Axelrad & Associates
HOME INSPECTIONS

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

1333 SAMPLE FRONT ST
New Orleans, LA 70130

Prepared For:
JANE DOE

Inspection Date:
Monday, November 26, 2018

Prepared By:
Chris Thacker and Emily Beyer

AXELRAD
& ASSOCIATES
HOME INSPECTIONS

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Axelrad & Associates, Home Inspections, LLC
4101 Cleveland Place
Metairie, LA 70003

504-799-9401
www.axelradhome.com
Chaxelrad@gmail.com

August 25, 2022

Dear Jane Doe,

RE: Report No. 8921, v.3
1333 SAMPLE FRONT ST
New Orleans, LA
70130

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,

Chris Thacker and Emily Beyer
on behalf of
Axelrad & Associates, Home Inspections, LLC

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Metairie, LA 70003
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INVOICE

August 25, 2022

Client: Jane Doe

Report No. 8921, v.3
For inspection at:
1333 SAMPLE FRONT ST
New Orleans, LA
70130
on: Monday, November 26, 2018

Travel, tolls or parking charges		$10.00
Commercial Building		$790.00
	Total	$800.00

PAID IN FULL - THANK YOU!

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SUMMARY

1333 SAMPLE FRONT ST, New Orleans, LA November 26, 2018

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

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

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VIDEO - AXELRAD & ASSOCIATES - WHAT WE DO

Roofing

RECOMMENDATIONS \ Overview
Condition: • Recommend consulting a qualified roofing contractor for inspection and overall evaluation, recommendations, and quotes.

FLAT ROOFING \ Modified bitumen
Condition: • Alligatoring
This random cracking of the surface, which looks similar to alligator skin, is the result of the sun making the unprotected top surface of the asphalt brittle. This occurs when there is surface granule loss (UV protection). The volatiles are boiled off, and the asphalt is no longer flexible. Over time, these cracks can deepen and leaks can occur. This is one of the aging signs of an asphalt based flat roof. Maintenance/further evaluation is recommended.
Location: Various

Condition: • Leak
Various openings and 3 major leaks noted.
Location: Various, Rear Left, Front Right
Task: Repair or replace.

Condition: • Old, worn out
Exposed membrane throughout most of roof. Near end of life expectancy. Resurfacing or replacement likely needed.
Location: Throughout
Task: Further evaluation.

Condition: • Ponding
Low areas also noted
Location: Various
Task: Further evaluation. Improve.

Exterior

ROOF DRAINAGE \ Gutters
Condition: • Rust
Location: Throughout
Task: Repair or replace.

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco
Condition: • The overall condition of the stucco warrants further evaluation from a qualified stucco contractor. Issues noted included: Cracking, open seams and prior repair t
Location: Throughout Exterior
Task: Repair.

WALLS \ Masonry (brick, stone) and concrete
Condition: • Masonry/mortar deterioration
Location: Throughout Left Side and Right Side Exterior
Task: Repair.

Condition: • Masonry deterioration
Location: Throughout Left Side and Right Side Exterior
Task: Repair.

GARAGE \ Vehicle doors
Condition: • Damage
The front garage door is missing the springs and does not stay open. The rear garage door opener is inoperative and must be opened manually.
Location: Both garage doors
Task: Repair or replace.

Structure

RECOMMENDATIONS \ Overview
Condition: • It is recommended that a structural contractor or general contractor familiar with structural repairs be engaged to provide a more in-depth evaluation of the structural performance of this foundation and floor structure, as well as providing cost estimates to correct defects. See individual issues listed in detail below.

FOUNDATIONS \ General notes
Condition: • Cracked
Cracking was noted in various areas in the floating concrete slab.
Location: Various Throughout interior
Task: Repair. Further evaluation.

FLOORS \ Columns or piers
Condition: • Rot
Location: Various Left Center

Task: Repair or replace. Further evaluation.

Condition: • Insect damage
At least two to three wood columns are severely damaged by insects.
Location: Various Throughout Left Side Middle
Task: Repair or replace. Further evaluation.

FLOORS \ Beams
Condition: • Insect damage
Location: Various Throughout Left Center
Task: Repair or replace. Further evaluation.

FLOORS \ Joists
Condition: • Incomplete or improper repairs
Location: Left Side Middle
Task: Correct.

Condition: • Rot and/or insect damage
Location: Various Throughout
Task: Repair.

Condition: • Rot
Major structural damage from roof leaks
Location: Front Right First Floor
Task: Repair.

Condition: • Split or damaged
Location: Rear and left side Middle
Task: Repair.

WALLS \ Wood frame walls
Condition: • Insect damage
Location: Various Throughout
Task: Repair or replace. Further evaluation.

