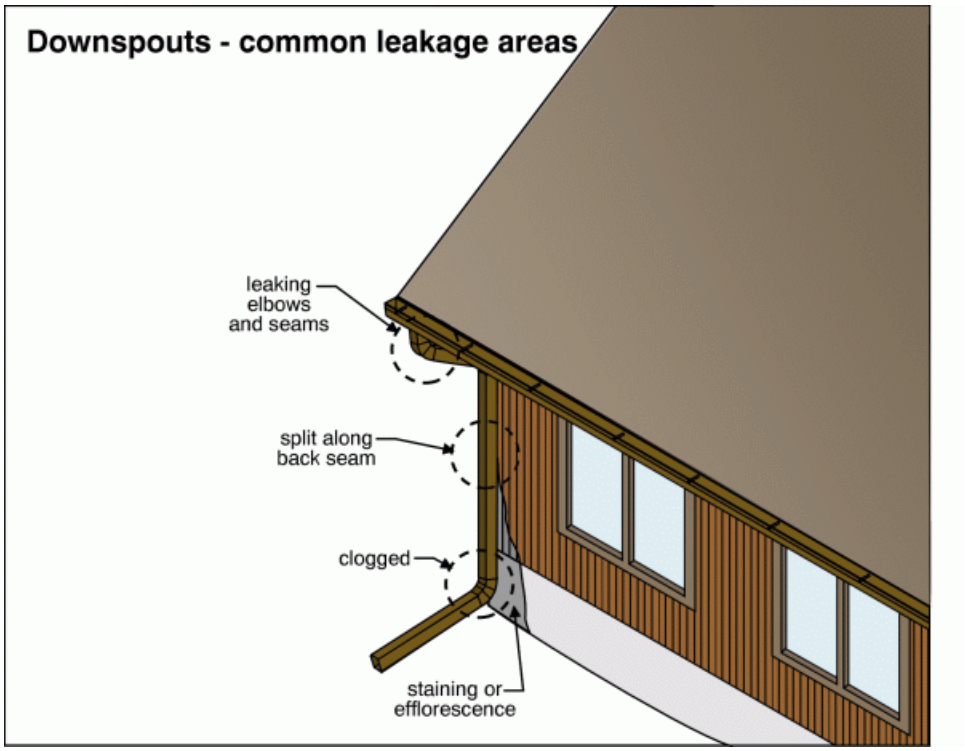
Clogged

ROOF DRAINAGE \ Downspouts

Condition: • Damage

Location: Various Right Side

Task: Repair or replace.



Damage

Condition: • Missing

Location: Rear Left Side Exterior

Task: Provide or install.

Missing

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Opening in soffit

Location: Right Side Exterior

Task: Seal openings

Opening in soffit

WALLS \ Trim

Condition: • Damaged trim.

Location: Rear Garage Door

Task: Repair or replace.

Damage

WALLS \ Masonry (brick, stone) and concrete

Condition: • Holes or openings

Location: Various Right Side Exterior

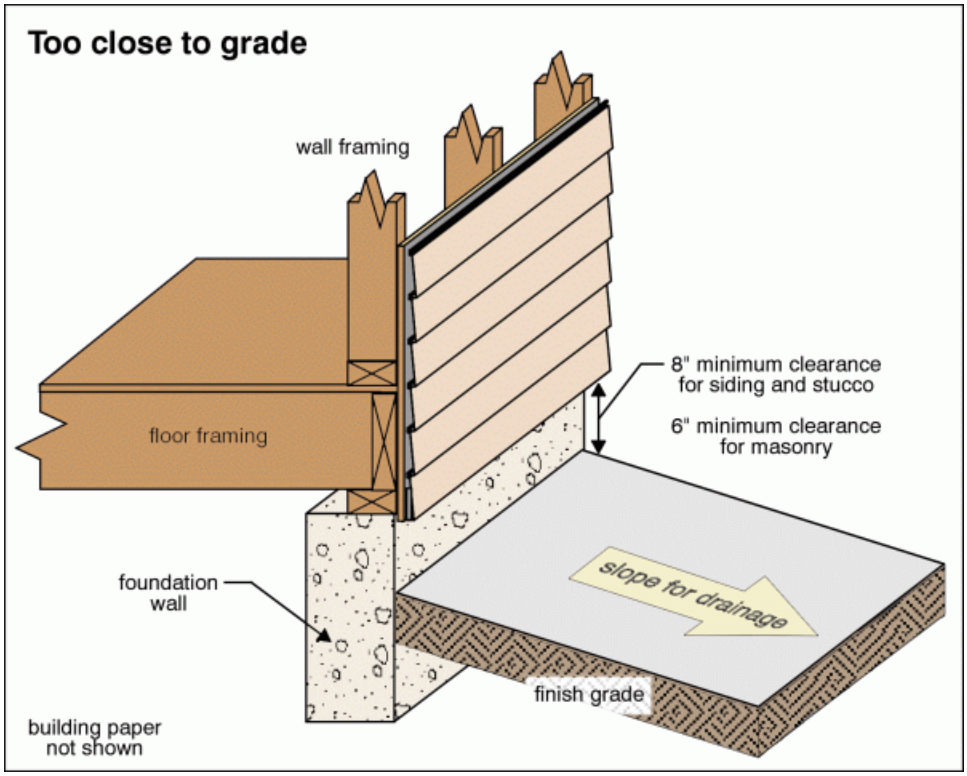
Task: Seal openings

Holes or openings

Condition: • Too close to grade

Location: Rear Left Side Exterior

Task: Correct.



Too close to grade

Too close to grade

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

Condition: • Rear shed issues

The rear shed had water damage to the door and siding, and and an aging roof.

Location: Rear Exterior

Task: Repair or replace.

Rear shed issues

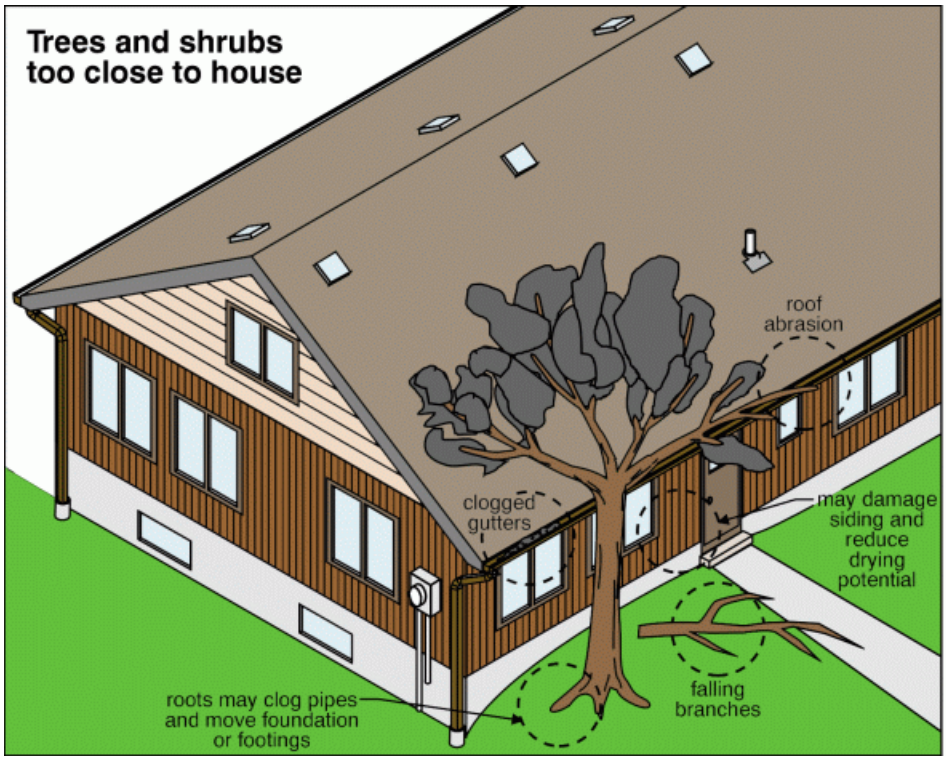
Rear shed issues

LANDSCAPING \ General

Condition: • Trees or shrubs too close to building

Location: Right Side Exterior/ Front Roof

Task: Correct.



Trees or shrubs too close to building

Trees or shrubs too close to building

Description and Inventory

General: • General View of the Exterior Systems - Reference Photos

Storage shed

In Ground Pool

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Flat

Soffit (underside of eaves) and fascia (front edge of eaves): • Vinyl

Wall surfaces and trim: • Vinyl siding

Wall surfaces - masonry: • Brick veneer

Note: Brick veneer is a single course of brick serving as a surface covering over wood frame construction. The bricks are not structural and do not support live or dead load. They are supported on the edge of the foundation slab and usually attached to the wood frame with metal ties embedded into the mortar and nailed to the wood. There is an air cavity between the brick and wood sheathing and weep holes along the bottom course of brick to allow moisture drainage. Minor cracks are considered common, non-structural

Driveway: • Concrete

Walkway: • Concrete

Deck: • Concrete pool deck - Keystone Kool Deck or similar type • In ground pool

Fence: • Wood • Metal

Garage: • Attached • Storage Shed

Limitations and Inspection Methods

Exterior inspected from: • Ground level

Recommendations and Observations

FOUNDATIONS \ General

Condition: • Most slab-on-grade foundations will develop corner cracks or wedge cracks. These cracks develop as a result of the expansion of the brick veneer when it is warmed by the sun. When the temperature of the brick veneer rises, the brick veneer wall expands in length and pushes or slides against the slab surface. These cracks do not indicate anything unusual about the foundation. If the cracking at a corner becomes very bad, the concrete wedge may become loose and even fall off. Should the cracks spread over a significant distance, support for the brick veneer may be compromised and a patch or repair is recommended. This is a concrete repair and not a foundation repair.
Location: Rear Right Side Exterior
Task: Monitor.

Most slab-on-grade foundations will develop...

