

INSPECTION REPORT



For the Property at:
940 BARRACKS ST, Unit B
NEW ORLEANS, LA 70116

Prepared for: CARL GORDON
Inspection Date: Tuesday, August 8, 2017
Prepared by: Beau Tanner and Charles Axelrad



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



January 16, 2019

Dear Carl Gordon,

RE: Report No. 6972, v.2
940 Barracks St, Unit B
New Orleans, LA
70116

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,

Beau Tanner and Charles Axelrad
on behalf of
Axelrad & Associates, Home Inspections, LLC

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INVOICE

January 16, 2019

Client: Carl Gordon

Report No. 6972, v.2

For inspection at:

940 Barracks St, Unit B

New Orleans, LA

70116

on: Tuesday, August 8, 2017

Condominium 1001-1500 square feet	\$350.00
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State of Louisiana Board of Home Inspectors required filing fee	\$5.00
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Total	<u>\$355.00</u>
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PAID IN FULL - THANK YOU!

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SUMMARY

940 Barracks St, New Orleans, LA August 8, 2017

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This portion of the report is used to list items that may require some cost, time or effort to remediate, need immediate attention or that present possible safety issues. All except the very minor report recommendations are listed here. The information in this summary and report will provide you with the knowledge to make informed decisions about your property purchase.

This summary, however, must not be considered as the complete report. The entire report includes all of the text and reference material. The reference material includes the Web Links to 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) are from the street/front view, facing of the property.

THE FOLLOWING LISTED DEFICIENCIES AND RECOMMENDATIONS ARE THOSE DEEMED MOST SIGNIFICANT OVERALL AND SHOULD BE CONSIDERED PRIORITIES. ALL SAFETY ITEMS ARE ALSO LISTED BELOW, REGARDLESS OF COST TO CORRECT. SPECIFIC ISSUES QUESTIONED BY THE CLIENT OR THE CLIENT'S AGENT ARE ALSO INCLUDED BELOW.

THESE, AS WELL AS ALL OTHER ISSUES, CONCERNS AND RECOMMENDATIONS ARE INCLUDED UNDER THEIR APPROPRIATE HEADINGS. YOU WILL FIND THE PHOTOGRAPHS THERE AS WELL.

ALL ITEMS LISTED BELOW AND ELSEWHERE IN THIS REPORT SHOULD BE CONSIDERED TYPICAL FOR A PROPERTY OF THIS AGE, CONDITION, CONSTRUCTION TYPE AND LOCATION.

.

[VIDEO - AXELRAD & ASSOCIATES - WHAT WE DO](#)

Roofing

SLOPED ROOFING \ Clay/concrete/fiber cement

Condition: • Prior repairs

Location: Front slope

Task: Monitor. Condominium Association responsibility.

Condition: • Possible difficulties in securing insurance on asbestos cement roofed buildings - this has become an issue of late.

Condition: • [Damage](#)

Cracked, damaged shingles

Location: Various Shingles

Task: Repair

Exterior

WALLS \ Masonry (brick, stone) and concrete

Condition: • One shrub was growing in the bricks.

Location: Exterior near entry hall

Task: Remove and repair damage, condo association responsibility.

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Condition: • [Masonry deterioration](#)

Much of the original brick is older and soft. It was traditionally covered with plaster to protect it from the elements.

Location: Exterior

Task: Repair. Monitor. Condominium Association responsibility.

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Location: Balcony French Door Window

Task: Replace

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Peeling paint

Implication(s): Material Deterioration

Location: Right Exterior Window Trim

Task: Paint

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Rot](#)

Location: Front Balcony (3 to 4 floor boards)

Task: Replace rotten wood

LANDSCAPING \ General

Condition: • AN old door was removed and the wall is in the process of being finished.

Location: Exterior

Task: Condominium Association responsibility.

Structure

WALLS \ Wood frame walls

Condition: • Insect damage at header

Location: Front Right French Door Header

Task: Monitor

Electrical

General

• Lights and wiring is in the process of being installed.

Location: Exterior Stairwell

Task: Condominium Association responsibility.

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • Loose panel cover

Location: Laundry Area

Task: Correct.

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DISTRIBUTION SYSTEM \ Switches

Condition: • [Loose](#)

Location: Entry hall

Task: Repair. Condominium Association responsibility.