WALLS \ Solid masonry walls
Condition: • Some bricks are loose near the top of the garage door.
Location: Rear Left
Task: Repair.

Condition: • Cracked
Location: Various Throughout
Task: Repair. Further evaluation.

Condition: • Mortar deteriorating
Location: Various
Task: Repair.

ROOF FRAMING \ Rafters/trusses
Condition: • A few trusses are bowed.
Location: Left Side
Task: Repair. Further evaluation.

Condition: • Insect damage
Location: Various Left Side
Task: Further evaluation.

Condition: • End bearing inadequate
Roof leaks have rotted the trusses where they bear in the masonry wall. Many of the truss ends are no longer supported and further evaluation by a structural engineer should be made before any gutting and demo work is performed.
Location: Various Throughout Left Side
Task: Repair. Further evaluation.

Electrical

RECOMMENDATIONS \ Overview
Condition: • It is recommended that an electrical contractor be engaged to provide a more in-depth evaluation of the electrical system, as well as providing cost estimates to correct defects and to install recommended upgrades. See specific issues listed below.

SERVICE BOX, GROUNDING AND PANEL \ Service box
Condition: • Unprotected openings
Location: Rear interior wall
Task: Correct.

SERVICE BOX, GROUNDING AND PANEL \ Distribution breakers
Condition: • Tripped breaker
Location: Rear interior wall
Task: Further evaluation. Cause could not be determined.

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed
Condition: • Exposed on walls or ceilings
Location: Various Throughout
Task: Correct.

DISTRIBUTION SYSTEM \ Junction boxes
Condition: • Cover loose or missing
Cover missing on junction box(s), exposed, live wiring. Electrical connections should be in closed junction boxes.
Location: Throughout interior
Task: Correct.
Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Weak ground

Location: Rear Center
Task: Repair.

Condition: • GFCI needed (Ground Fault Circuit Interrupter)
For safety reasons, GFCI protection is recommended either at the outlets or at the panel for the following locations: Kitchen, attic, bathroom, exterior, garage, and within five feet of a laundry tub.
Location: Bathroom (Marked With A Sticker)
Task: Upgrade to current standards

Condition: • Inoperative
Location: Front Office, Various Two Slots
Task: Repair.

Condition: • Ground needed for 3-slot outlet
Ungrounded 3 slot outlet(s) found. The grounding of electrical outlets became standard after about 1960. The ground wire normally conducts no electricity, but serves as a path for stray current, in case something goes wrong with the appliance or receptacle. The ground wire provides a safe path for the electricity and prevents electrical shock. Three slot receptacles are sometimes installed in ungrounded situations in order to plug in appliances with three prongs, but this can be dangerous and misleading. Adapters should not be used in two slot outlets. Three slot receptacles should always be grounded. There are several options to correct this issue.
Location: various outlets in front office rooms
Task: Correct. Discuss options with your electrician.

DISTRIBUTION SYSTEM \ Cover plates
Condition: • Loose
Location: Front Right First Floor
Task: Correct.

Plumbing

RECOMMENDATIONS \ Overview
Condition: • It is recommended that a licensed plumbing contractor be engaged to provide a more in-depth evaluation of the plumbing system, as well as providing cost estimates to correct defects and to install recommended upgrades. See specific issues listed below.

SUPPLY PLUMBING \ Water supply piping in building
Condition: • Poor pressure or flow
Location: Throughout
Task: Further evaluation. Improve.

Condition: • Galvanized steel
Galvanized supply lines noted. This piping is over 50 years old since it has not been in use for major work since the early 1960's. This is near the end of its expected useful life. The age is difficult to gauge based on exterior condition as galvanized pipes tend to corrode from the inside-out. Significant corrosion inside the piping can reduce water pressure as well as lead to pinhole leaks, especially around the threaded connections. Corrosion at the joints also indicates the end of useful life. When leaks become prevalent or decreased water pressure is noted, it may be time to replace the galvanized supply lines with copper or PEX. Upgrades should be referred to a licensed plumbing contractor for a

complete evaluation and written estimates of work needed.
It should be noted that decreased water pressure or even complete stoppage of individual lines can occur suddenly when inside corrosion loosens.
Location: Throughout
Task: Monitor or replace. When issues arise, replacement will be necessary.

GAS SUPPLY \ Gas piping
Condition: • Mechanical damage
Location: Front Exterior
Task: Repair or replace.

Interior

RECOMMENDATIONS \ General
Condition: • Damaged elevator safety door. The counterweight for the elevator safety door is missing.
Location: Rear First Floor
Task: Repair.

FLOORS \ General notes
Condition: • Suspect Floor Tiles - Possible Asbestos Hazard
The age, type and style of the tiles make them suspect for asbestos.