FLOORS \ Joists

Condition: • It appeared that a load bearing wall was removed in the living area below and was replaced by a beam in the attic space. This modification appeared to be adequate, but it should be monitored.
Location: Middle Attic
Task: Monitor.

Monitor

Monitor

Description and Inventory

Configuration: • Slab-on-grade

Foundation material: • Poured concrete

Floor construction: • Concrete

Exterior wall construction: • Wood frame / Brick veneer

Roof and ceiling framing: • Rafters/roof joists • Plank sheathing

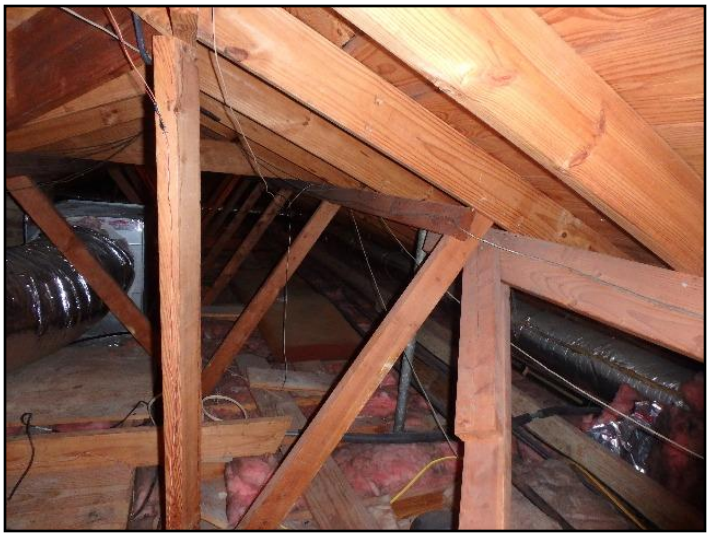
Limitations and Inspection Methods

General: • Termite Inspections, treatment if necessary, and ongoing contracts are always recommended.
Note: The structure should be examined by a termite inspection company. This is beyond the scope of a general home inspection. The presence of active insects is also beyond scope. There is the possibility of hidden insect damage in all buildings.

Attic/roof space: • Inspected and accessed attic by pull down stairway. • HVAC duct limited the inspection. • Batt insulation limited the inspection of the attic floor.

Attic/roof space:
• Entered but access was limited

Entered but access was limited



Entered but access was limited

Crawlspace: • None

Recommendations and Observations

General

• All readily accessible three slot outlets were tested for proper function, polarity and ground. All readily available switches tested for function. All tested OK, unless noted otherwise. A representative number of two slot, ungrounded outlets were tested for function only, if present. Two slot outlets are not grounded.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Loose panel cover. Screws missing.
Location: Left Side Exterior and Laundry Area
Task: Provide or install.

Loose panel cover. Screws missing.

Loose panel cover. Screws missing.

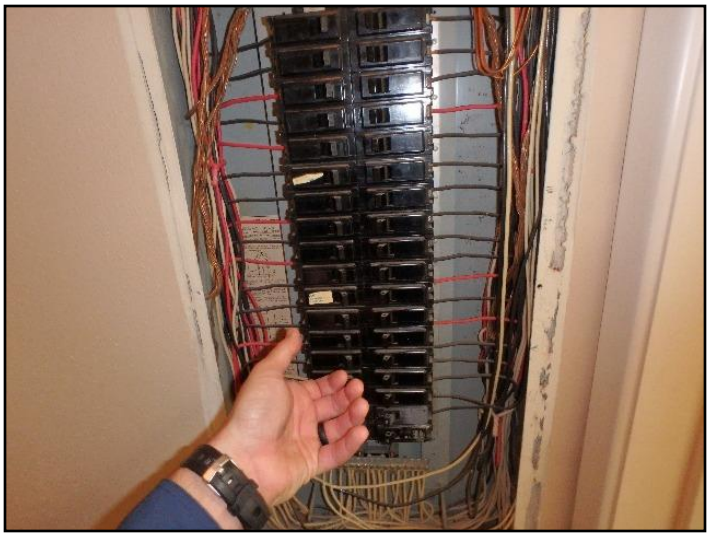
Condition: • Openings in panel: There should be no openings in the panel that allow someone to reach in and touch a live electrical component. This may occur where the panel has room for more circuits, or where a break block has no breaker. Wherever this situation exists, the opening should be covered with appropriate insert. Any unprotected openings at the side or bottom of the panel should be blanked off.
Location: Left Side Exterior
Task: Correct.

Openings in panel: There should be no...

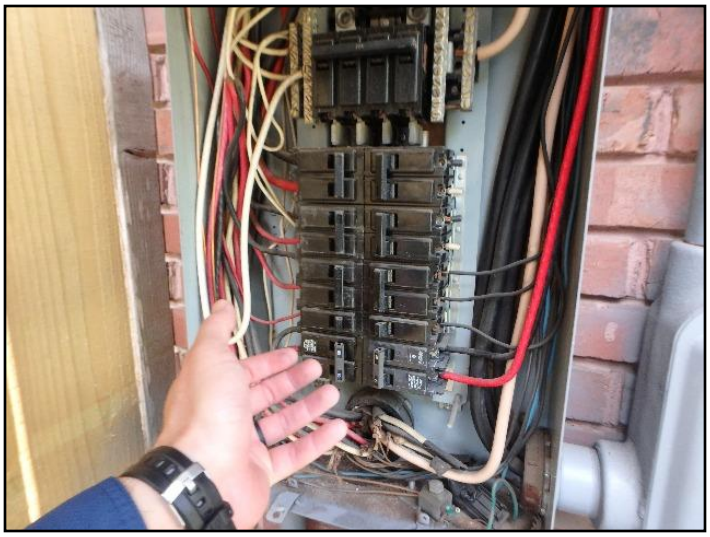
Condition: • Circuits not labeled
Location: Left Side Exterior
Task: Label

Circuits not labeled

Condition: • No Arc Fault Circuit Interrupter
Location: Left Side Exterior and Laundry Area
Task: Consider upgrading to current fire safety standards



No Arc Fault Circuit Interrupter



No Arc Fault Circuit Interrupter

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

For safety reasons, it is recommended that all countertop kitchen outlets, attic outlets, bathroom outlets, exterior outlets, and garage outlets be protected by a GFCI either at the panel or the outlet. Unable to determine if outlets were GFCI protected.

Location: Exterior. Kitchen

Task: Upgrade to current standards

GFCI/GFI needed (Ground Fault Circuit...

GFCI/GFI needed (Ground Fault Circuit...

Condition: • Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)

Safety issue

Location: Master Bathroom

Task: Repair or replace.

Test faulty on GFCI/GFI (Ground Fault...

Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Missing

Weather proof covers are recommended for exterior outlets.

Location: Front Exterior

Task: Replace.

Missing

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Poor location

Location: Kitchen

Task: Consider relocating.

Condition: • Reminder to replace units when necessary

Most alarms installed today have a lifespan of about 8-10 years. After this time, the entire unit should be replaced.

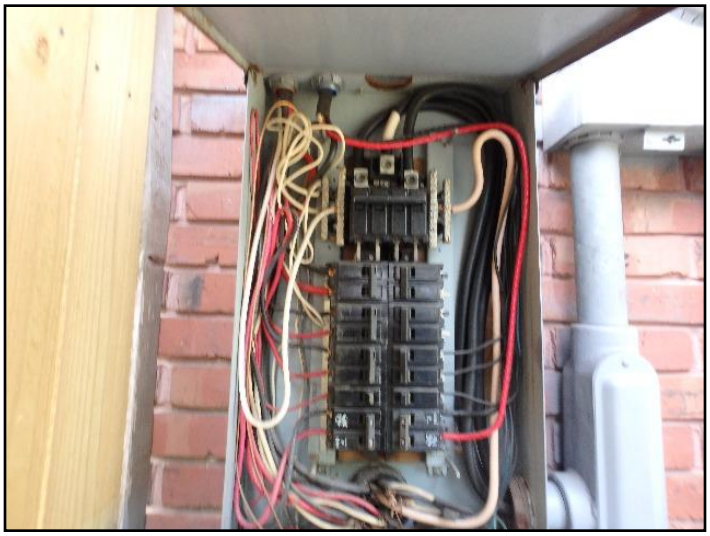
It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement. Click on the above link for more information.
Task: Information only.

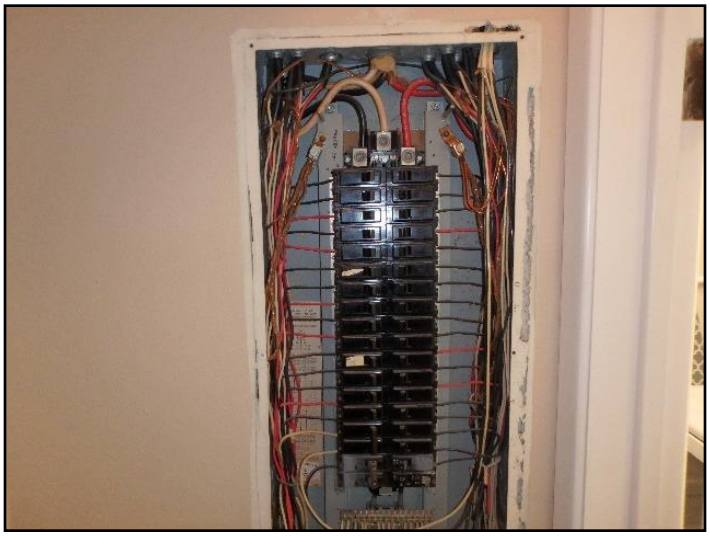
Description and Inventory

General: • General View of the Electrical System - Reference Photos


General View of the Electrical System -...


General View of the Electrical System -...


General View of the Electrical System -...


General View of the Electrical System -...

