

Inspection Report

Modern Home Inspections for a Historic City

LHI Numbers: Beau Tanner: 10804, Charles Axelrad: 10822, Jason Pepitone: 10841, Chris Thacker: 10913, Emily Beyer: 10970, Amelia Yates: 11036, Josh Chiero: 11215

1431 N. Holland St New Orleans, LA 70119



Prepared For: JAMES HIGGINS

Inspection Date: Wednesday, May 2, 2018

Prepared By: Beau Tanner and Amelia Yates





Axelrad & Associates, Home Inspections, LLC 4101 Cleveland Place Metairie, LA 70003 504-799-9401

www.axelradhome.com Chaxelrad@gmail.com



June 12, 2022

Dear James Higgins,

RE: Report No. 7957, v.8 1431 N. Holland St New Orleans, LA 70119

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 Amelia Yates on behalf of Axelrad & Associates, Home Inspections, LLC

> Axelrad & Associates, Home Inspections, LLC 4101 Cleveland Place Metairie, LA 70003 504-799-9401 www.axelradhome.com Chaxelrad@gmail.com



INVOICE

June 12, 2022

Client: James Higgins

Report No. 7957, v.8	
For inspection at:	
1431 N. Holland St	
New Orleans, LA	
70119	
on: Wednesday, May 2, 2018	
Single Family Home 2,000 - 2,499 gross square feet	\$445.00
Raised Foundation Systems	\$65.00
State of Louisiana Board of Home Inspectors required filing fee	\$5.00
Total	\$515.00

PAID IN FULL - THANK YOU!

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SUMM	ARY							Report No	. 7957, v.8
1431 N. H	olland St, Ne	w Orleans, L	A May 2,	2018				www.axelr	adhome.com
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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.

VIDEO - AXELRAD & ASSOCIATES - WHAT WE DO

Roofing

RECOMMENDATIONS \ General

Condition: • For new construction or substantial renovations - Seller should provide client with copies of all required building permits and municipal inspection approvals as well as any occupancy certificates, prior to closing. **Task**: Secure documents

Condition: • Investigate Roof Warranty Transfer

For recent installations, upgrades and major roof repairs - Determine if any manufacturer's or roofing contractor's (installer) warranties, guarantees exist, their provisions, and if they are transferable to the new owner. If available, determine notification deadlines and costs (if any) for transfer.

Task: Determination prior to closing

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Stringers - Poor end bearing
Stair stringers did not appear to have proper support. They were toenailed into the framing and should have joist hangers installed.
Location: Various Crawl Space
Task: Correct.

LANDSCAPING \ Lot grading

Condition: • Ground that slopes toward the house can funnel surface water from rain against the foundation slab or piers. This can lead to undermining of the foundation, sinkholes and/or standing water. The ground should slope down away from the building.

The crawlspace was very damp and muddy. The grading sloped towards the center of the crawlspace. Additionally, various pilings had holes around them that should be filled to prevent moisture from ponding. Recommend improving the

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grading throughout to shed water away from the foundation. Location: Throughout Crawl Space Task: Improve.

Structure

FLOORS \ Sills

Condition: • Additional support needed Location: Rear Crawl Space Task: Correct.

Condition: • Poor end bearing on pier.
Various joists/sills did not have full bearing on the pilings.
Location: Various Throughout Crawl Space
Task: Verify. Correct as needed.

Heating

RECOMMENDATIONS \ General

Condition: • Service program

New systems should be given a final check and testing prior to being placed into full time service. Any system older than 6 months should be serviced and tested.

Task: Service and test prior to closing.

Cooling & Heat Pump

RECOMMENDATIONS \ General and life expectancy

Condition: • Investigate warranty transfer - HVAC system
For new or recent installations - Determine if any manufacturer's or HVAC contractor's (installers) warranties, guarantees exist, their provisions, and if they are transferable to the new owner. If available, determine notification deadlines and costs (if any) for transfer.
Task: Secure at or prior to closing

AIR CONDITIONING \ General notes

Condition: • <u>Service Air Conditioning system to establish a baseline and schedule annual maintenance by licensed</u> 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. Click on this LINK for more information.

New systems should be given a final check and testing prior to being placed into full-time service. Any system older than 6 months should be serviced and tested.

Test both furnace and ac during pre-closing walk-thru to ensure function.