Asbestos was very commonly used in vinyl and asphalt based floor tiles from the early 1950's until about 1980.
Asbestos is hazardous when the fibers become airborne or "friable". Friable asbestos material is any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.
Non-friable asbestos-containing material is less likely to be an asbestos hazard in buildings, unless it is mechanically ground or pulverized.
What produces measurable airborne asbestos-dust is either running equipment that mechanically grinds or sands the tile surface (including some industrial floor polishers) over the floor surface, or using aggressive means of demolition that produce lots of small fragments of broken tiles during renovations.
Asbestos is generally a harmless material if not airborne and breathed-in or ingested. It is not harmful just sitting there, or better still, covered so that the tiles will be protected from wear, damage, and future asbestos particle release.
Asbestos tile removal and disposal is dangerous and should only be done by qualified professionals with proper equipment and EPA approved safety standards.
Location: Front Right First Floor
Task: Further evaluation. Cover-see Appendix

STAIRS \ Spindles or balusters
Condition: • Too far apart
Current safety standards for spaces between railing and spindles is a maximum of 4". This is a hazard for young children.
Location: Left Side First Floor
Task: Correct.

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OVERALL RATING:

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

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

Comments: This is a historic commercial warehouse building, located in the Warehouse District of New Orleans. The property has considerable deferred maintenance and is in average to below average condition for its age, construction type, and location. It has not been upgraded significantly in the recent past. Some building components and systems are in reasonably good working order or serviceable, but some are not. There is an above average amount of repairs and maintenance recommended for a property of this type and age.

Where no recommendation or other statement is made regarding a specific system or item, it appeared to be and was considered functioning in a satisfactory manner at the time of the inspection. This inspection and report are subject to the inherent limitations of a visual, non-invasive procedure that is not technically exhaustive.

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Cost estimates on recommended repairs, replacements or maintenance items are beyond the scope of home inspections, and recommended repairs or recommended further evaluations or verifications should be done by a licensed tradesman or licensed contractor in the appropriate field. As a general cost reference, you may wish to refer to the general guidelines provided in the link below. The Reference Library Page in the Appendix has links to all of the individual chapters of the complete book, "The Home Reference Book" and can be a valuable resource for additional information on home maintenance and repairs. This is the end of the Introduction and Summary section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

General Guidelines for Repair Costs

Recommendations and Observations

RECOMMENDATIONS \ General

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

RECOMMENDATIONS \ Overview

Condition: • Recommend consulting a qualified roofing contractor for inspection and overall evaluation, recommendations, and quotes.

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • Rust
Location: Various
Task: Replace.

Rust

FLAT ROOFING \ Modified bitumen

Condition: • Leak
Various openings and 3 major leaks noted.
Location: Various, Rear Left, Front Right
Task: Repair or replace.