Service entrance cable and location: • Overhead copper

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating:
• 200 Amps

Combination panel (see below-Distribution panel rating)

Main disconnect/service box type and location: • Breakers, left side exterior wall

System grounding material and type: • Not visible

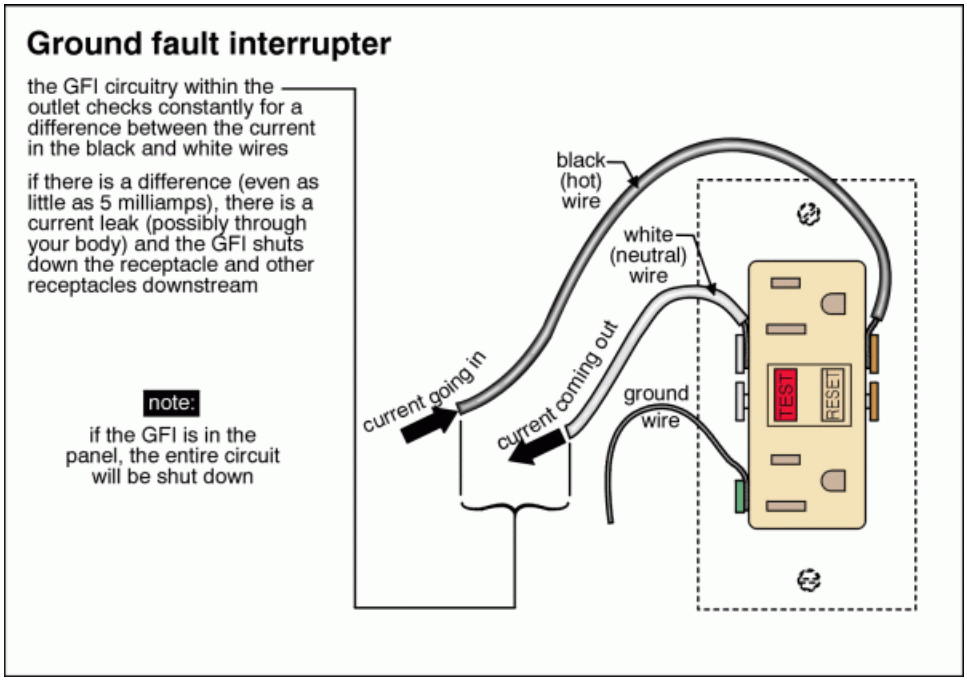
Distribution panel type and location: • Breakers - Laundry room

Distribution panel rating:
• 200 Amps
There is no stand-alone service box, but a combination panel (also called a service panel) that incorporates the main disconnect (main breaker) with the distribution panel and all its branch circuits and circuit breakers. This is an acceptable and common wiring method.

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

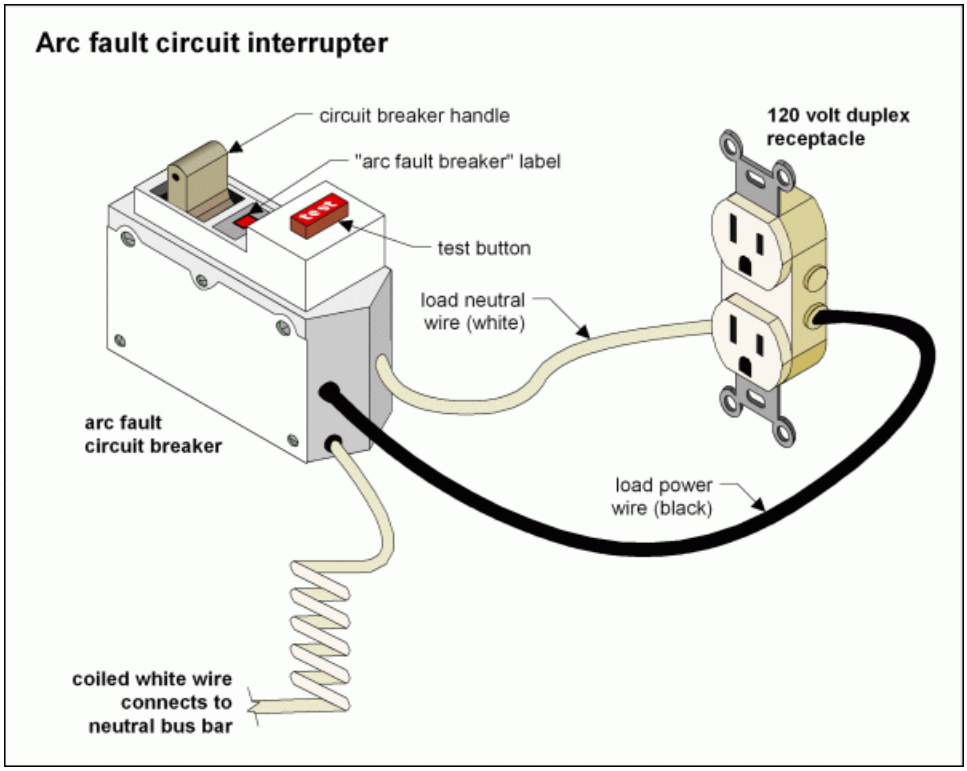
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI defined
Note: Special devices to shut the power off. If there is only a small flaw in the circuit, electricity may be flowing to a dangerous spot, but not enough flowing to trip a breaker. Potentially fatal current can flow through a person to ground. This is an electrical shock hazard. A ground fault circuit interrupter prevents this from happening by shutting off the circuit. Current standards require GFCI protection on all outdoor and bath outlets and kitchen countertops and within six feet of any sink. (Also garages, attic, pools and whirlpools)



Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • AFCI defined
Note: AFCIs are devices that help protect against fires by detecting arc faults, an electrical problem that occurs when electricity moves from a conductor across an insulator to another conductor. Arc faults are common where electrical cords are damaged, or outlets are not properly installed.

GFCIs are designed to prevent electrical shock, AFCIs to prevent fires.

Since 2001, AFCIs have been required on circuits that serve outlets in bedrooms (new work).



Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - exterior • GFCI - kitchen • No AFCI

Smoke alarms (detectors): • Present

Limitations and Inspection Methods

General: • The fire alarm and security system were not tested. This is beyond scope of this inspection. This should be done by a fire/alarm system company only.

General: • The smoke detectors were not tested during the inspection nor was the age determined. This is beyond the scope of a home inspection.

Inspection limited/prevented by: • Concealed wiring

System ground: • Not found • Continuity not verified • Quality of ground not determined

Circuit labels: • Circuits were only partially labeled at the panel • Circuit size requirements and number of outlets, fixtures per circuit not verified (beyond scope)

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations and Observations

General

• Heating system should be serviced and evaluated to establish a baseline and then annually by a licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life.
This should be done in conjunction with the cooling system, each prior to the appropriate season, annually.
Task: Service and evaluate system now due to age and lack of maintenance records.

GAS FURNACE \ Life expectancy

Condition: • Life expectancy - NAHB Study (Link)
According to a 2007 study done by the National Home Builders Association, "Heating, ventilation, and air conditioning systems require proper and regular maintenance in order to work efficiently, but even in the best case scenarios most components of such systems only
last 15 to 25 years. Furnaces on average last 15-20 years, with gas lasting slightly longer than electric and air conditioning units 10-15 years."
While this represents only a national average, it does provide some reasonable expectations and can be used for planning purposes

Condition: • Aging
The furnace is 24 years old but functional.
Task: Include evaluation in recommended service. Budget for replacement near term.

GAS FURNACE \ Venting system

Condition: • Soot and minor charring was noted to the roof decking around the furnace exhaust. No visible signs of loose connections or leaks were noted, however, this could not be positively determined at the time of the inspection. This may have been from an old leak.
Location: Attic
Task: Further evaluation recommended.

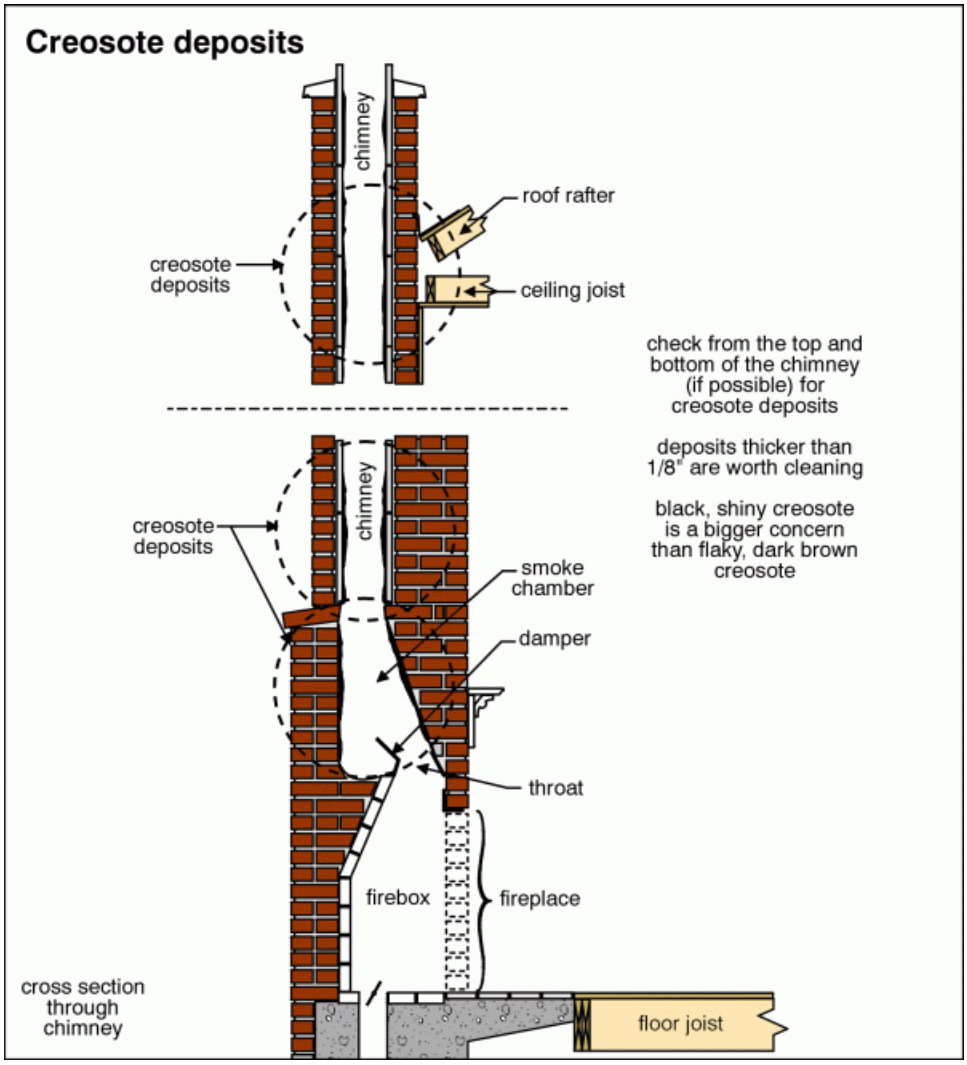
Charring

CHIMNEY AND VENT \ Masonry chimney

Condition: • Creosote build-up

Location: Living Room

Task: Service. Clean.