Task: Service and test prior to closing.

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Insulation and Ventilation

FLOORS \ Floors over unheated areas

Condition: • Subfloor over crawlspace is insulated

Exterior subfloor above crawlspace is insulated with fiberglass or similar material. Fiberglass floor insulation is not substantially effective or recommended for this climate or for outdoor use. Moisture can be trapped against subfloor and joists and encourages material damage or rot. Buckling or cupping of wood floors is sometimes an issue. It does not hold up well and often falls or is pulled down by animals.

Task: If it is in poor shape or begins to deteriorate and fall, removal should be considered.

Plumbing

WASTE PLUMBING \ Drain piping

Condition: • Clean out - poorly located Cleanout butts up to the framing so access is difficult. Location: Right Side Crawl Space Task: Correct.

WASTE PLUMBING \ Drain piping - performance

Condition: • Leak Slow drips noted at both cleanouts in the right side of the crawlspace. Location: Various Crawl Space Task: Repair.

Interior

RECOMMENDATIONS \ General

Condition: • Appliance and fixture warranty

Task: Arrange for transfer of any available warranties before or at closing. Secure all manuals and appropriate documentation.

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." Location: Rear Attic

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 of similar properties in the area:

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Below Ave	Below Average Below Average/Average Average Average/Above Average Above Average X											

Comments: This is a new construction single family dwelling, located in the Mid City neighborhood of New Orleans, LA. The property is well maintained and is 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

ROOFING

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Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Investigate Roof Warranty Transfer

For recent installations, upgrades and major roof repairs - Determine if any manufacturer's or roofing contractor's (installer) warranties, guarantees exist, their provisions, and if they are transferable to the new owner. If available, determine notification deadlines and costs (if any) for transfer.

Task: Determination prior to closing

Condition: • For new construction or substantial renovations - Seller should provide client with copies of all required building permits and municipal inspection approvals as well as any occupancy certificates, prior to closing. **Task**: Secure documents

Description and Inventory

General:

• General View of the Roof System



General View of the Roof System - Reference...



General View of the Roof System - Reference...

Sloped roof material:

• Architectural asphalt shingles - These are dimensional shingles and are generally higher quality and have a longer life

than standard three-tab asphalt shingles. With proper maintenance and no adverse conditions, the normal life expectancy of an architectural asphalt shingle roof is 20-25 years, depending on the quality of the shingle, the manufacturer and the workmanship of the installation.

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.

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Sloped roof flashing material: • Metal

Approximate age: • 1 year

Typical life expectancy with routine maintenance: • 20-25 years

Limitations and Inspection Methods

Inspection performed: • By walking on roof

Age determined by:
 Property Disclosure Statement

EXTERIOR

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Recommendations and Observations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • Ledgerboard problems

Front and rear decks did not have lag bolts running through the ledgerboards. Recommend installing for additional support.

Location: Various Crawl Space

Task: Improve.





Ledgerboard problems



Ledgerboard problems

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • Stringers - Poor end bearing

Stair stringers did not appear to have proper support. They were toenailed into the framing and should have joist hangers installed.

Location: Various Crawl Space

Task: Correct.





Stringers - Poor end bearing

Stringers - Poor end bearing

LANDSCAPING \ General notes

Condition: • Trees or shrubs too close to building

Trees and branches overhang or touch roof and prevent proper drying, increases the chance of moisture damage. Branches can also damage siding and provide an access point for pests.

Trimming all trees around the property will decrease moisture and allow the structure and grounds to dry more effectively. Branches over a roof can cause mechanical damage from scrapping or falling.

Location: Front and Rear Right Exterior

Task: Trim back trees from over roof and walls.



Trees or shrubs too close to building

LANDSCAPING \ Lot grading

Condition: • Ground that slopes toward the house can funnel surface water from rain against the foundation slab or piers. This can lead to undermining of the foundation, sinkholes and/or standing water. The ground should slope down away from the building.

The crawlspace was very damp and muddy. The grading sloped towards the center of the crawlspace. Additionally, various pilings had holes around them that should be filled to prevent moisture from ponding. Recommend improving the grading throughout to shed water away from the foundation.

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Location: Throughout Crawl Space

Task: Improve.



Ground that slopes toward the house can...