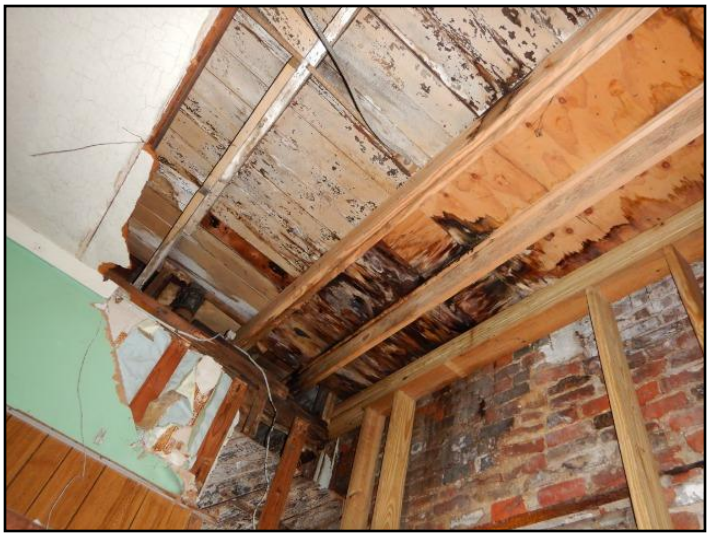
Leak

Leak

Leak

Leak

Leak



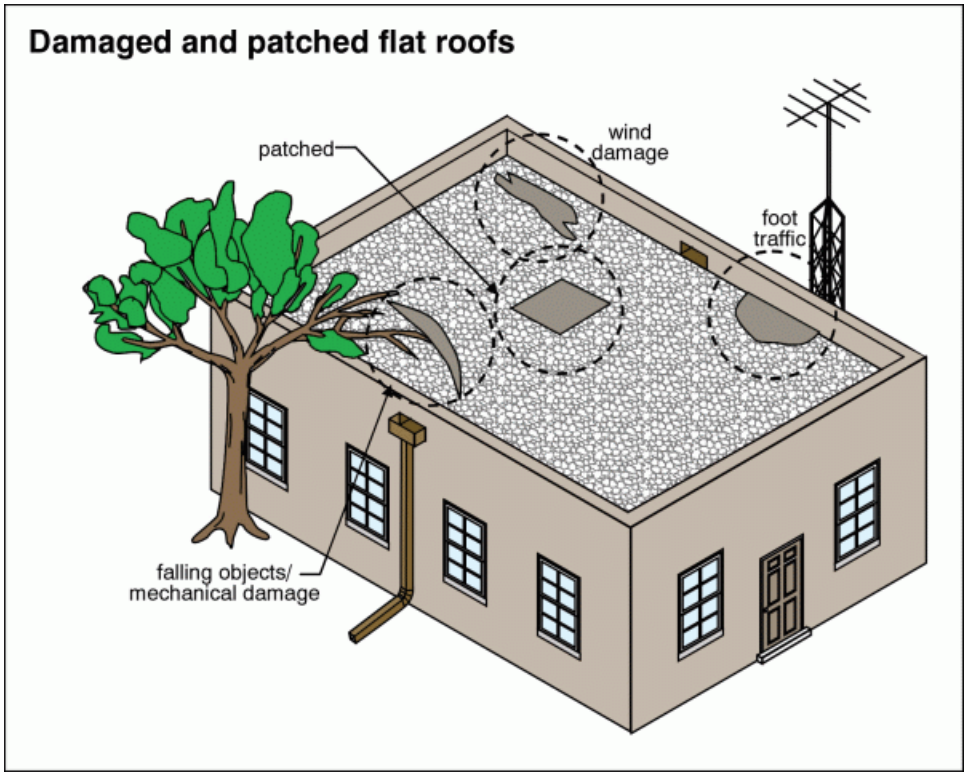
Leak

Leak

Condition: • Old, worn out
Exposed membrane throughout most of roof. Near end of life expectancy. Resurfacing or replacement likely needed.
Location: Throughout
Task: Further evaluation.