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Damaged](#)

Location: Balcony Weatherproof GFI Cover

Task: Replace

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Common area fire extinguisher - inspection tag out of date

Location: Throughout

Task: Condominium Association responsibility.

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.

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.

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

Plumbing

FIXTURES AND FAUCETS \ Faucet

Condition: • Reduced operability- back splash limits operation of faucet handle

Location: Kitchen Sink

Task: Improve as needed

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Interior

CEILINGS \ Plaster or drywall

Condition: • Cracked

Common cracking was noted in the common area ceilings

Location: Various Exterior

Task: Repair. Condominium Association responsibility.

WINDOWS \ General

Condition: • Painted shut

Location: Second Floor Front Bedroom & First Floor (near stairway)

Task: Improve

DOORS \ Hardware

Condition: • Does not latch properly

Location: Front Bedroom Closet Door

Task: Repair

OVERALL RATING:

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

Below Average ___ Below Average/Average ___ Average___ Average/Above Average ___ Above Average _X_

Comments: This is a single condominium unit in a small regime, located in the French Quarter Historic District of New Orleans, LA. The property is well maintained and in above average condition for its age, construction type, and location. All major building components and systems are in good working order and serviceable except where noted. There are few repair and maintenance items 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.

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](#)

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Recommendations and Observations

General

- The Recommendations Sections describe suggested repairs, improvements and/or upgrades to the property. The condition is outlined first along with any implications, if applicable. A course of action may be suggested along with related items to help with prioritizing property improvement activities.
 - 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.
- [Condominiums - common elements and maintenance responsibility \(Click this link for more information\)](#)
 - The roof and roof system is usually considered a common element of the condominium, and not a responsibility of the individual unit owner, other than his/her share of the maintenance fees or assessments. Check your specific condominium documents for verification.

SLOPED ROOFING \ Clay/concrete/fiber cement

Condition: • Prior repairs

Location: Front slope

Task: Monitor. Condominium Association responsibility.



Prior repairs



Prior repairs

Condition: • Possible difficulties in securing insurance on asbestos cement roofed buildings - this has become an issue of late.

Condition: • [Damage](#)

Cracked, damaged shingles

Location: Various Shingles

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Task: Repair



Damage



Damage



Damage

Description and Inventory

General: • The Description sections of this report identify components in the building by material or type. This is provided as an inventory, and only limited observations or comments on conditions are included here. Most are found in the Recommendation sections of each category.

Sloped roofing material: • Standing seam

Note: Standing-seam roofing consists of individual panels that run the length of the roof with a high rib up each side of the panels. The ribs overlap and lock together, concealing the fasteners and giving the roofing its name.

The hidden fasteners allow thermal movement in the panels and are less likely to leak than exposed fasteners. However, some trim pieces are still fastened with exposed screws.

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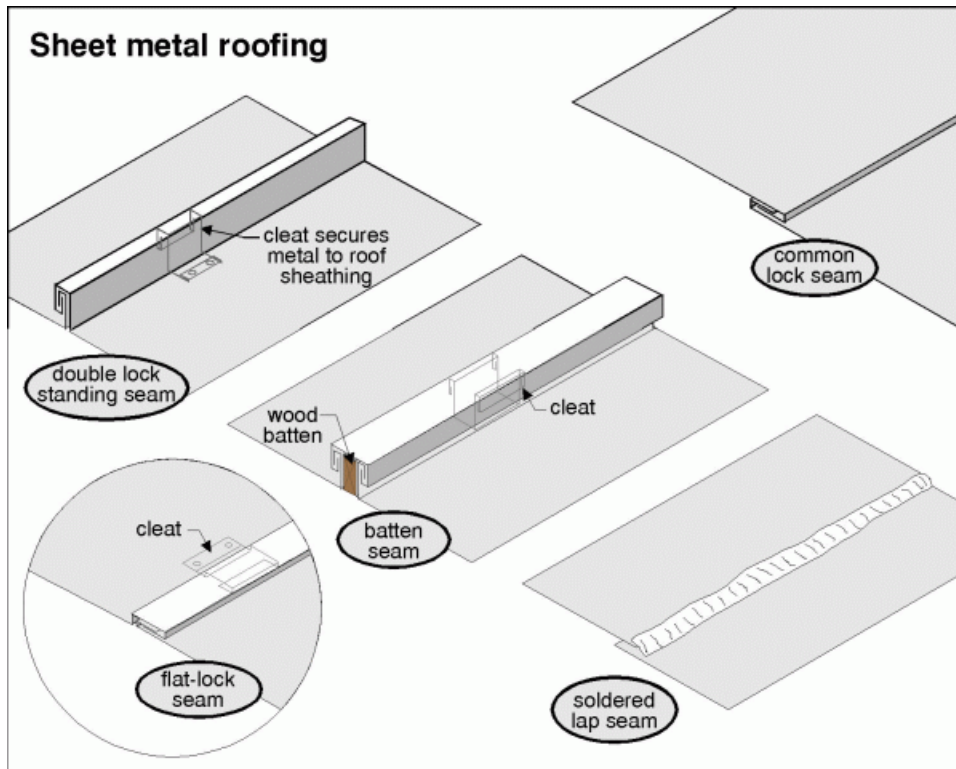
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Sheet metal roofing