Creosote build-up

FIREPLACE \ Firebox
Condition: • Cracked masonry or refractory
Location: Living Room
Task: Repair or replace.

Cracked masonry or refractory

Description and Inventory

General: • General View of Heating System - Reference Photos

Metal flue

Wood burning fireplace

Furnace

System type: • Furnace

Fuel/energy source: • Gas

Furnace manufacturer:

• Bryant

Model number: 34PHAZ060125 *Serial number:* 0496V00405

Heat distribution: • Ducts and registers

Approximate capacity: • 60,000 BTU/hr

Approximate age: • 24 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Gas line into the heating unit.

Temperature difference: • Temperature rise not tested due to outside temperature. Furnace produced heat and appeared to function normally. • Definition and description - If the system is adequately sized and is working properly, the air temperature entering the return grill will be the same as the room temperature, and the air coming from the registers will be approximately 30F to 40F warmer (rise). If the inlet temperature is 75F, the air coming off should be 105F to 115F. This can be measured with a thermometer at the return grill and at a sampling of the registers. If the temperature drop is different, the problem may be size-related or may likely indicate a need for servicing by an HVAC professional. This test is done after the system has established equilibrium. Therefore the unit should run for at least 15 minutes before checking the temperature rise.

Exhaust pipe (vent connector): • Double wall • Type B

Fireplace/stove: • Gas Starter

Fireplace/stove: • Wood-burning fireplace

Chimney/vent: • Masonry • Metal

Chimney liner: • Metal

Limitations and Inspection Methods

General: • Maintenance records for unit(s) were not available.

General: • System balance and the adequacy of ductwork is beyond the scope of this inspection.

Warm weather:
• Prevents testing heating effectiveness
Tested heating system for normal function only.

Heat exchanger: • Not accessible, not inspected. Beyond scope.

Recommendations and Observations

AIR CONDITIONING \ General

Condition: • Service Air Conditioning system to establish a baseline and schedule annual maintenance by licensed HVAC contractor. This will ensure it is functioning efficiently and safely and will help extend the units useful life. This should be done in conjunction with the heating system, each prior to the appropriate season, annually. Test both furnace and ac during pre-closing walk-thru to ensure function.

Task: Service and evaluate system now due to age and lack of maintenance records.

AIR CONDITIONING \ Condensate system

Condition: • Condensate pump (electric) noted.

Location: Attic

Task: Monitor. Maintain as needed.

Condensate pump (electric) noted.

Condition: • Rust or holes in pan

Rusting and a small amount of water was noted was noted in the AC drain pan. No holes were noted, however.

Location: Attic

Task: Replace.

Rust or holes in pan

Condition: • No float switch

Though a secondary drain line was present and connected to the drain pan, a float switch is still recommended in the pan as a secondary means of preventing water damage. This switch will turn the unit off if the primary and secondary drain lines clog and the pan fills with water.

Location: Attic

Task: Provide or install.

No float switch

AIR CONDITIONING \ Condensate drain line

Condition: • Line not insulated

The line should be insulated to it's termination point in the waste system or to the exterior of the building.

Location: Attic

Task: Correct

Line not insulated

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • Return air filter dirty

Location: Hall

Task: Replace.

Return air filter dirty

Description and Inventory

General: • General View of the Cooling System - Reference Photos

AC condenser

Air conditioning type:

• Air cooled

Central cooling is by a "split-system", with the condenser/compressor unit located outside and the evaporator unit, with coil, located inside in the plenum near the furnace. Two refrigerant lines run between the compressor and the evaporator, the larger (vapor line) should be insulated to maintain temperature and prevent it from sweating. There is also a condensate drain line from the indoor evaporator to a drain point. This central system shares the same duct work, blower and filter as the furnace.

Manufacturer:

• Goodman

Model number: VSX130601BA *Serial number:* 1303154793

Cooling capacity: • 60,000 BTU/hr • 5 Tons

Compressor approximate age: • 5 years

Failure probability: • Low

Temperature difference: • If the system is adequately sized and is working properly, the air temperature entering the evaporator coil at the return grill will be the same as the room temperature, and the air coming off the coil at the registers will be approximately 14F to 22F cooler. If the inlet temperature is 75F, the air coming off should be 54F to 62F. This can be measured with a thermometer at the return grill and at a sampling of the registers.

If the temperature drop is different, the problem may be size-related or may likely indicate a need for servicing by an HVAC professional. This test is done after the system has established equilibrium. Therefore the unit should run for at least 15 minutes before checking the temperature split.

Temperature difference: • 17° • Acceptable temperature difference: 14° to 22°

Limitations and Inspection Methods

General: • Maintenance records for unit(s) were not available.

Heat gain/loss calculations: • Not done as part of a building inspection

Recommendations and Observations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Description and Inventory

General: • General View of the Insulation and Ventilation Systems - Reference Photos

General View of the Insulation and...

General View of the Insulation and...

Attic/roof insulation material: • Batts

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • Appears to be approximately R-22 in most areas.

Attic/roof ventilation: • Soffit vent • Power ventilator

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Limitations and Inspection Methods

Inspection prevented by no access to: • Wall space

Attic inspection performed: • Batt insulation limited the inspection of the attic floor. • Attic access by attic folding stairs. • HVAC duct limited the inspection of the attic.

Attic inspection performed: • By entering attic, but access was limited

Crawlspace inspection performed: • None

Recommendations and Observations

General

• All fixtures, supply lines faucets and drains tested, including tubs, showers, toilets, sinks and basins. No issues found except where otherwise noted.

WATER HEATER \ Tank

Condition: • Safety pan and drain missing
Also recommend adding having water heater put on a stand.
Location: Laundry Area
Task: Provide or install.

Safety pan and drain missing

WATER HEATER \ Temperature/pressure relief valve

Condition: • Temperature pressure relief discharge tubes are required to flow downhill and not have any dip where water can collect.
Location: Laundry Area
Task: Correct

Poor Slope

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

Condition: • Combustion air calculations for various appliances
LINK above for all calculations - General rule of thumb is 1 square inch of free, unrestricted vent air for every 1000 BTU of equipment.

Condition: • Inadequate combustion air
The gas water heater is located in an enclosed area with minimal or no ventilation.
Location: Laundry Area
Task: Add vent to door or similar solution to provide adequate combustion air.


Inadequate combustion air

WATER HEATER - GAS BURNER AND VENTING \ Gas piping

Condition: • Painters tap noted around gas piping and valve. Unable to determine reason for tapping pipe.
Location: Laundry Area

Task: Information only.

Taped Valve

Tapped Pipe

WASTE PLUMBING \ Traps - installation

Condition: • Nonstandard shape or material

Trap is installed with a flexible corrugated tail piece. This type of drain pipe is prone to frequent clogging and is designed for a temporary repair only.

Location: Master Bathroom

Task: Replace with a smooth walled tail piece. This should be done by a licensed plumber.

Nonstandard shape or material

Nonstandard shape or material

Description and Inventory

General: • General View of Plumbing Systems - Reference Photos

Water main shut off

Gas meter

Water Heater

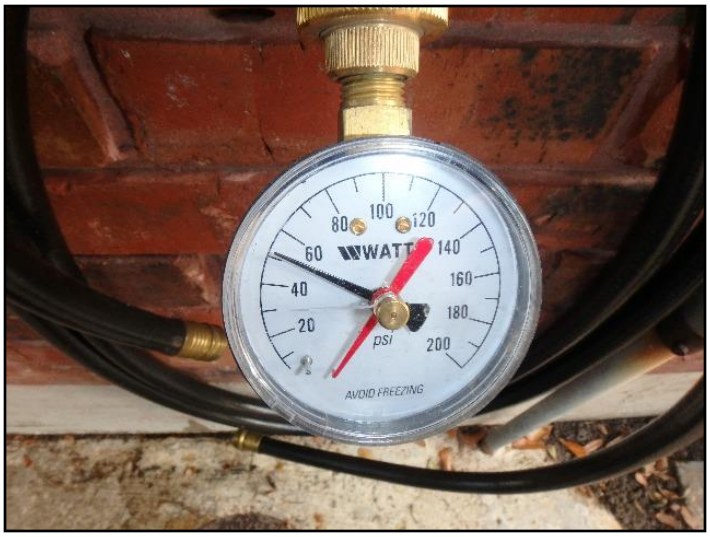
Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the: • Rear Left Side Exterior

Water flow and pressure:
• Functional
• Typical for neighborhood
Water pressure measured at 51 PSI at the right side hose bibb.



51 PSI

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Main fuel shut off valve at the: • At Meter • Right side

Main fuel shut off valve at the: • Exterior

Water heater manufacturer:
• Rheem
Model number: 22V40F1 *Serial number:* RHLN1009405779

Water heater tank capacity: • 40 gallons • 50 gallons

Water heater approximate age: • 9 years

Water heater typical life expectancy: • The typical life expectancy of a water heater is 10-15 years. Even if they continue to work beyond this period, some efficiency and performance is lost.