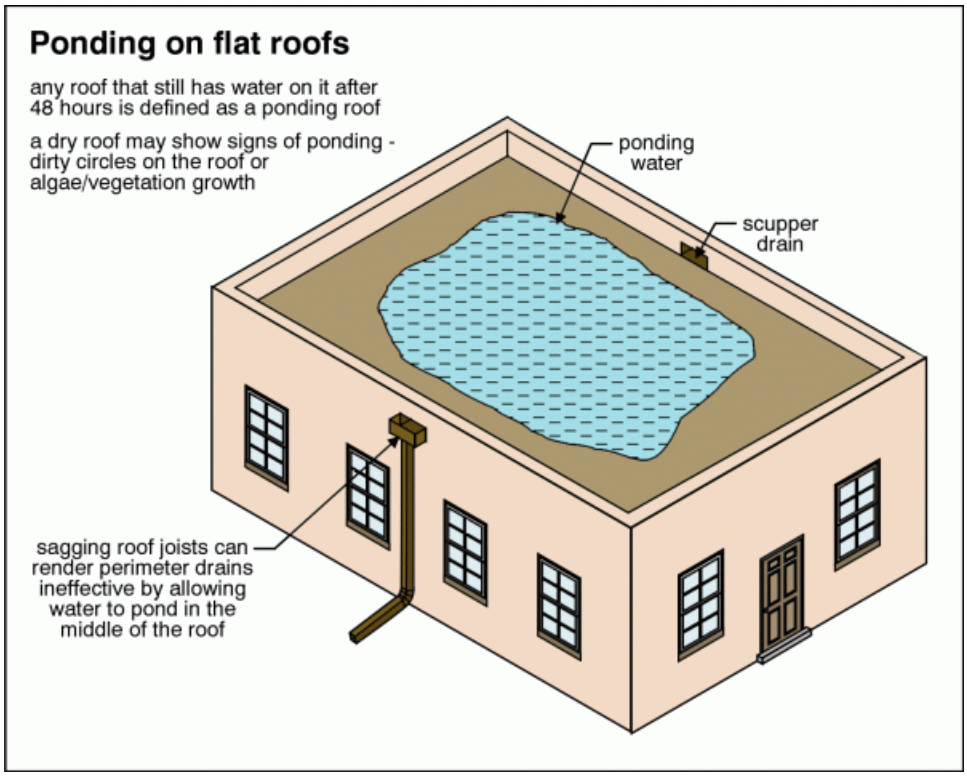
Old, worn out

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

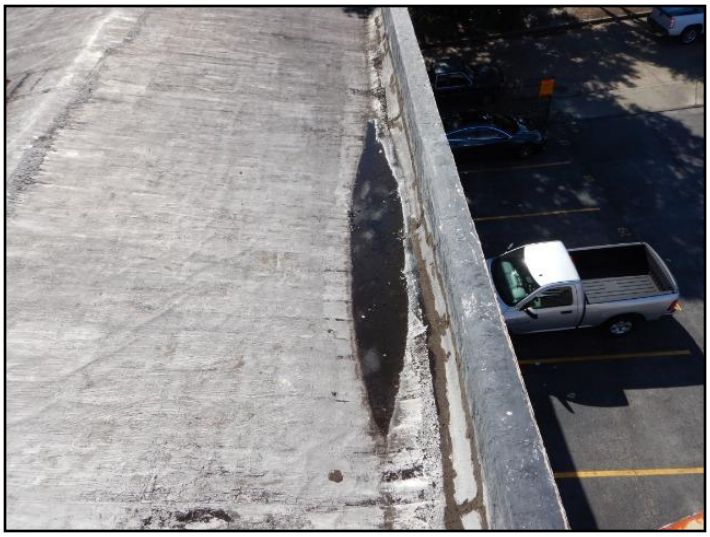


Patched

Condition: • Ponding
Low areas also noted
Location: Various
Task: Further evaluation. Improve.



Ponding



Ponding

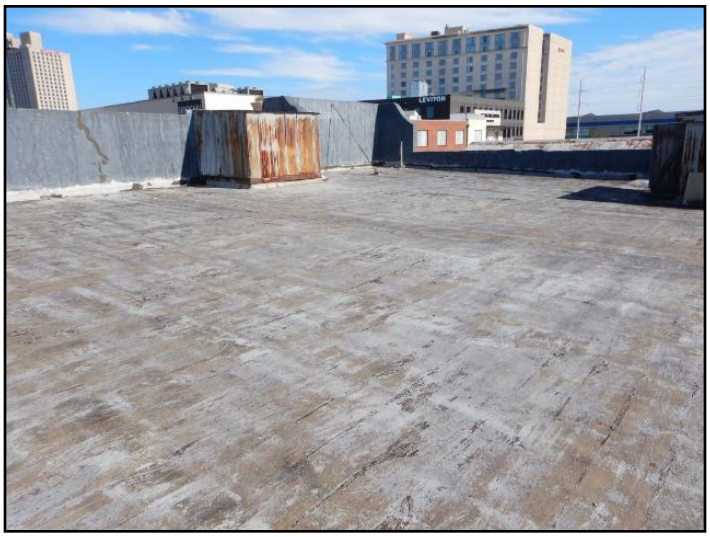
Ponding

Condition: • Alligatoring
This random cracking of the surface, which looks similar to alligator skin, is the result of the sun making the unprotected top surface of the asphalt brittle. This occurs when there is surface granule loss (UV protection). The volatiles are boiled off, and the asphalt is no longer flexible. Over time, these cracks can deepen and leaks can occur. This is one of the aging signs of an asphalt based flat roof. Maintenance/further evaluation is recommended.
Location: Various

Alligatoring

Description and Inventory

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



General View of the Roof System - Reference...

General View of the Roof System - Reference...

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General View of the Roof System - Reference...

General View of the Roof System - Reference...

General View of the Roof System - Reference...

Flat roof material:

• Modified bitumen membrane

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

Probability of leakage: • High

Approximate age: • 15-20 years

Typical life expectancy with routine maintenance: • 15-20 years

Limitations and Inspection Methods

Inspection performed: • By walking on roof

Inspection performed: • Access from roof door at top of stairwell.

Age determined by: • Visual from roof surface

Recommendations and Observations

ROOF DRAINAGE \ Gutters

Condition: • Rust

Location: Throughout

Task: Repair or replace.

Rust

Condition: • Damaged or bent

Location: Throughout Exterior

Task: Repair or replace.

Damaged or bent

ROOF DRAINAGE \ Downspouts

Condition: • Discharge too close to building

Location: Throughout Exterior

Task: Improve.

Condition: • Rust
Location: Throughout
Task: Repair or replace.

Rust

WALLS \ Metal siding
Condition: • Rust
Location: Roof
Task: Repair or replace.

Rust

Condition: • Loose or missing pieces
Location: Roof
Task: Repair or replace.