Standing seam

Sloped roofing material:

• [Fiber cement shingles](#)

Fiber-cement or asbestos-cement is a composite material that consists of Portland cement reinforced with asbestos or other fibers. These roofing products have many desirable material characteristics, such as being lightweight, impermeable to water, durable, fire, rot and termite resistant and easy to maintain.

By 1950, approximately one billion square feet of asbestos-cement products had been produced for use in the building industry. After EPA regulations were established in 1973, production ceased. Some newer types do not contain asbestos.

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According to the EPA, a material containing asbestos is deemed potentially hazardous only in a friable state (airborne). Asbestos-cement is not considered friable, and therefore not hazardous because the cement binds the asbestos fibers and prevents their release into the air under normal use conditions. However, asbestos-cement products are classified as friable when mechanical means are used which allow particles to become airborne.

Maintenance and management guidance for asbestos-containing materials has been formulated by the National Institute for Building Science (NIBS) and by the EPA. It is recommended that these procedures be followed to protect the asbestos-cement materials from becoming friable during any restoration project. There are roofing contractors in this area that are qualified to repair and maintain asbestos cement roofs. Asbestos roofing products may create difficulty in securing favorable insurance.



Fiber cement shingles



Fiber cement shingles



Fiber cement shingles



Fiber cement shingles

Flat roof flashing material: • Metal

Probability of leakage: • Low

Typical life expectancy: • 25-30 years

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Limitations and Inspection Methods

General: • Roof not tested for asbestos. Beyond scope.

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

Inspection performed: • From upper story windows • Spectroscope from ground

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Recommendations and Observations

WALLS \ Masonry (brick, stone) and concrete

Condition: • One shrub was growing in the bricks.

Location: Exterior near entry hall

Task: Remove and repair damage, condo association responsibility.



Shrub

Condition: • [Masonry deterioration](#)

Much of the original brick is older and soft. It was traditionally covered with plaster to protect it from the elements.

Location: Exterior

Task: Repair. Monitor. Condominium Association responsibility.



Masonry deterioration

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Location: Balcony French Door Window

Task: Replace

EXTERIOR

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Cracked



Cracked

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Peeling paint

Implication(s): Material Deterioration

Location: Right Exterior Window Trim

Task: Paint



Peeling paint

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Rot](#)

Location: Front Balcony (3 to 4 floor boards)

Task: Replace rotten wood

EXTERIOR

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Rot



Rot



Rot

LANDSCAPING \ General

Condition: • AN old door was removed and the wall is in the process of being finished.

Location: Exterior

Task: Condominium Association responsibility.

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Inprocess

Description and Inventory

General: • Most of the exterior components are considered common elements of the condominium, including exterior finishes, gutters and downspouts, common area landscaping, walks, drives and exterior walls. Some items such as patios, balconies, decks, fencing and other items used exclusively by an individual unit, are considered limited or "exclusive use" common elements. Check the condominium documents for specifics to this property.

Gutter & downspout material: • [Galvanized steel](#)

Gutter & downspout type: • [Eave mounted](#) • [Scuppers](#)

Gutter & downspout discharge: • Below grade to subsurface drainage system.

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces - masonry:

• [Brick](#)

Covered in stucco/plaster

Wall surfaces - wood: • Painted wood trim on windows, doors and decorative trim.