Waste and vent piping in building: • PVC plastic

Gas piping: • Steel

Limitations and Inspection Methods

Items excluded from a building inspection: • Garden sprinkler or irrigation system • Gas line leakage, suitability of gas line installation, or gas line standards are beyond scope.

Items excluded from a building inspection:
• Water quality
• Isolating/relief valves & main shut-off valve
• Concealed plumbing
Underground drain and waste lines should be examined by a video plumbing inspection. This is beyond the scope of a general home inspection. Plumbing concealed in walls or other areas with limited or no access. Leaks that are not visible or do not present during normal operation (not extended use)

• Tub/sink overflows

Actual use of tubs and showers may reveal problems that are not discovered during a visual home inspection.

• Water heater relief valves are not tested

• Pool

Not inspected by agreement. Buyer is having a separate pool inspection.

Recommendations and Observations

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing

Double or triple glazed windows are typically sealed with dry air or gas between the panes. These windows may lose their seal, resulting in intermittent or permanent condensation or clouding between the panes of glass. Lost seals are not particularly serious from an energy efficiency standpoint. The window will still perform reasonably well. However, visibility is often reduced, and the glass may look cloudy, even if there's no condensation present at the moment. Once the seal is gone, condensation will appear and disappear between the panes. This, however, leaves the interior surfaces of the glazing dirty, and the cloudy appearance develops.

Location: Rear sunroom

Task: Replace fogged window(s)

Lost seal on double or triple glazing

WINDOWS \ Sashes

Condition: • Won't stay open

Location: Front Bedroom

Task: Repair or replace.

Won't stay open

DOORS \ Doors and frames

Condition: • Ineffective guide on sliding closet door

Location: Middle Bedroom

Task: Correct. Adjust.

Ineffective guide on sliding closet door

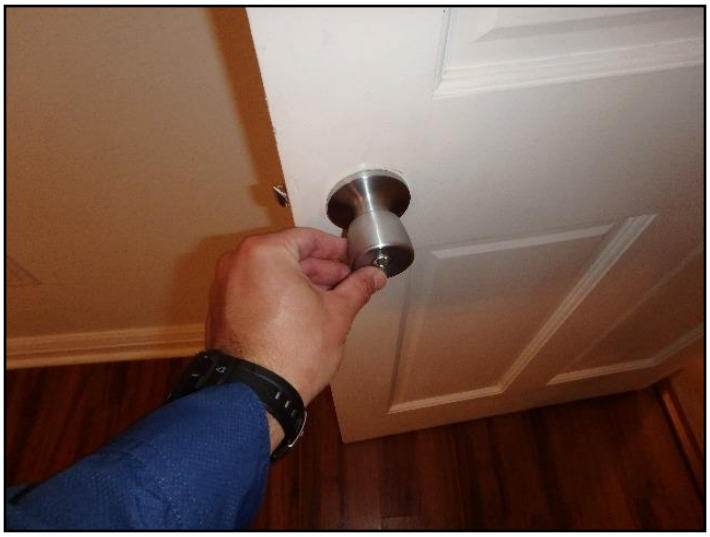
DOORS \ Hardware

Condition: • Damaged door knobs.

Location: Various

Task: Replace.

Damaged



Damaged

Condition: • Broken
Location: Master Bedroom
Task: Replace.

Broken

Broken

EXHAUST FANS \ General
Condition: • Inoperative
Unable to determine cause.
Location: Laundry Area

Task: Repair or replace.

Inoperative

EXHAUST FANS \ Duct

Condition: • Not vented to exterior

Bathroom exhaust fans should vent to the exterior to keep moisture from entering attic.

Excess moisture in the attic can cause rot and corrosion. This is a common problem and found in many homes. Broan, one of the largest manufacturers of vent fans advises on their web site, "Never exhaust air into spaces within walls, ceilings, attics, crawl spaces or garages. The humidity may damage the structure and insulation."

Task: Vent to an exterior location.

Description and Inventory

Major floor finishes: • Engineered wood • Tile

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Single/double hung • Aluminum

Glazing: • Single

Exterior doors - type/material: • Framed glass.

Exterior doors - type/material: • Wood

Doors:

• Inspected

All exterior doors and a representative number of interior doors, windows, cabinets, and drawers were inspected. All were found to be functioning properly except as otherwise noted below.

Oven type: • Conventional and convection

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Listed appliances checked for normal operation and appear to be functioning properly, with exceptions noted. • Range/Oven • Bathroom Exhaust fan(s) • Dishwasher • Waste disposal • Microwave oven • Door bell • Refrigerator • Ceiling fan(s)

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

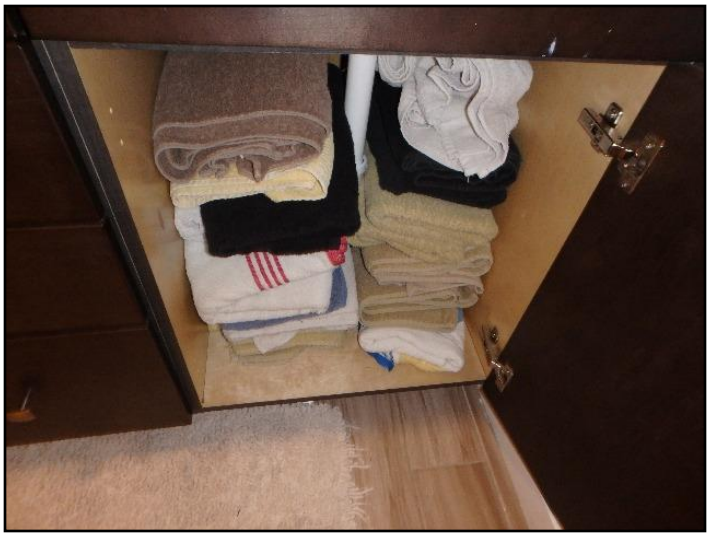
Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

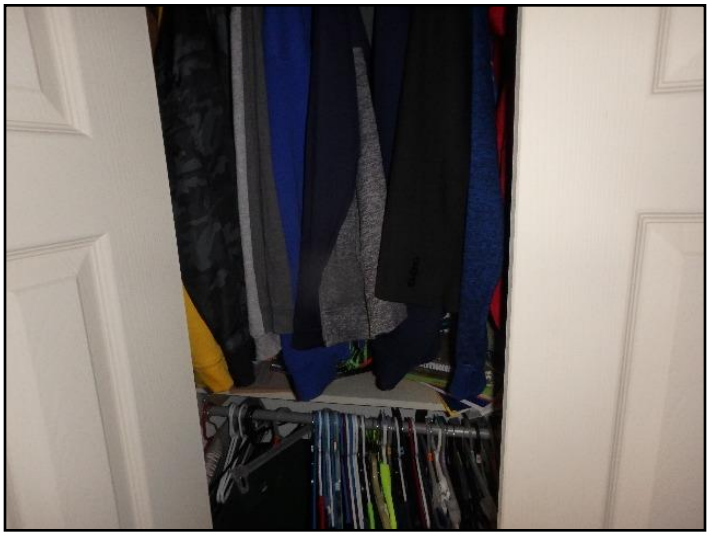
Limitations and Inspection Methods

General: • General Limitation Photos

General Limitation Photos



General Limitation Photos



General Limitation Photos

Inspection limited/prevented by: • Personal items

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Restricted access to: • Windows

Not tested/not in service:
• Dishwasher
Dishes prevented testing.

Not included as part of a building inspection: • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings. • Mold growth that is not readily visible or hidden from view due to access or concealment by furnishings.

Not included as part of a building inspection:
• Security systems and intercoms
• Cosmetic issues
Minor cosmetic defects are generally not addressed unless requested by client or client's agent

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Recommendations and Observations

General

• 2" or less - overall differential

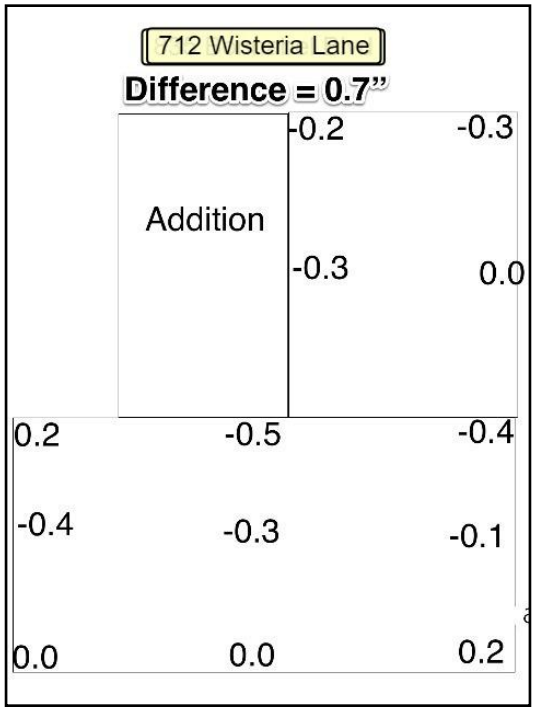
The differential listed above is not considered excessive for a property of this age, construction type and location. The differential is due to normal construction tolerances and minor or moderate settlement, usually associated with age.

Task: None

Description and Inventory

<1.9" Maximum Relative Elevation Differential: • Within acceptable limits for this area

Note: The maximum differential found was 0.7" as shown on the drawing below. According to one of the leading local engineering firms, the average differential for all residential foundations in the New Orleans area is about 3.2". The average for reinforced concrete slabs about 2.9" and for pier and beam foundations about 3.6". Allowances are made for floor coverings and materials. Additions and enclosed areas built with a designed slope are not included. All measurements taken are not shown. The drawing is not to scale and locations are approximate.