Loose or missing pieces

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

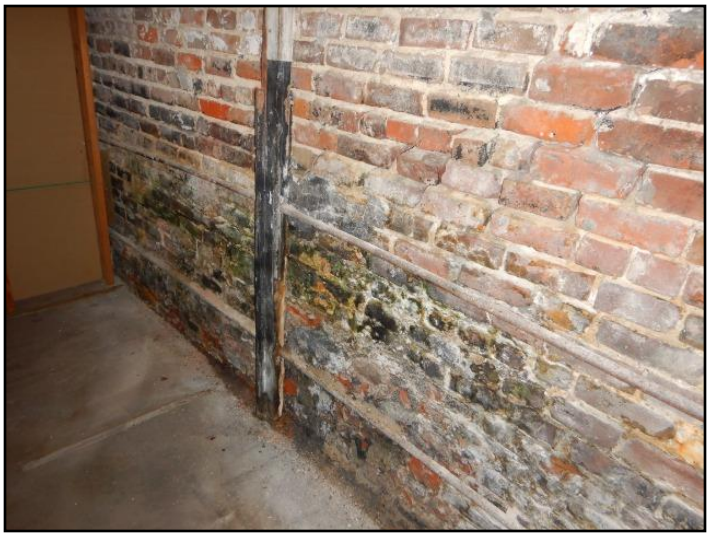
Condition: • Moisture penetration

Location: Roof, Front Right First Floor

Task: Repair.

Moisture penetration

Moisture penetration



Moisture penetration

Condition: • The overall condition of the stucco warrants further evaluation from a qualified stucco contractor. Issues noted included: Cracking, open seams and prior repair t
Location: Throughout Exterior
Task: Repair.

Stucco repairs needed

Condition: • Poor repairs
Location: Front
Task: Correct.

cracks patched with tape

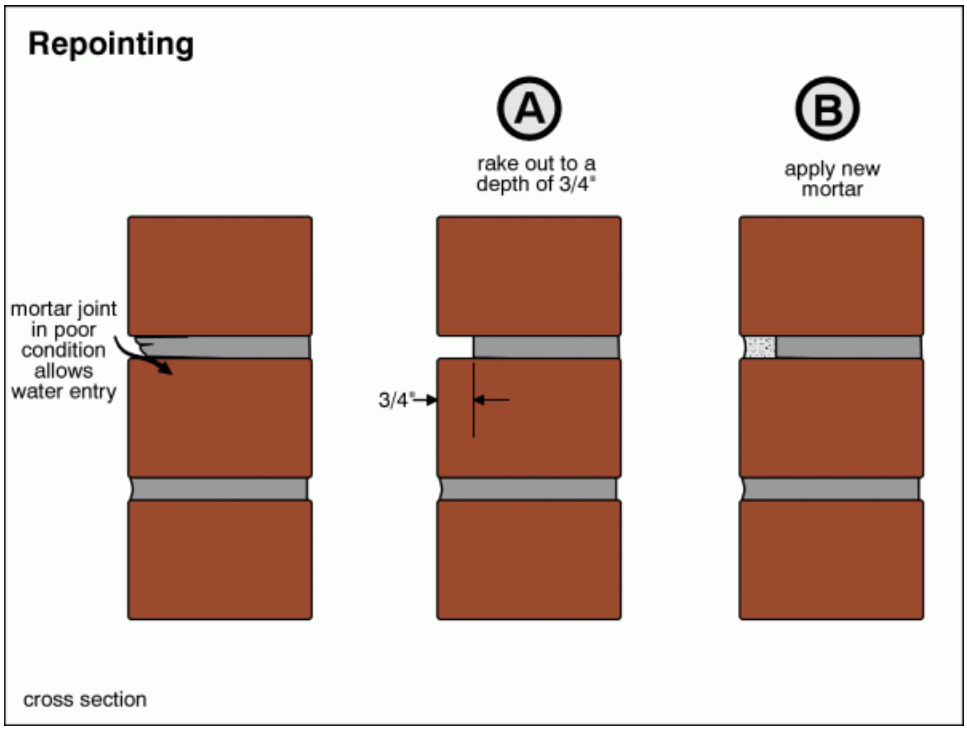
cracks patched with tape

WALLS \ Masonry (brick, stone) and concrete

Condition: • Masonry/mortar deterioration

Location: Throughout Left Side and Right Side Exterior

Task: Repair.



Mortar deterioration

Condition: • Masonry deterioration

Location: Throughout Left Side and Right Side Exterior

Task: Repair.

Masonry deterioration

Condition: • Plants and weeds growing in masonry.