Description and Inventory

Gutter & downspout material: • None.

Lot slope: • Flat

Soffit and fascia: • Fiber cement board

Wall surfaces and trim:

Fiber Cement Horizontal Lap Siding

Fiber cement lap is designed and textured to give the appearance of wood and is available from several manufacturers. It is one of the most popular exterior finishes and has been installed on millions of homes throughout the U.S. Fiber cement siding is composed of cement, sand and cellulose fiber that has been autoclaved (cured with pressurized steam) to increase its strength and dimensional stability. It is generally more durable than wood as it is termite and water resistant, and non-combustible. Like wood, it is installed over studs or exterior sheathing using galvanized nails or screws that penetrate the studs. It usually is primed at the factory and an acrylic topcoat is recommended.

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

Driveway: • Concrete Walkway: • Concrete Porch: • Wrought iron railings • Wood railings Porch: • Wood Exterior steps: • Brick Fence: • Wood



Ground that slopes toward the house can...

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STRUCTURE

1431 N. Holland St, New Orleans, LA May 2, 2018

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Crawlspace debris

Various bits of trash and insulation were noted throughout the crawlspace. Wiring was also hanging onto the ground at the front of the crawlspace.

Location: Various Crawl Space

Task: Clean.





Crawlspace debris

Crawlspace debris

FOUNDATIONS \ General notes

Condition: • <u>Wood/soil contact</u> Location: Various Throughout Crawl Space Task: Remove.



Wood/soil contact



Wood/soil contact

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STRUCTURE

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FLOORS \ Sills

Condition: • Poor end bearing on pier. Various joists/sills did not have full bearing on the pilings. **Location**: Various Throughout Crawl Space

Task: Verify. Correct as needed.





Poor end bearing.

Condition: • Additional support needed Location: Rear Crawl Space Task: Correct.





Additional support needed

FLOORS \ Joists

Condition: • Suspect joist connection

Throughout the crawlspace, various joists met over the piling, however the bolts are not able to hold much from each wood member. Recommend consulting contractor to ensure that the connections are adequate. May need to add some

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form of washers so that the joists have more than the bolt head securing them. Location: Various Throughout Crawl Space Task: Verify. Correct as needed.	
Successful is intermediate	
Suspect joist connection	
Description and Inventory	
Configuration: • Pier, wood beam and joists	
Foundation material: • Wood pilings	
Floor construction: • Joists • Wood beams • Subfloor not visible, covered with insulation.	
Exterior wall construction: • Wood frame	
 Roof and ceiling framing: Rafters/ceiling joists Radiant Barrier Sheathing (RBS) - Foil coated OSB 	
Radiant Barrier Sheathing (RBS) - Foil	

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STRUCTURE

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Limitations and Inspection Methods

General:

• Banded Pile Foundations are currently allowed in this jurisdiction and their use has become more prevalent for some new construction since 2006 as a cost-saving over conventional concrete continuous footings and masonry piers. This technique is somewhat controversial, with opinions varying pro and con. The inspectors take no position on this type of construction at this time. Future structural issues cannot be predicted. The long-term performance of the foundation is specifically excluded from this inspection.

This type of foundation sometimes suggests a further evaluation by a structural engineer or architect, in order to certify as to correct application, proper load distribution, and installation.

• Termite Inspections, treatment if necessary, and ongoing contracts are always recommended.

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.

Inspection limited/prevented by: • Insulation

Attic/roof space:

• Entered but access was limited

Furnace blocked access to front of attic



Restricted access

• Inspected and accessed attic by pull down stairway.

Crawlspace: • Open, access was not limited. • Batt insulation between joists.

ELECTRICAL

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Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • 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.

DISTRIBUTION SYSTEM \ Switches

Condition: • Function undetermined **Location**: Various Kitchen **Task**: Further evaluation recommended.

Description and Inventory

Service entrance cable and location:
• Overhead copper

Approximate Service Size (Based on Panel rating or main disconnect 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 - Exterior wall

System grounding material and type:
• Copper - water pipe and ground rod

Distribution panel type and location:

Breakers - Left Side Exterior Wall





Breakers - left side exterior wall

Distribution panel rating:

Breakers - left side exterior wall

• <u>200 Amps</u>

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.