Drawing not scale; locations approximate

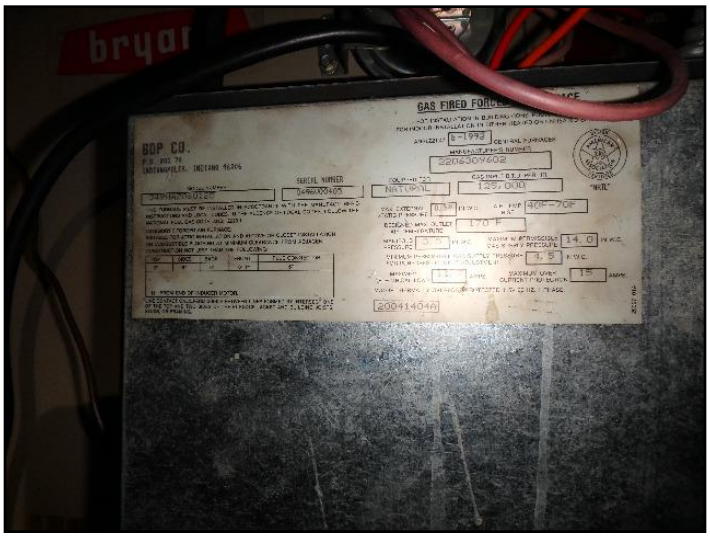
Limitations and Inspection Methods

General: • The inspector provides these measurements for the purpose of informing the client of the general slopes and elevation differentials of the basic foundation. We are not engineers or an engineering firm nor do we make any claims beyond these basic measurements taken and presented at face value. We recommend seeking a structural evaluation from a licensed structural engineer or structural contractor if there is any concern about the foundation or if repairs are needed.

Description and Inventory

General: • Equipment Data Plates

AC condenser



Furnace

Water Heater

Description and Inventory

Weather: • Sunny • Overcast

Approximate temperature: • 84°

Attendees: • Inspector - Jason Pepitone, LHI No. 10841 • Inspector - Matthew Del Buono, LHI No. 10926 • Video Plumbing Inspector

Attendees: • Buyer • Seller • Buyer's Agent • Seller's Agent

Access to Property Provided by: • Seller's agent

Occupancy: • The building was occupied and furnished at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time: • The inspection started at 9:00 a.m. • The inspection ended at 11:00 a.m.

Approximate date of construction: • Circa 1960s

Approximate size of building: • 2300 ft.^{2}

Building type: • Detached single family home

Number of stories: • 1

Number of bedrooms: • 4

Number of bathrooms: • 3

Garage, carport and outbuildings: • In ground pool.

Garage, carport and outbuildings: • Tool shed

END OF REPORT

Recommendations for further evaluations or repairs:

Updated 6/01/20/18

The following contractors are listed because we have worked with or personally used their services and found them to be reliable, knowledgeable and professional. We make no guarantee nor do we participate in any type of referral system or have any financial interest in their work. The names are provided as a courtesy only. We appreciate any feedback.

Structural Engineers (Evaluation only):

Robert Anderson, PE
504-488-7797
www.andersonengineers.com

Roy Carubba, P.E.
Carubba Engineering
504-888-1490

Structural repairs – raised foundations and general contracting:

Richard Earls – General Contractor
504-628-9182
www.richardearlsconstruction.com

Robert Turner - Contractor - Structural Repairs
Turner Foundation Repairs
Cell: 504-239-4624
turnerfoundation@bellsouth.net

Annunciation Construction – Bennett Luke– General Contractor
504-274-7508
johnbennettluke@gmail.com

Anthony Melancon, Jr.
Melancon Contracting Services – General Contractor, also Electrical Contractor
504-874-1956
amelanconservices@gmail.com

Cary McCann/McCann Homes– General Contractor, new construction, additions and general repairs
504-458-2155

Roofing Contractors – roof repair, inspections and leak detection, flashings:

Guaranty Roofing and Sheet metal
504-466-3749
Lonnie@guarantysheetmetalworks.com

Brian Mackel, Mackel Roofing
504-885-1006

Automatic Driveway Gates (repair and installation):

Bohnenstiehl Electric, Inc
504-834-0351

Waterproofing Exterior:

R. Volker Waterproofing
504-382-6945

Environmental: Asbestos, Mold Remediation:

Asbestos Abatement Contractors (Asbestos)
4432 Trenton St, Metairie, LA 70006
504-456-0422

U.S Restoration (Asbestos and Mold Remediation)
Richie Cook
504-235-3951

Crawlspace Moisture Solutions, Mold Remediation, Duct Cleaning:

AdvantaClean
Scott Phillips
504-333-9338
www.advantaclean.com

Chimney Sweeping, Chimney Repair and Fireplace Inspections, Duct Cleaning:

A Noble Sweep
Chimney sweep and fireplace repairs
504-517-8350

Swimming Pool Inspections, Maintenance and Repair:

Pelican Pools – Inspection, repair and maintenance
Kevin
Cell: 504-439-4046

Electrical Inspections and Repairs:

Bill Schell Electric
Cell: 504-975-1593

Larry Adams
504-734-7343

Heating and Air Conditioning

Cool Air, Inc.
504-834-2067 504-733-1567
www.coolairnola.com

Stucco and EIFS Inspections - Coatings and Repairs:

Walter MacKay - Certified EIFS/Stucco Inspector and repairs
985-893-9688
werepair@bellsouth.net

Plumbing Repairs

Michel's Plumbing Repairs
Office: 504-360-2140 Email: dmichel1229@yahoo.com

Video Plumbing Inspections:

Hy-Tech Video Plumbing
Joe Brocato
504-258-8597 (text is best, include our name in text)

Termite Inspections, Certificates and Treatment:

Absolute Termite Control
Dave Flemming
Office: 504-522-2400

All Pest – Termite
Dean Sager
Office: 504-279-7378

Elevator Service, Maintenance and Repair:

Champagne Elevators
3715 Division Street, Metairie, LA 70002
Office: 504-885-6213
www.champagneelevators.com

Fencing and Decks:

Impact Fence and Deck
Alex
504-259-7221
www.impactfenceanddeck.com

Insulation, SPF and Energy Audit:

Lagrange Consulting – Paul Lagrange
985-845-2148
http://www.lagrangeconsulting.com

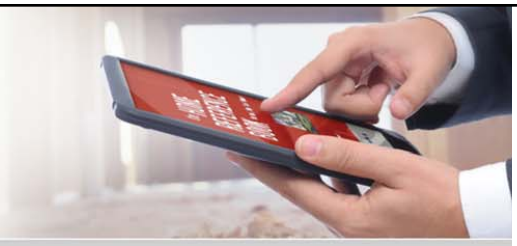
Landscaping, Subsurface drainage, Grading:

Vista Landscaping
Nick Sintz
504-450-5873
http://www.vlnola.com/

Handyman – smaller jobs various, under $7500

Just Call Alf
Alf Nelson
423-741-0845
https://www.handymanassociation.org/just-call-alf-llc/

CARSONDUNLOP
Know your home
Making technical information, elegantly simple



Home Improvement Costs

The following costs are intended as ballpark estimates for repairs and/or improvements to a typical three bedroom home. Our experience has shown that actual contractor quotations can vary by as much as 300%. Naturally, the quality of workmanship and materials will influence costs. The complexity of the job, accessibility and even economic conditions can also alter actual costs.

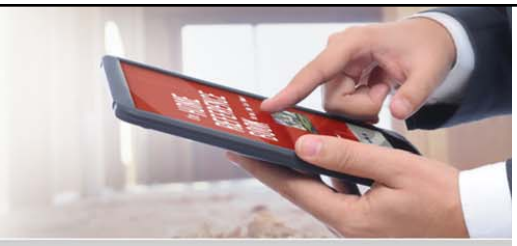
Roofing / Flashings / Chimneys

Install conventional asphalt shingles over existing shingles	$2.00 – $4.00 per sq.ft.
Strip and reshingle with conventional asphalt shingles	$2.75 - $5.50 per sq.ft.
Strip and reshingle with premium quality asphalt shingles	$5.00 - $10.00 per sq .ft.
Strip and re-roof with cedar shingles	$9.00 - $18.00 per sq .ft.
Strip and replace built-up tar and gravel roof	$10.00 - $20.00 per sq.ft (min. $1000)
Strip and replace single-ply membrane	$10.00 - $20.00 per sq.ft. (min. $1000)
Reflash typical skylight or chimney	$500.00 - $1000.00
Rebuild typical chimney above roof line	$25.00 - $50.00 per row of bricks (min. $400)
Rebuild typical single flue chimney above roof line	$200.00 – $400.00 per lin.ft.(min. $1000)

Exterior

Install galvanized or aluminum gutters and downspouts	$5.00 - $10.00 per lin.ft. (min. $500)
Install aluminum soffits and fascia	$8.00 – $16.00 per lin.ft.
Install aluminum or vinyl siding	$6.00 - $12.00 per sq.ft.
Repoint exterior wall (soft mortar)	$3.00 - 6.00 per sq.ft. (min. $500)
Repoint exterior wall (hard mortar)	$5.00 - $10.00 per sq.ft. (min. $500)
Parge foundation walls	$3.00 - $6.00 per sq.ft.
Dampproof foundation walls and install weeping tile	$150.00 - $300.00 per lin.ft. (min. $3000)
Install a deck	$25.00 - $50.00 per sq.ft. (min. $1000)

CARSONDUNLOP
Know your home
Making technical information, elegantly simple



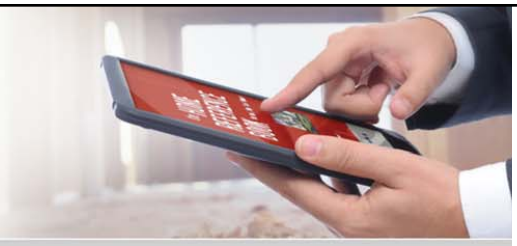
Resurface existing asphalt driveway	$2.00 – $4.00 per sq.ft.
Install interlocking brick driveway	$8.00 - $16.00 per sq.ft.
Rebuild exterior basement stairwell	$5000.00 and up
Build detached garage	$70.00 - $140.00 per sq.ft.
Build retaining wall (wood)	$20.00 - $40.00 per sq.ft
Build retaining wall (concrete)	$30.00 - $60.00 per sq.ft. (min $500)
Painting (trim only)	$2000.00 - $4000.00 and up
Painting (trim and wall surfaces)	$5000.00 and up