Walkway: • Concrete

Exterior steps: • Wood

Balcony: • Wrought iron railings

Balcony: • Wood

Patio: • Brick

Fence: • Brick

Recommendations and Observations

WALLS \ Wood frame walls

Condition: • Insect damage at header

Location: Front Right French Door Header

Task: Monitor



Insect damage

Description and Inventory

Configuration: • Foundation, exterior walls, floor construction and roofing and framing systems are considered common elements.

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Concrete - ground floor • Joists - upper floor • Subfloor not visible

Floor construction: • Wood beams

Exterior wall construction:

• [Masonry](#)

Solid brick masonry walls.

Roof and ceiling framing: • [Rafters/roof joists](#)

Limitations and Inspection Methods

Attic/roof space: • No attic

Crawlspace: • None

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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.

• Lights and wiring is in the process of being installed.

Location: Exterior Stairwell

Task: Condominium Association responsibility.



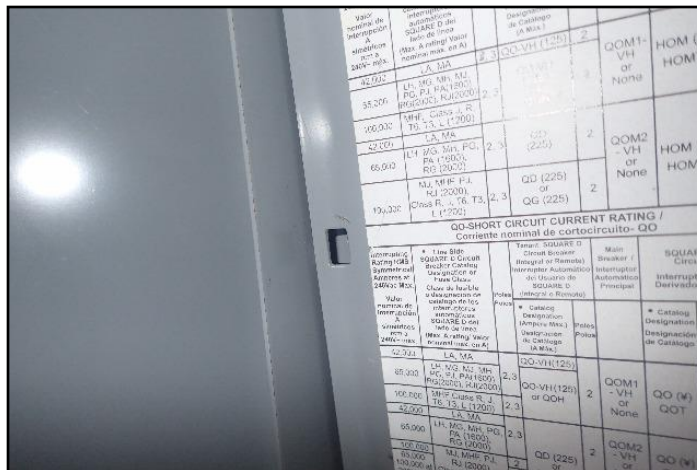
Unfinished

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • Loose panel cover

Location: Laundry Area

Task: Correct.



Loose panel cover

DISTRIBUTION SYSTEM \ Switches

Condition: • [Loose](#)

ELECTRICAL

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Location: Entry hall

Task: Repair. Condominium Association responsibility.



Loose

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Damaged](#)

Location: Balcony Weatherproof GFI Cover

Task: Replace



Damaged

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Common area fire extinguisher - inspection tag out of date

Location: Throughout

Task: Condominium Association responsibility.

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Common area fire extinguisher - inspection...



Common area fire extinguisher - inspection...

Description and Inventory

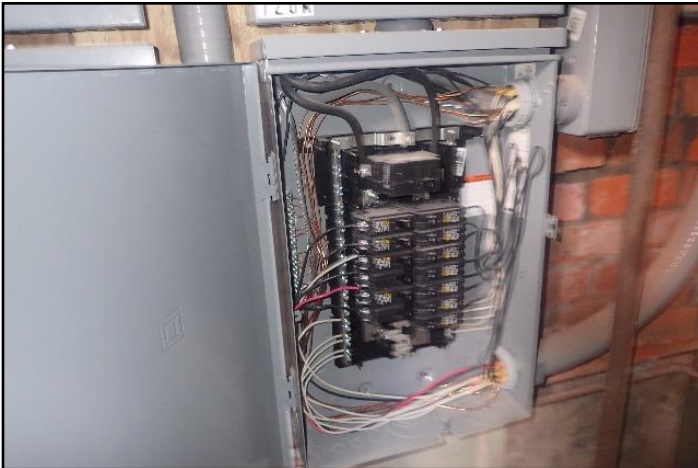
General: • The elements of the electrical system not located within the condominium unit or not specific to the unit (such as an outside panel), are usually considered common elements and the responsibility of the Condominium Association. Check your condominium documents for specifics.