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

APPENDIX

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

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

SITE INFO

GFCI - bathroom

- GFCI exterior
- GFCI kitchen
- AFCI panel

• Safety devices to shut the power off to an outlet or circuit. 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 exterior, bathroom, kitchen countertop, within six feet of any sink, garages, attics, pools, and whirlpools.

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)



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• 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. AFCIs are now required on circuits in all habitable 15 and 20 amp residential rooms.

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).



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Smoke detectors: • <u>Present</u>

Carbon monoxide detectors:
• Combination smoke/CO alarm(s) noted

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. • The smoke detectors were not tested during the inspection nor was the age determined. This is beyond the scope of a home inspection. • 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: • The accuracy of the circuit index (labels) was not verified. • Circuit size requirements and number of outlets, fixtures per circuit not verified (beyond scope)

HEATING

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Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Service program

New systems should be given a final check and testing prior to being placed into full time service. Any system older than 6 months should be serviced and tested.

Task: Service and test prior to closing.

ELECTRIC FURNACE \ Life expectancy

Condition: • Life expectancy - NHBA 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.

Description and Inventory

Heating system type: • Furnace

Fuel/energy source: • Electricity

Furnace manufacturer: • International Comfort Products *Model number:* FEM4X6000BL *Serial number:* F173107349

Heat distribution: • Ducts and registers

Approximate capacity:
 Approximately 17kW

Year of manufacture:

2021
Manufactured in 2017

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

Main fuel shut off at: • Breaker at unit(s).

Temperature difference: • Temperature rise not tested due to outside temperature. Furnace produced heat and appeared to function normally.

Temperature difference: • 20 degrees

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HEATING

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RELATIVE EL	РНОТОЅ	SITE INFO	APPENDIX	REFERENCE									

Limitations and Inspection Methods

General: • Tested heater for normal functions only. • Maintenance records for unit(s) were not available. • 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

1431 N. Holland St, New Orleans, LA May 2, 2018

www.axelradhome.com STRUCTURE INSULATION PLUMBING ROOFING COOLING RELATIVE EL PHOTOS SITE INFO APPENDIX REFERENCE

Recommendations and Observations

RECOMMENDATIONS \ General and life expectancy

Condition: • Investigate warranty transfer - HVAC system

For new or recent installations - Determine if any manufacturer's or HVAC contractor's

(installers) warranties, guarantees exist, their provisions, and if they are transferable to the new owner. If available,

determine notification deadlines and costs (if any) for transfer.

Task: Secure at or prior to closing

AIR CONDITIONING \ General notes

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. Click on this LINK for more information.

New systems should be given a final check and testing prior to being placed into full-time service. Any system older than 6 months should be serviced and tested.

Test both furnace and ac during pre-closing walk-thru to ensure function.

Task: Service and test prior to closing.

AIR CONDITIONING \ Condensate drain line

Condition: • Line not insulated

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

Location: Attic

Task: Include in recommended servicing



Missing insulation

Report No. 7957, v.8

COOLING & HEAT PUMP

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1431 N. Holland St, New Orleans, LA May 2, 2018

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE					

Description and Inventory

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.



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Report No. 7957, v.8 1431 N. Holland St, New Orleans, LA May 2, 2018 SUMMARY Roofing EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR RELATIVE EL PHOTOS SITE INFO APPENDIX REFERENCE



Manufacturer:

- International Comfort Products
- Model number: R4A460GKB100 Serial number: X180664192



AC Condensing unit

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

Year of manufacture:

• 2022

COOLING & HEAT PUMP

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Manufactured in 2018

Typical life expectancy with routine maintenance: • 12 to15 years

Failure probability: • Low

Temperature difference: • 14° • 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. It is also generally accepted that the unit is functioning adequately if it produces air at the registers between 55-60F.

Limitations and Inspection Methods

General: • Tested for normal cooling function only. • Maintenance records for unit(s) were not available.