Structure

Underpin one corner of house	$5000.00 and up
Underpin or add foundations	$300.00 and up per lin.ft.(min. $3000)
Lower basement floor by underpinning and/or bench footings	$50.00 - $300.00 per lin.ft.(min. $5000)
Replace deteriorating sill beam with concrete	$60.00 and up per lin.ft. (min. $2000)
Install basement support post with proper foundation	$800.00 - $1600.00
Perform chemical treatment for termites	$2000.00 and up
Repair minor crack in poured concrete foundation	$400.00 - $800.00

Electrical

Upgrade electrical service to 100 amps (including new panel)	$1200.00 - $3000.00
Upgrade electrical service to 100 amps (if suitably sized panel already exists)	$800.00 - $1600.00
Upgrade electrical service to 200 amps	$1700.00 - $3500.00
Install new circuit breaker panel	$700.00 - $1400.00
Replace circuit breaker (20 amp or less)	$100.00 - $200.00
Add 120 volt circuit (microwave, freezer, etc.)	$150.00 - $300.00
Add 240 volt circuit (dryer, stove, etc.)	$300.00 - $600.00
Add conventional receptacle	$200.00 - $400.00
Replace conventional receptacle with ground fault circuit receptacle	$70.00 -$140.00
Replace conventional receptacle with aluminum compatible type (CO/ALR)(assuming several are required)	$60.00 - $120.00 ea



Upgrade entire house with aluminum compatible receptacles, connectors, etc.	$1000.00 - $2000.00
Rewire electrical outlet with reversed polarity (assuming electrician already there)	$5.00 - $10.00 ea.
Replace knob & tube wiring with conventional wiring (per room)	$1000.00 - $2000.00

Heating

Install mid-efficiency forced-air furnace	$2500.00 – $5000.00
Install high-efficiency forced-air furnace	$3500.00 – $7000.00
Install humidifier	$300.00 – $600.00
Install electronic air filter	$800.00 – $1600.00
Install mid-efficiency boiler	$3500.00 – $7000.00
Install high-efficiency boiler	$6000.00 – $12000.00
Install circulating pump	$400.00 – $600.00
Install chimney liner for gas appliance	$500.00 – $1000.00
Install chimney liner for oil appliance	$700.00 – $1800.00
Install programmable thermostat	$200.00 – $400.00
Replace indoor oil tank	$1200.00 – $2500.00
Remove oil tank from basement	$600.00 and up
Remove abandoned underground oil tank	$10000.00 and up
Replace radiator valve	$300.00 – $600.00
Add electric baseboard heater	$250.00 – $500.00
Convert from hot water heating to forced-air (bungalow)	$10000.00 – $20000.00
Convert from hot water heating to forced-air (two storey)	$15000.00 – $30000.00
Clean ductwork	$300.00 – $600.00

Cooling/Heat Pumps

Add central air conditioning on existing forced-air system	$3000.00 and up
Add heat pump to forced-air system	$4000.00 – $8000.00
Replace heat pump or air conditioning condenser	$1200.00 – $2500.00
Install independent air conditioning system	$10000.00 – $20000.00
Install ductless air conditioning system	$3000.00 – $7000.00

Insulation

Insulate open attic to modern standards	$0.80 – $1.60 per sq.ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	$2.00 – $4.00 per sq.ft
Improve attic ventilation	$30.00 – $60.00 per vent

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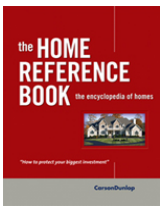
Plumbing

Replace galvanized piping with copper (2 storey with one bathroom)	$2500.00 – $5000.00
Replace water line to house	$2000.00 and up
Replace toilet	$500.00 and up
Replace basin, including faucets	$750.00 and up
Replace bathtub, including ceramic tile and faucets	$2500.00 and up
Install whirlpool bath, including faucets	$3500.00 and up
Retile bathtub enclosure	$1000.00 – $2000.00
Replace leaking shower stall pan	$1000.00 – $2000.00
Rebuild tile shower stall	$2500.00 – $5000.00
Replace laundry tubs	$400.00 – $800.00
Remodel four-piece bathroom completely	$6000.00 – $50000.00
Connect waste plumbing system to municipal sewers	$5000.00 and up
Install submersible pump	$1000.00 and up
Install suction or jet pump	$700.00 and up
Install modest basement bathroom	$6000.00 and up

Interior

Add drywall over plaster	$4.00 – $8.00 per sq.ft.
Sand and refinish hardwood floors	$2.00 – $4.00 per sq.ft.
Install replacement windows	$40.00 – $120.00 per sq.ft.
Install storm window	$200.00 – $400.00
Install masonry fireplace (if flue already roughed-in)	$3000.00 and up
Install zero-clearance fireplace (including chimney)	$3500.00 and up
Install glass doors on fireplace	$300.00 and up



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Chapter 17-A Louisiana Home Inspector Licensing Law

(NEW - Effective August 1, 2014)

§1478. Written reports

A. 2. A licensed home inspector shall include in his written report of the home inspection the presence of suspected mold growth if during the course of inspecting the systems and components of the structure in accordance with the provisions of this Chapter and board rules and regulations, the licensed home inspector discovers *visually observable evidence of suspected mold growth on the inside of the structure.

****Definition:** Visually Observable Evidence of Suspected Mold Growth- Visually observable discoloration of the interior components within the climate controlled living space apparently arising from moisture that may be indicative of mold or microbial growth, discovered without employing specialized moisture, environmental or other testing methods.*

Axelrad & Associates HOME INSPECTIONS, LLC

Our policy of compliance - Mold is everywhere, on all surfaces in every home, in the air inside and outside. The key is to indicate areas of potential or suspected mold growth. In reporting, it must be presumed that anywhere moisture is present, mold growth may be present. Mold growth is usually present in bathrooms, kitchens, under and behind cabinets, in HVAC closets and ducts and similar damp areas. It would be redundant to list each of these areas unless the visible growth is significant and above what is normally seen in these locations.

Where we describe the visible presence of moisture, possible moisture, moisture/water damage or staining, there may be suspicion of mold growth in hidden areas, even if no mold is visible. Where this occurs in our reports, the phrase, "possibility of hidden mold", may be used. Visible apparent mold will be identified, as in the past.

For reporting purposes, the terms mold, mildew, fungi and microbial growth are used interchangeably. Please note that we do not test for mold or use invasive measures. A home inspection is a visual inspection only.

A home inspection is NOT a mold inspection. A separate mold or IAQ (Indoor Air Quality) inspection on an average home, by a qualified specialist, may cost from $500 to $2000, depending upon the extent and complexity of the testing.

Please refer to the EPA web site for more information on mold.

CLICK HERE:
http://www.epa.gov/mold/moldguide.html ***Call us at 504-799-9401 if you have any questions or concerns.***

The following pages are the Louisiana State Board of Home Inspectors minimum inspection standards, (Standards of Practice) and Code of Ethics. We are required to provide a copy of this document with each inspection or report.

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Chapter 3. Standards of Practice

§301. Minimum Standards

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

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000).

§303. Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. electrical system;

b. exterior system;

c. interior system;

d. heating and cooling systems;

e. plumbing system;

f. roofing system;

g. structural system;

h. insulation and ventilation system;

i. appliance system; or

j. any other related residential housing system as defined in the standards of practice prescribed by the board.

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

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

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

Installed—attached such that removal requires tools.

LHI—an acronym for Licensed Home Inspector.

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

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

Normal Operating Cycle—the standard period during which a system or component operates by the use of Normal Operating Controls

Observe—the act of making a visual examination.

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

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

Operate—to cause systems or equipment to function.

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

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

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

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

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

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

Significantly Deficient—a condition that, in the inspector's professional opinion, adversely and materially affects the performance of a system or component.

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

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

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

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

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

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

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

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

Visually Observable Evidence of Suspected Mold Growth—visually observable discoloration of the interior components within the climate controlled living space apparently occurring from moisture that may be indicative of mold or microbial growth which is visually observable, without employing moisture, environmental or other testing methods.

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

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1689 (August 2004), LR 36:2861 (December 2010), LR 38:2532 (October 2012), LR 41:922 (May 2015), LR 41:1487 (August 2015).

§305. Purpose and Scope

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

B. Home inspectors shall:

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

a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors;

b. describe what inspection services will be provided and their cost;

c. state that the inspection is limited to only those systems or components agreed upon by the client and the inspector; and

d. contain copies of the Standards of Practice and Code of Ethics;

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

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

a. describe those systems specified to be described in §§311-329, and/or as contractually agreed upon;

b. state which systems designated for inspection in this Section have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;

c. state any systems or components so inspected that, in the professional opinion of the inspector, are significantly deficient, unsafe or non-functioning; and

d. state the name, license number, and contain the signature of the person conducting the inspection.

C. This Chapter does not limit home inspectors from:

1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B of this rule;

2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;

3. inspecting systems and components in addition to those required by these Standards of Practice; or

4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 38:2532 (October 2012).

§307. General Limitations

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

B. This Chapter applies only to residential resale buildings.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 41:922 (May 2015).

§309. General Exclusions

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

1. life expectancy of any component or system;

2. the causes of any condition or deficiency;

3. the methods, materials, and costs of corrections;

4. the suitability of the property for any specialized use;

5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;

6. solicit to perform repair services on any system or component of the home which the inspector noted as significantly deficient, non-functioning or unsafe in his home inspection report for a period of one year from the date of the inspection;

7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to asbestos, radon lead, mold, contaminated drywall or building components, carcinogens, noise, or contaminants, whether in the building or in soil, water, or air; however, if during the course of inspecting the systems and components of the building in accordance with the law and these rules, the home inspector discovers visually observable evidence of suspected mold or microbial growth, he shall report it;

8. decorative or cosmetic items, underground items, or items not permanently installed;

9. hidden, concealed or latent defects;

10. items not visible for inspection including the condition of systems or components which are not readily accessible; or

11. future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components.