Service entrance cable and location: • [Underground copper](#)

Service size:

• [100 Amps \(240 Volts\)](#)

Combination panel (see below)



100 Amps (240 Volts)



100 Amps (240 Volts)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • Breakers laundry area

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel rating:

- [100 Amps](#)

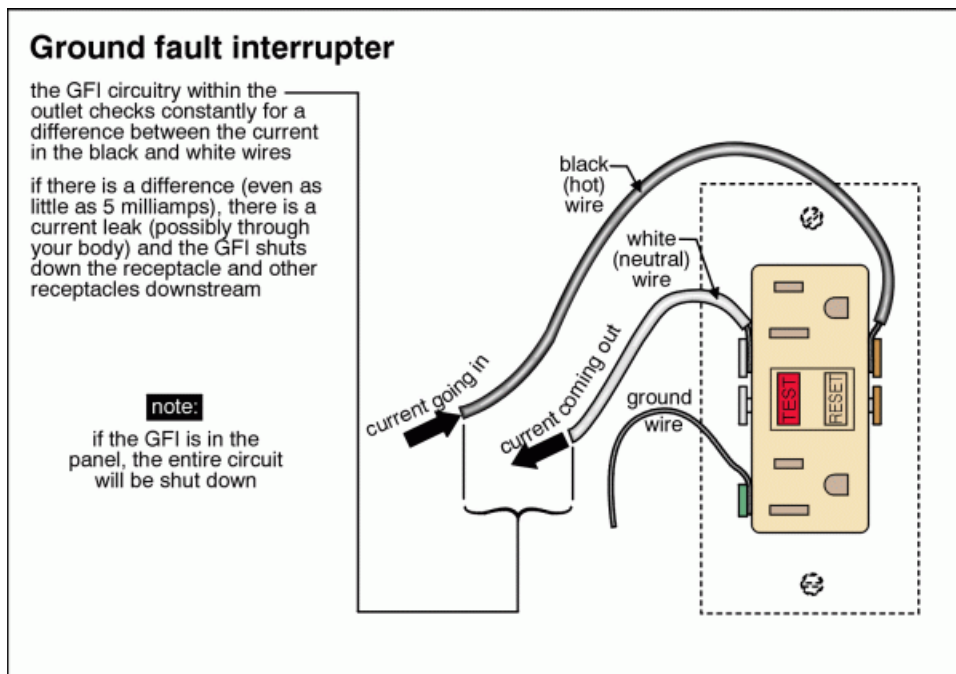
There is no stand-alone service box, but a combination panel (also called a service panel) that incorporates the main disconnect (main breaker) with the distribution panel and all its branch circuits and circuit breakers. This is an acceptable and common wiring method.

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#) • [Grounded - upgraded](#)

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)

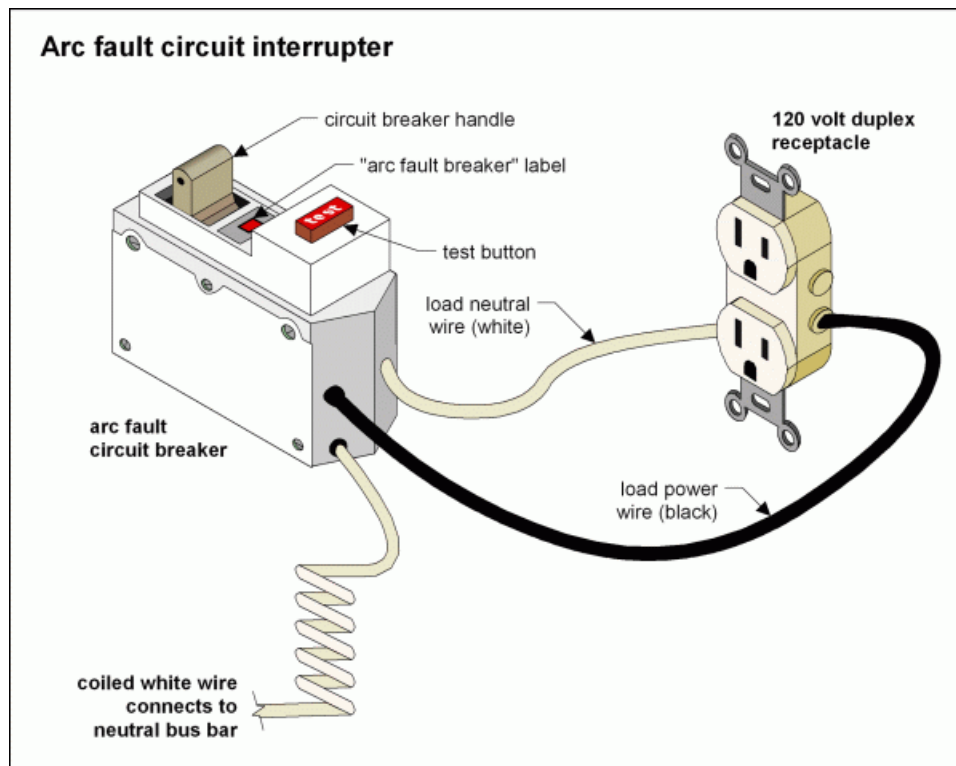


Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • AFCI defined

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](#)

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.