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

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	рнотоѕ	SITE INFO	APPENDIX	REFERENCE					

Recommendations and Observations

ATTIC/ROOF \ Roof vents

Condition: • Obstructed

Attic rafter insulation extends too far to the eaves and covers the soffit vents. Inadequate attic ventilation. This can lead to attic moisture, mold, wood rot and metal corrosion as well as reduced roof life. Lack of adequate soffit venting can also create low pressure in the attic, bringing in conditioned air and house moisture through the ceiling gaps and into the attic. **Location**: Attic

Task: Recommend installing rafter baffle vents or pulling back insulation from over soffit vents







Obstructed

Obstructed

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FLOORS \ Floors over unheated areas

Condition: • Subfloor over crawlspace is insulated

Exterior subfloor above crawlspace is insulated with fiberglass or similar material. Fiberglass floor insulation is not substantially effective or recommended for this climate or for outdoor use. Moisture can be trapped against subfloor and joists and encourages material damage or rot. Buckling or cupping of wood floors is sometimes an issue. It does not hold up well and often falls or is pulled down by animals.

Task: If it is in poor shape or begins to deteriorate and fall, removal should be considered.

Condition: • Gaps or voids Location: Center Crawl Space Task: Correct.



Gaps or voids

Description and Inventory

General:

General View of Insulation and Ventilation

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General View of the Insulation and ...

Attic/roof insulation material:

- Batts
- Glass fiber



Glass fiber

Attic/roof insulation amount/value: • Appears to be approximately R-30
Attic/roof air/vapor barrier: • None found
Attic/roof ventilation: • Soffit vent • Turbine vent
Wall insulation material: • Not visible
Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation material: • Glass fiber

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Floor above basement/crawlspace air/vapor barrier: • None found

Crawlspace ventilation: • Lattice panels placed at openings.

Limitations and Inspection Methods

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited • Inspected and accessed attic by pull down stairs

Crawlspace inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR		
RELATIVE EL	рнотоѕ	SITE INFO	APPENDIX	REFERENCE							

Recommendations and Observations

RECOMMENDATIONS \ General

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

WASTE PLUMBING \ Drain piping

Condition: • Clean out - poorly located Cleanout butts up to the framing so access is difficult. Location: Right Side Crawl Space Task: Correct.



Clean out - poorly located

WASTE PLUMBING \ Drain piping - performance

Condition: • Leak Slow drips noted at both cleanouts in the right side of the crawlspace. Location: Various Crawl Space Task: Repair.

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PLUMBING

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Leak

FIXTURES AND FAUCETS \ Faucet

Condition: • Loose Location: First Floor Bathroom Task: Repair.



Loose

FIXTURES AND FAUCETS \ Basin, sink and laundry tub Condition: • Drain stop ineffective Location: First Floor Bathroom

Task: Repair.

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Drain stop ineffective

Description and Inventory

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

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)

Main water shut off valve at the: • Right side below hose bibb

Water flow and pressure: • Functional • Typical for neighborhood

Water heater type: • Conventional

Water heater fuel/energy source: • Electric

Water heater manufacturer:

 Rheem Model number: PROE50 M2 RU95 Serial number: Q401637275

Water heater year of manufacture: • 2021

Water heater typical life expectancy with routine maintenance: • 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

Gas piping material: • Steel

Main Gas shut off valve at the: • Right side

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PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR				
RELATIVE EL	рнотоѕ	SITE INFO	APPENDIX	REFERENCE									

Limitations and Inspection Methods

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
- Garden sprinkler or irrigation system
- Gas line leakage, suitability of gas line installation, or gas line standards are beyond scope.

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR		
RELATIVE EL	рнотоѕ	SITE INFO	APPENDIX	REFERENCE							

Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Appliance and fixture warranty

Task: Arrange for transfer of any available warranties before or at closing. Secure all manuals and appropriate documentation.

DOORS \ Hardware

Condition: • Stiff Location: Rear Exterior Task: Repair.





Stiff

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."

Location: Rear Attic

Task: Vent to an exterior location.

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RELATIVE EL	РНОТОЅ	SITE INFO	APPENDIX	REFERENCE							



Not vented to exterior

APPLIANCES \ Range

Condition: • Burner inoperative Location: Kitchen Task: Repair.



Burner inoperative

APPLIANCES \ Dishwasher

Condition:
 Backflow prevention missing

Dishwasher drain lines should create a loop in order to prevent backflow of drain water back into the dishwasher. Dishwasher in unit does not have a loop. Although no water was found in the appliance, recommend installing to prevent future issues.

Location: Kitchen

Task: Correct.