Location: Various Throughout Exterior

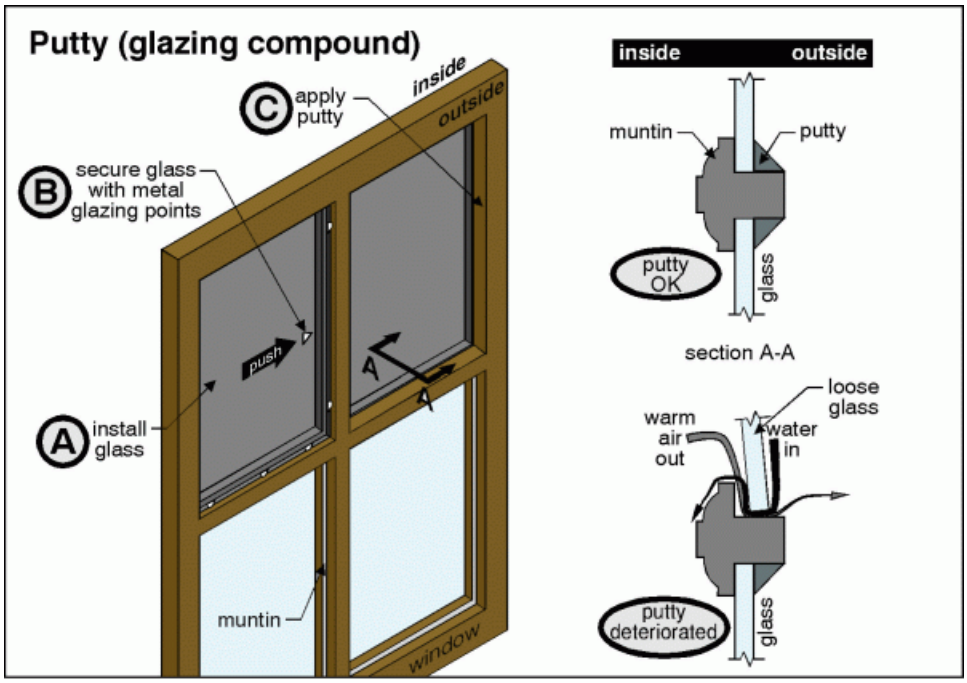
Task: Remove.

plants and weeds

EXTERIOR WINDOWS \ Glass (glazing)
Condition: • Cracked
Location: Front Exterior
Task: Replace.

Cracked window

Condition: • Putty missing, cracked or deteriorated
Location: Throughout
Task: Improve.



Putty missing, cracked or deteriorated

EXTERIOR WINDOWS \ Frames

Condition: • Rot

Location: Various

Task: Repair.

Rot

GARAGE \ Vehicle doors

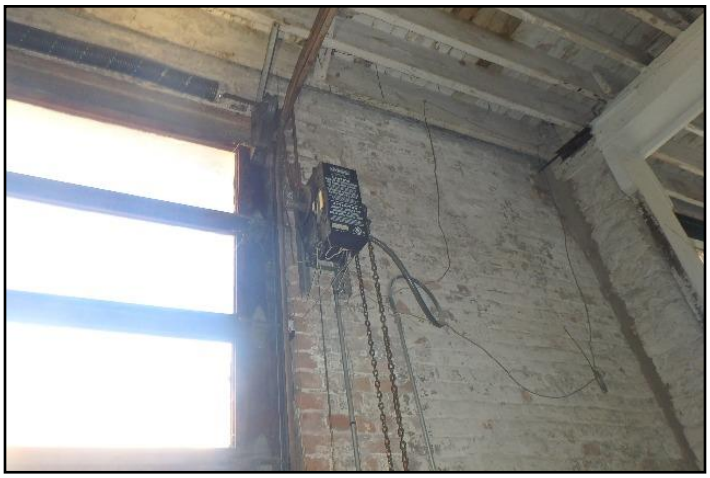
Condition: • Damage

The front garage door is missing the springs and does not stay open. The rear garage door opener is inoperative and must be opened manually.

Location: Both garage doors

Task: Repair or replace.

door must be propped open



opener inoperative

Description and Inventory

Gutter & downspout material: • Galvanized steel

Gutter & downspout type: • Eave mounted • Scuppers

Gutter & downspout discharge: • Above grade

Lot slope: • Flat

Wall surfaces and trim: • Metal siding • Stucco • Brick

Driveway: • Concrete

Driveway: • Brick

Garage: • Attached

Limitations and Inspection Methods

Inspection limited/prevented by: • The front door is barricaded. Unable to test.

Barricaded door

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Geological and soil conditions • Recreational facilities • Erosion control, earth stabilization measures

Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Evidence of insect activity.
Various damage noted
Location: Various Second Floor
Task: Further evaluation.

Evidence of insect activity.

RECOMMENDATIONS \ Overview

Condition: • It is recommended that a structural contractor or general contractor familiar with structural repairs be engaged to provide a more in-depth evaluation of the structural performance of this foundation and floor structure, as well as providing cost estimates to correct defects. See individual issues listed in detail below.