General: • The AFCI breakers in panel were not tested.

Inspection limited/prevented by: • Concealed wiring

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

Circuit labels: • 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.

HEATING

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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.

Description and Inventory

System type: • Mini-split ductless combination cool/heat - see cooling section for more details.

Fuel/energy source: • [Electricity](#)

Heat distribution: • [Electric radiant heat](#)

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.

COOLING & HEAT PUMP

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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.

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

Description and Inventory

Air conditioning type: • [Mini-split ductless system](#)

Manufacturer:

• Lennox

Model number: MPA036S4M-1P *Serial number:* 2400750270361120160251



Lennox

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • New

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

INSULATION AND VENTILATION

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Recommendations and Observations

RECOMMENDATIONS \ Overview

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

Description and Inventory

General: • In most cases, wall and attic insulation and roof ventilation systems are considered condominium common elements.

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • No access, not determined or not visible.

Wall insulation material: • Not visible

Wall insulation amount/value: • None (solid masonry)

Limitations and Inspection Methods

Inspection prevented by no access to: • Attic • Wall space

Attic inspection performed: • No attic.

Crawlspace inspection performed: • None

Roof ventilation system performance: • Not evaluated

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.

FIXTURES AND FAUCETS \ Faucet

Condition: • Reduced operability- back splash limits operation of faucet handle

Location: Kitchen Sink

Task: Improve as needed



Poor arrangement

Description and Inventory

General: • The elements of the plumbing system, both supply and drain/waste lines, located outside the unit, are usually considered common elements and the responsibility of the Condominium Association. Check your condominium documents for specific information.

Water supply source: • Public

Supply piping in building: • [PEX pipe \(cross-linked polyethylene\) is approved for potable hot- and cold-water plumbing systems and hot-water \(hydronic\) heating systems in all model plumbing and mechanical codes across the U.S. \(read more\)](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Left side of entry

PLUMBING

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Water flow and pressure:

- [Functional](#)
- [Typical for neighborhood](#)

Water pressure measured at PSI at hose bibb.

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer:

- Rheem

Model number: 21VR75 Serial number: 1095d17089



Rheem

Water heater tank capacity: • [75 gallons](#)

Water heater approximate age: • 22 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 disposal system: • [Public](#)

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Waste and vent piping in building: • [PVC plastic](#) • [Cast iron](#)

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

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Recommendations and Observations

CEILINGS \ Plaster or drywall

Condition: • Cracked

Common cracking was noted in the common area ceilings

Location: Various Exterior

Task: Repair. Condominium Association responsibility.



Cracked

Condition: • [Patched](#)

A ceiling repair in the front right corner of the living room was being made during the inspection. This was apparently related to a roof leak that has been fixed.

Location: Living Room

Task: Monitor



Patched



Patched

WINDOWS \ General

Condition: • [Water leaks](#)

Older wood windows are prone to leakage if not properly maintained. While there was no visual evidence of current leakage, it is not possible to verify that the windows leak in heavy rain. General window maintenance is recommended

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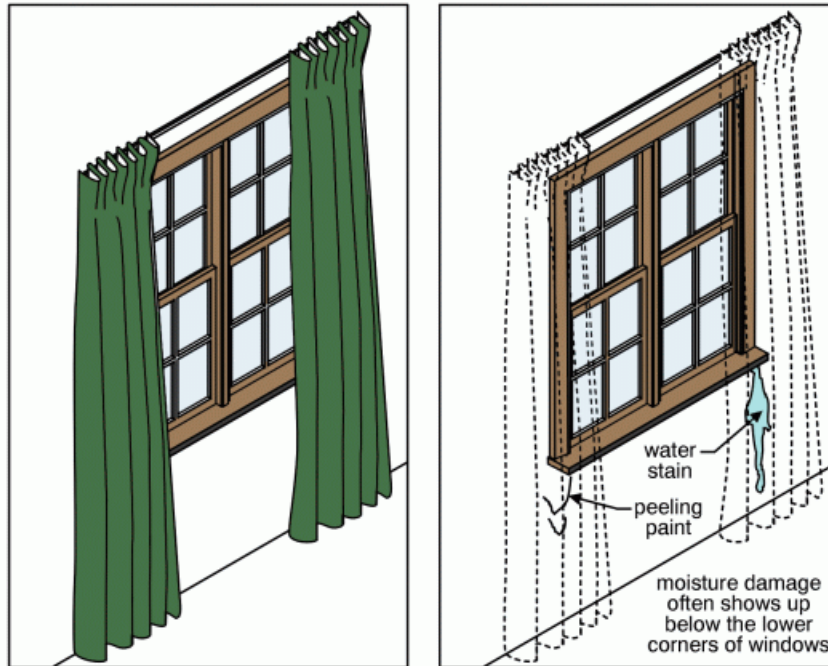
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on a routine basis.