Burner inoperative

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Backflow prevention missing

APPLIANCES \ Waste disposal

Condition:
 Noisy

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INTERIOR

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SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR	
RELATIVE EL PHOTOS SITE INFO APPENDIX REFERENCE	
Location: Kitchen Task: Repair.	
Description and Inventory	
Major floor finishes: • <u>Hardwood</u> • Tile	
Major wall and ceiling finishes: • Plaster/drywall	
Windows: • <u>Single/double hung</u> • Vinyl	
Glazing: • Double	
Exterior doors - Description: • Wood framed glass • 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 type: • Conventional	
Oven fuel: • Gas	
Range fuel: • Gas	
Appliances: • Listed appliances checked for normal operation and appear to be functioning properly, with exceptions noted. • Range/Oven • Icemaker • Refrigerator • Dishwasher • Waste disposal	
Appliances: • Range hood • Door bell	
Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe	
Kitchen ventilation: • 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	5

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

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.

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

RELATIVE ELEVATION (LEVEL)

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE					

Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • 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

The maximum differential found was 0.3" 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.



Locations approximate. Not to scale

RELA 1431 N. H	Report No www.axelr	. 7957, v.8 adhome.com								
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	
RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE						
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.

PHOT(1431 N. Ho	PHOTOS 1431 N. Holland St, New Orleans, LA May 2, 2018										
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR		
RELATIVE EL	РНОТОЗ	SITE INFO	APPENDIX	REFERENCE							
Descrip	tion and I	nventory	/								
General: • Equipmer	SERIAL X18066411 PROD R4A4600KB100 MODEL R4A4600KB100 METERINA TXV DEVICE INDOOR FACTORY CHARGED SUPPLY	S NA 0/1760/8 R - 410A 4.75 6/ 208 - 230 76/75 6/ 208 - 230 76/75 6/ 208 - 230 76/75 6/ 208 - 6/ 208 - 6/ 0// 175 6/ 13 6/ 208 - 6/ 208 - 6/ 13 7/ 208 - 6/ 13 7/ 208 - 6/ 13 7/ 14 7/ 14 7/ 15 6/ 15 6/ 10 7/ 15 6/ 15 6/ 10	0		PF MO SEE VO MO PHA TES REF DAT	ODUCT NO. DEL NO. RIAL NO. LTS TOR HP TOR FLA SE/HERTZ T STATIC RIGERANT 410A E OF MANUFACTURE	FEM4X6000BL3E FEM4X6000BL F173107349 206/230 3/4 6.0 1/80 0.20 IN. W.C. DESIGN PSIG 450 UUL 2017	CUL USTED PAR EN UNIT SHORT CIRCUIT CUR SHORT CIRCUIT CUR SHARMS, SYMMETRICAL, 2	RENT: 30V		

FAN MOTOR AC Condensing Unit

Furnace

App

EHK15AHN" EHK25AHCF*

ELECTRICAL INFORMATION FOR THIS UNIT FOR FIELD INSTALLED ELECTRIC HEATERS APPLY ELECTRICAL INFORMATION PLATE SUPPLIED WITH HEATER IN THIS BLOCK. SINGLE SUPPLY CIRCUIT

EHKO5AKN* EHKO9AKCN*

ectric Heater Accesories EHK07AKN*

EHK18AHN* EHK30AHCF*

EHK15AKF* EHK20AKF*



Water Heater

PH

MAX SUITABLE FOR OUTDOOR USE

PH

PERMISSIBLE VOLTAGE AT

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20.80 RLA

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR	
RELATIVE EL	PHOTOS	SITE INFO	APPENDIX	REFERENCE						
Description and Inventory										
Weather: • Sunny										

Approximate temperature: • 80°

Attendees: • Inspector - Beau Tanner, LHI No. 10804 • Inspector - Amelia Yates, LHI No. 11036 • Buyer's Agent • Video Plumbing Inspector • Inspector- Tom Axelrad, LHI No. 10518

Access to Property Provided by: • Buyer's agent

Occupancy: • Vacant

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time: • The inspection started at 11:30 a.m. • The inspection ended at 1:00 p.m.