B. Home inspectors are not required to:

1. offer warranties or guarantees of any kind;

2. calculate or determine the strength, adequacy, or efficiency of any system or component;

3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible;

4. operate any system or component that is shut down or otherwise inoperable;

5. operate any system or component that does not respond to normal operating controls;

6. disturb or move insulation, personal items, panels, furniture, equipment, soil, snow, ice, plant life, debris or other items that may obstruct access or visibility;

7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;

8. project operating costs of components;

9. evaluate acoustical characteristics of any system or component;

10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;

11. operate shut-off valves;

12. inspect detached structures, other than garages and carports;

13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;

14. dismantle any system or component, except as specifically required by these standards of practice; or

15. perform air or water intrusion tests or other tests upon roofs, windows, doors or other components of the structure to determine its resistance to air or water penetration.

C. Home inspectors shall not:

1. offer or perform any act or service contrary to law;

2. report on the market value of the property or its marketability;

3. report on the advisability or inadvisability of purchase of the property;

4. report on any component or system that was not inspected;

5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects; however the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;

6. advertise or solicit to perform repair services on any system or component of the home which the inspector noted as deficient, significantly deficient or unsafe in his home inspection report from the time of the inspection until the date of the act of sale on the home inspected.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475 and R.S. 37:1478.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:922 (May 2015).

§311.Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;

2. framing;

3. columns; and

4. piers.

B. The home inspector shall describe the type of:

1. foundation;

2. floor structure;

3. wall structure;

4. columns;

5. piers;

6. ceiling structure; and

7. roof structure.

C. The home inspector shall:

1. probe structural components only where deterioration is visible, except where probing would damage any surface;

2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;

3. report the methods used to inspect or access under floor crawl spaces and attics; and

4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 41:923 (May 2015).

§313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;

2. all doors, including garage doors and storm doors;

3. all readily accessible windows;

4. decks, balconies, stoops, steps, porches, and applicable railings;

5. eaves, soffits, and fascias where visible from the ground level; and

6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

B. The home inspector shall:

1. describe wall cladding materials;

2. operate all entryway doors;

3. operate garage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and

4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested.

C. The home inspector is not required to inspect:

1. shutters, awnings, and similar seasonal accessories;

2. fences;

3. presence of safety glazing in doors and windows;

4. garage door operator remote control transmitters;

5. geological conditions;

6. soil conditions;

7. recreational facilities;

8. detached buildings or structures other than garages and carports;

9. the presence or condition of buried fuel storage tanks;

10. sea walls, break walls or docks;

11. erosion control and earth stabilization measures; or

12. garage door operator pressure sensitive reverse failure devices.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:923 (May 2015).

§315. Roofing System

A. The home inspector shall inspect:

1. roof coverings;

2. roof drainage components;

3. flashings;

4. skylights, chimneys, and roof penetrations; and

5. signs of leaks or abnormal condensation on building components.

B. The home inspector shall:

1. describe the type of roof covering materials; and

2. report the methods used to inspect the roofing system and any limitations.

C. The home inspector is not required to:

1. walk on the roofing;

2. inspect interiors of flues or chimneys which are not readily accessible;

3. inspect attached accessories including but not limited to solar systems, antennae, and lightening arrestors; or

4. disturb or lift roofing materials, jacks or flashing.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:923 (May 2015).

§317. Plumbing System

A. The home inspector shall inspect:

1. water supply and distribution systems, including:

a. piping materials, supports, insulation;

b. fixtures and faucets;

c. functional flow;

d. visible leaks; and

e. cross connections;

2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;

3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;

4. fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting, and supports; leaks; and

5. sump pumps, drainage sumps, and related piping.

B. The home inspector shall describe:

1. water supply and distribution piping materials;

2. drain, waste and vent piping materials;

3. water heating equipment;

4. location of main water supply shutoff device; and

5. the location of main gas supply shutoff device.

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

D. The home inspector is not required to:

1. determine the effectiveness of anti-siphon devices;

2. determine whether water supply and waste disposal systems are public or private;

3. operate automatic safety controls;

4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;

5. determine whether the system is properly sized or utilizes proper materials;

6. inspect:

a. water conditioning systems;

b. fire and lawn sprinkler systems;

c. on-site water supply quantity and quality;

d. on-site waste disposal systems;

e. foundation irrigation systems;

f. spas;

g. swimming pools;

h. solar water heating equipment; or

i. wells, well pumps, or water storage related equipment.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 41:923 (May 2015).

§319. Electrical System

A. The home inspector shall inspect:

1. service drop and entrance conductors cables and raceways;

2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;

3. branch circuit conductors, their overcurrent devices, and their compatibility;

4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;

5. the polarity and grounding of all receptacles tested; and

6. test ground fault circuit interrupters and arc fault circuit interrupters, unless, in the opinion of the inspector, such testing is likely to cause damage to any installed items or components of the home or interrupt service to an electrical device or equipment located in or around the home.

B. The home inspector shall describe:

1. service amperage and voltage;

2. wiring methods employed; and

3. the location of main and distribution panels.

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

D. The home inspector shall report on the presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

E. The home inspector is not required to:

1. insert any tool, probe, or testing device inside the panels;

2. test or operate any overcurrent device except ground fault circuit interrupters and arc fault circuit interrupters in accordance with §319.A.6;

3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels; or

4. inspect:

a. low voltage systems;

b. security system devices, heat detectors, carbon monoxide detectors or smoke detectors that are not part of a central system;

c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or

d. remote controlled device unless the device is the only control device; or

5. measure amperage, voltage or impedance.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2863 (December 2010), LR 38:2533 (October 2012), LR 41:923 (May 2015).

§321. Air Conditioning and Heating System

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

1. heating, cooling and air handling equipment installed through the wall;

2. normal operating controls;

3. chimneys, flues, and vents, where readily accessible;

4. solid fuel heating devices, including fireplaces;

5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and

6. the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

1. energy sources; and

2. the heating and cooling methods by their distinguishing characteristics.

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

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

E. The home inspector is not required to:

1. operate heating systems when weather conditions or other circumstances may cause equipment damage;

2. operate automatic safety controls;

3. inspect or operate air duct dampers; or

4. inspect:

a. heat exchangers;

b. humidifiers;

c. dehumidifiers;

d. electronic air filters;

e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms;

f. solar space heating systems;

g. components of solid fuel heating devices, such as firescreens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity controlled or fan assisted; or

h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 36:2863 (December 2010), repromulgated LR 38:2533 (October 2012), amended LR 41:923 (May 2015).

§325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;

2. steps, stairways, balconies, and railings;

3. countertops and a representative number of cabinets and drawers;

4. all doors; and

5. all readily accessible windows.

B. The home inspector shall:

1. operate a representative number of windows and interior doors;

2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components;

3. report the presence of suspected mold or microbial growth if, during the course of inspecting the systems and components of the structure in accordance with the home inspector licensing law and these rules, the licensed home inspector discovers visually observable evidence of suspected mold or microbial growth.

C. The home inspector is not required to inspect:

1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;

2. carpeting;

3. draperies, blinds, or other window treatments; or

4. interior recreational facilities.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 37:2406 (August 2011), LR 38:2533 (October 2012), LR 41:923 (May 2015).

§327. Insulation and Ventilation System

A. The home inspector shall inspect:

1. insulation and vapor retarders in unfinished spaces;

2. ventilation of attics and foundation areas;

3. kitchen, bathroom, and laundry venting system; and

4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

B. The home inspector shall describe:

1. insulation and vapor retarders in unfinished spaces; and

2. absence of insulation in unfinished space at conditioned surfaces.

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

1. concealed insulation and vapor retarders; or

2. venting equipment that is integral with household appliances.

D. The home inspector is not required to:

1. disturb insulation or vapor retarders; or

2. determine indoor air quality.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004).

§329. Built-In Kitchen Appliances

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

1. permanently installed dishwasher; through its normal cycle;

2. range, cook top, and permanently installed oven;

3. trash compactor;

4. garbage disposal;

5. ventilation equipment or range hood;

6. permanently installed microwave oven; and

7. any other built-in appliance.

B. The home inspector is not required to inspect:

1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;

2. non built-in appliances such as clothes washers and dryers;

3. refrigeration units such as freezers, refrigerators and ice makers; or

4. central vacuum system.

C. The home inspector is not required to operate:

1. appliances in use; or

2. any appliance that is shut down or otherwise inoperable.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 41:923 (May 2015).

Chapter 5. Code of Ethics

§501. Code of Ethics

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

B. Ethical Obligations

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

2. The LHI shall not inspect properties for compensation in which he has or expects to have, a financial interest.

3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.

4. The LHI shall not directly or indirectly compensate real estate agents, brokers, or any other parties having a financial interest in the closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the client(s).

6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors or other service providers or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.

7. The LHI shall not advertise or solicit to repair, replace or upgrade for compensation, any system or component of the home which the inspector noted as significantly deficient or unsafe in his home inspection report, or any other type of service on the home upon which he has performed a home inspection, from the time of the inspection until the date of the act of sale on the home inspected.

8. The LHI shall act in good faith toward each client and other interested parties.

9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.

10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.

11. The LHI shall not disclose inspection results or a client's personal information without approval of the client or the clients designated representative. At his discretion, the LHI may immediately disclose to occupants or interested parties safety hazards observed to which they may be exposed.

12. The LHI shall avoid activities that may harm the public, discredit him or reduce public confidence in the profession.

13. The LHI shall not disseminate or distribute advertising, marketing, or promotional materials which are fraudulent, false, deceptive, or misleading with respect to the education, experience, or qualifications of the LHI or the company with which he is affiliated.

14. The LHI shall include his license number on all advertising, marketing and promotional material.

15. The LHI shall report substantial and willful violations of this Code to the LSBHI.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1693 (August 2004), LR 36:2863 (December 2010), LR 37:2406 (August 2011), LR 41:924 (May 2015).

Axelrad & Associates
HOME INSPECTIONS, LLC

This report has been reviewed for Axelrad & Associates Home Inspections

BY: _____
Tom Axelrad, LHI No. 10518

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.