Task: Information only. General and routine maintenance recommended

Look behind window treatments



Condition: • Painted shut

Location: Second Floor Front Bedroom & First Floor (near stairway)

Task: Improve

DOORS \ Hardware

Condition: • Does not latch properly

Location: Front Bedroom Closet Door

Task: Repair



Does not latch properly

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Description and Inventory

Major floor finishes: • [Hardwood](#) • Tile

Major wall finishes: • [Plaster/drywall](#) • [Brick](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • Wood

Glazing: • [Single](#)

Exterior doors - type/material: • Wood framed glass

Exterior doors - type/material: • Hinged • [French](#)

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 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) • Range hood • Dishwasher • Refrigerator • Built-in wine cooler

Laundry facilities: • Stackable washer and dryer • Common laundry facility

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

Kitchen ventilation: • Range hood • Recirculating type

Bathroom ventilation: • Exhaust fan

Stairs and railings: • Inspected

Limitations and Inspection Methods

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

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.

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

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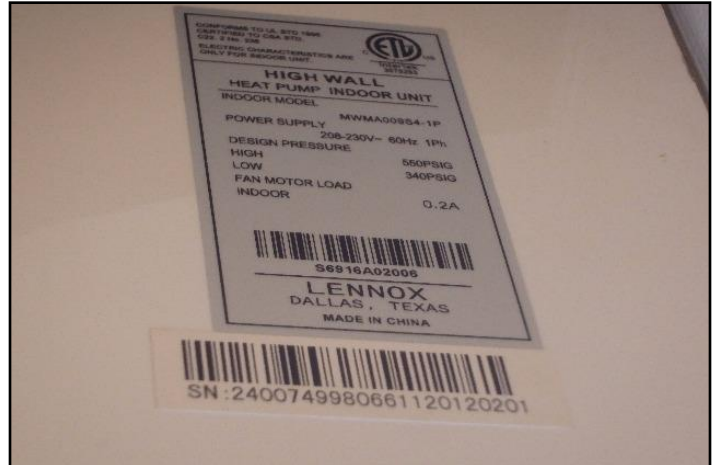
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description and Inventory