Approximate date of construction: • 2017

Approximate size of the property: • 2000 ft.²

Building type: • Detached single family home

END OF REPORT

APPEN	NDIX							Report No	. 7957, v.8
1431 N. He	olland St, Ne	ew Orleans, L	A May 2,	2018				www.axelr	adhome.com
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations for further evaluations or repairs:

Updated 3/28/20/18

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 <u>turnerfoundation@bellsouth.net</u>

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

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

Guaranty Roofing and Sheet metal Attention: Lonnie 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

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APPENDIX

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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

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 Inspector 985-893-9688 werepair@bellsouth.net

Plumbing Repairs

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

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Video Plumbing Inspections:

Hy-Tech Video Plumbing Joe Brocato 504-258-8597 (text is best)

APPENDIX

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 impactfence@cox.net 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/

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APP								Report No.	. 7957, v.8
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SUMMAR	Y ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
RELATIVE	EL PHOTOS	SITE INFO	APPENDIX	REFERENCE					
	CARSO Know yo Making teo	NDUNLOP Dur home	tion, elegantly	simple		J			

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)

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APPENDIX

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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	\$800.00 - \$1600.00
(if suitably sized panel already exists)	
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	\$60.00 - \$120.00 ea
(CO/ALR)(assuming several are required)	

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Upgrade entire house with aluminum compatible receptacles,	\$1000.00 - \$2000.00
connectors, etc.	
Rewire electrical outlet with reversed polarity	\$5.00 - \$10.00 ea.
(assuming electrician already there)	
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	\$2500.00 - \$5000.00
(2 storey with one bathroom)	
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 *<u>visually</u> <u>observable evidence of suspected</u> <u>mold growth</u> on the inside of the structure.

*Definition: <u>Visually Observable Evidence of</u> <u>Suspected Mold Growth-</u> 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.

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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 <u>growth</u>. 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 <u>qualified specialist</u>, 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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Title 46, Part XL

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.

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.

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.

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.

Deficient—a condition of a system or component that, in the inspector's professional opinion, may be in need of repair.

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.

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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 licensed under these rules who 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.

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LHI-an acronym for Licensed Home Inspector.

Lead Inspector—licensee responsible for being in compliance with board requirements when multiple licensed home inspectors perform on an inspection.

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.

Serviceable—a state in which the system or component is functioning as intended.

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), LR 43:1912 (October 2017).

§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:

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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;

e. state the name and license number, and contain the signature of the licensed home inspector, lead inspector, and/or qualifying licensee performing the inspection.

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 all licensed home inspectors conducting the inspection and identify the lead inspector or the qualifying licensee performing 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), LR 43:1912 (October 2017).

§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), LR 43:314 (February 2017).

§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;

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

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. any component or system that was not inspected and so stated in the home inspection report or pre-inspection agreement.

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:

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1. offer warranties or guarantees of any kind;

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

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

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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 or perform repair services on any system or component of the home inspected or any other type of service on the home inspected from the time of the inspection until the date of the act of sale of the home.

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), repromulgated LR 41:2339 (November 2015), LR 43:314 (February 2017), LR 43:1913 (October 2017).

§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;

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

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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;
- garage door operator remote control transmitters; 4.
- geological conditions; 5.
- 6. soil conditions:
- 7. recreational facilities;

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

the presence or condition of buried fuel storage 9. 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

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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:
 - piping materials, supports, insulation; a.
 - b. fixtures and faucets:
 - functional flow; c.
 - visible leaks: and d.
 - 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;
 - water heating equipment; 3.
 - 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

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			PROFESSI	ONAL AND OCCU	UPATIONAL S	TANDARDS					
	the faucet is c equipment.	connected to	an appliance o	or winterized	electrical d home.	levice or equip	oment located in o	or around the			
	D. The home	e inspector is n	ot required to:		B. The	home inspector	shall describe:				
	1. determi	ne the effectiv	eness of anti-sipl	hon devices;	1. sei	rvice amperage a	and voltage;				
	2. determi	ine whether wa	ater supply and v	vaste disposal	2. wi	ring methods en	nployed; and				
	systems are publ	ic or private;	· · · ·		3. the	e location of mai	in and distribution p	oanels.			
	3. operate	automatic safe	ety controls;	flerele e 1	C. The	home inspector	shall report any o	bserved solid			
	4. operate fixture faucets, a	any valve exo and hose fauce	cept water closet ts;	flush valves,	conductor circuits.	for 120 volt					
	5. determi utilizes proper m	ne whether the aterials;	ne system is prop	perly sized or	D. The home inspector shall report on the presence or absence of smoke detectors.						
	6. inspect:	:			E. The	home inspector	is not required to:				
	a. water	r conditioning	systems;		1. ins	sert any tool, pr	robe, or testing dev	vice inside the			
	b. fire a	nd lawn sprinl	kler systems;		panels;						
	c. on-sit	te water supply	y quantity and qu	ality;	2. test or operate any ground fault circuit interrur	any overcurrent or	overcurrent device except				
	d. on-sit	te waste dispo	sal systems;		interrupters in accordance with \$319.A.6;						
	e. found	dation irrigatio	on systems;		3. dis	smantle any elec	ctrical device or con	trol other than			
	f. spas;				to remove	the dead front of	covers of the main	and auxiliary			
	g. swim	ming pools;				panels, of					
	h. solar	water heating	equipment; or		4. 1118	spect of test.					
	i. wells	. well pump	os. or water sto	orage related	a	low voltage syst	tems;				
	equipment. AUTHORITY N	lgated in accorda	nce with R.S.	b. central security systems, including but not limited to heat detectors, motion detectors, control pads, carbon monoxide detectors, smoke detectors or any associated devices:							
	HISTORICAL	NOTE: Promu	lgated by the I	Department of	associated C	tolophor	with ashis TV in (
	Economic Develo (December 2000), of Home Inspector 2015)	pment, Board of , amended by th rs, LR 30:1691	of Home inspector ne Office of the G (August 2004), Ll	rs, LR 26:2747 overnor, Board R 41:923 (May	ancillary w distribution	viring that is no system; or	ot part of the prin	hary electrical			
	\$319. Electric	cal System			d. i	remote controlle l device: or	ed device unless the	e device is the			
	A. The home	e inspector sha	ll inspect:		5. me	easure amnerage	e, voltage or impeda	nce.			
	1. service	drop and en	trance conductor	s cables and	AUTHOR	ITY NOTE: Pro	omulgated in accord	ance with R.S.			
raceways;					37:1475.	CAL NOTE: P	amulgated by the	Donortmont -f			
	2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;				Economic D (December 2 of Home In	bepartment of rs, LR 26:2748 Governor, Board), LR 36:2863					
	3. branch of and their compate	circuit conduc tibility;	tors, their overcu	rrent devices,	(December 2010), LR 38:2533 (October 2012), LR 41:923 (May 2015), LR 43:1913 (October 2017).						
	4. the op	eration of a	a representative	number of	§321. Air Conditioning and Heating System						
	installed ceiling receptacles;	g fans, ligh	ting fixtures, s	witches and	A. The installed he	home inspect ating and coolin	tor shall inspect og systems including	permanently g:			
	5. the pola and	arity and groun	nding of all recep	otacles tested;	1. heat the installed the	ating, cooling cough the wall;	and air handlin	g equipment			

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

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

2. normal operating controls;

4. solid fuel heating devices, including fireplaces;

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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;
- dehumidifiers; c.
- electronic air filters: d.

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 fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion makeup air devices, heat distribution assists, whether gravitycontrolled 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), LR 43:314 (February 2017).

§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
- interior recreational facilities. 4.

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;
- ventilation of attics and foundation areas; 2.
- 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

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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;

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.

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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 solicit to repair, replace or upgrade for compensation, any system or component of the home which the inspector noted as 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

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education, experience, or qualifications of the LHI or the company with which he is affiliated.

14. 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), repromulgated LR 41:2339 (November 2015), amended LR 43:315 (February 2017), LR 43:1913 (October 2017).

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RELATIV	EL PHOTOS SHEINFO AFFENDIA REFERENCE	
I he li are in	iks below connect you to a series of documents that will help you understand your home ar addition to links attached to specific items in the report.	id how it works. These
Click	on any link to read about that system.	
»	01. ROOFING, FLASHINGS AND CHIMNEYS	
>>>	02. EXTERIOR	
>>>	03. STRUCTURE	
\otimes	04. ELECTRICAL	
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>>>	06. COOLING/HEAT PUMPS	
>>	07. INSULATION	
>>	08. PLUMBING	
>>	09. INTERIOR	
»	10. APPLIANCES	
>>	11. LIFE CYCLES AND COSTS	
>>	12. SUPPLEMENTARY	
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