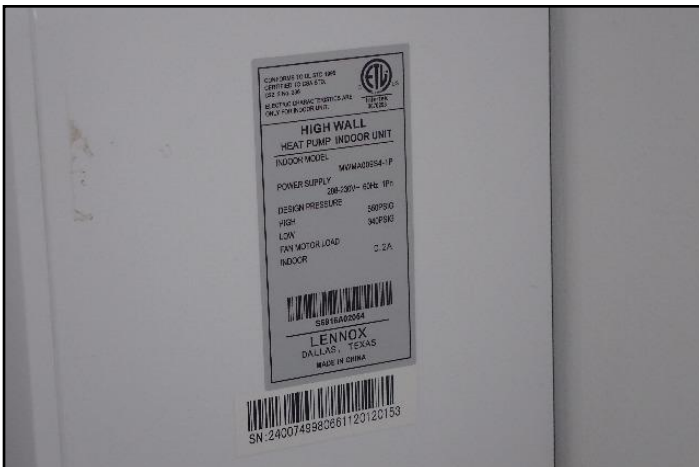
General: • Equipment Data Plates



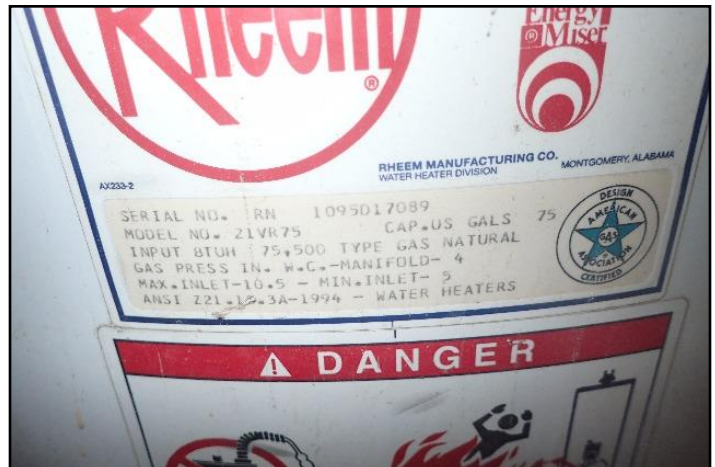
Mini split #1



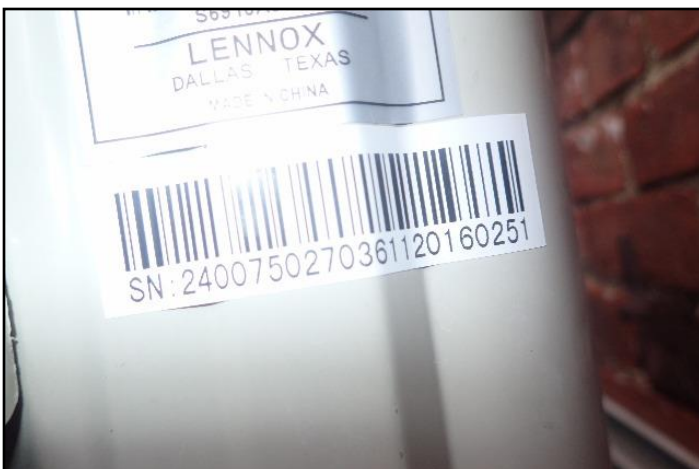
Mini split #2



Mini split #4



Equipment Data Plates



Mini split AC coil

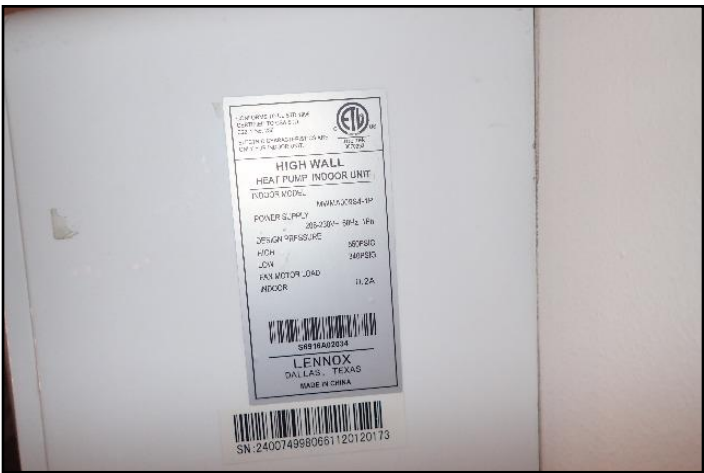
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Mini split AC coil



Mini split #3

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Description and Inventory

Weather: • Sunny

Approximate temperature: • 96°

Attendees: • Inspector - Beau Tanner, LHI No. 10804 • Inspector - Charles Axelrad, LHI No. 10822

Attendees: • Buyer • Buyer's Agent

Access to Property Provided by: • Buyer's agent

Occupancy: • The unit was furnished but unoccupied 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 10:00 a.m.

Approximate date of construction: • 1860

Approximate size of building: • 1000 ft.²

Building type: • Condominium unit

END OF REPORT

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Recommendations for further evaluations or repairs:

Updated 6/01/2018

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
Lonnies@guarantysheetmetalworks.com

Brian Mackel, Mackel Roofing
504-885-1006

Automatic Driveway Gates (repair and installation):

Bohnenstiehl Electric, Inc
504-834-0351

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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

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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/>



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.



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.

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.

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.

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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;

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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;

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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 lightning 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.

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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.

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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 client's 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).



This report has been reviewed for Axelrad & Associates Home Inspections

BY:

Tom Axelrad, LHI No. 10518

REFERENCE LIBRARY

940 Barracks St, New Orleans, LA August 8, 2017

Report No. 6972, v.2

www.axelradhome.com

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Click on any link to read about that system.

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