FOUNDATIONS \ General notes

Condition: • Cracked
Cracking was noted in various areas in the floating concrete slab.
Location: Various Throughout interior
Task: Repair. Further evaluation.

Cracked

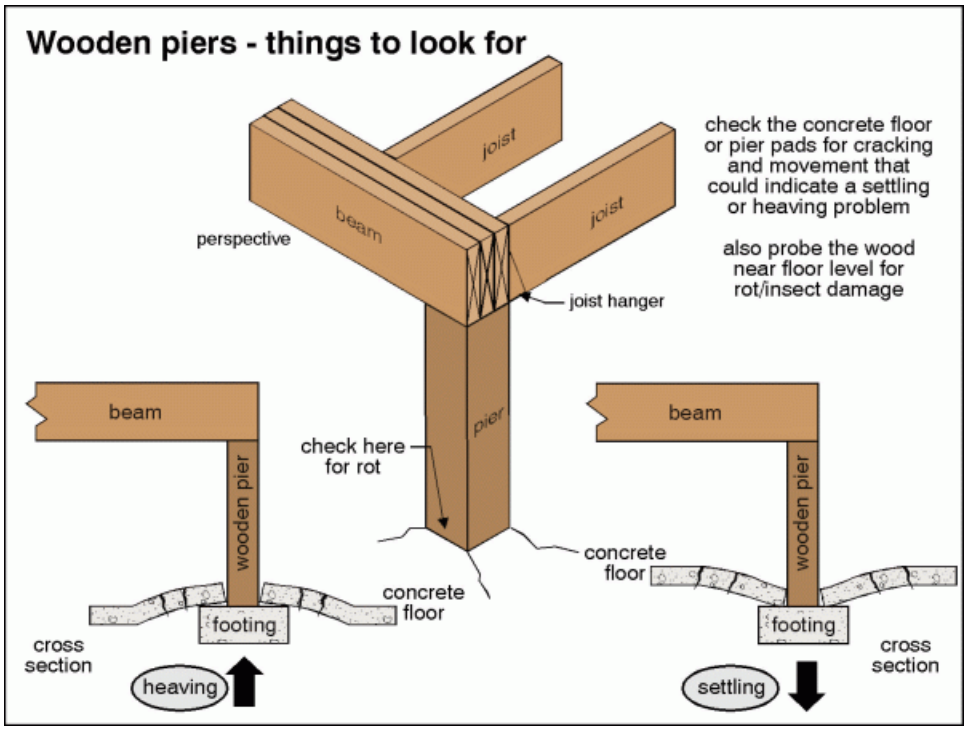
Cracked

FLOORS \ Columns or piers

Condition: • Rot

Location: Various Left Center

Task: Repair or replace. Further evaluation.



Rot

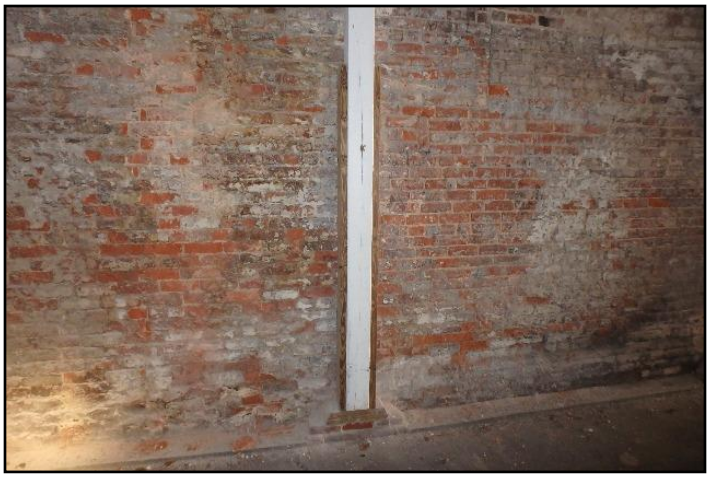
Rot

Condition: • Insect damage
At least two to three wood columns are severely damaged by insects.
Location: Various Throughout Left Side Middle
Task: Repair or replace. Further evaluation.

Insect damage

Insect damage

Condition: • Suspect repairs have been made to some wood columns
Location: Left Side
Task: Further evaluation.



suspect repair

FLOORS \ Beams

Condition: • Insect damage

Location: Various Throughout Left Center

Task: Repair or replace. Further evaluation.

Insect damage, crushed

Insect damage

FLOORS \ Joists

Condition: • Rot and/or insect damage

Location: Various Throughout

Task: Repair.

Insect damage

Insect damage

Condition: • Rot

Major structural damage from roof leaks

Location: Front Right First Floor

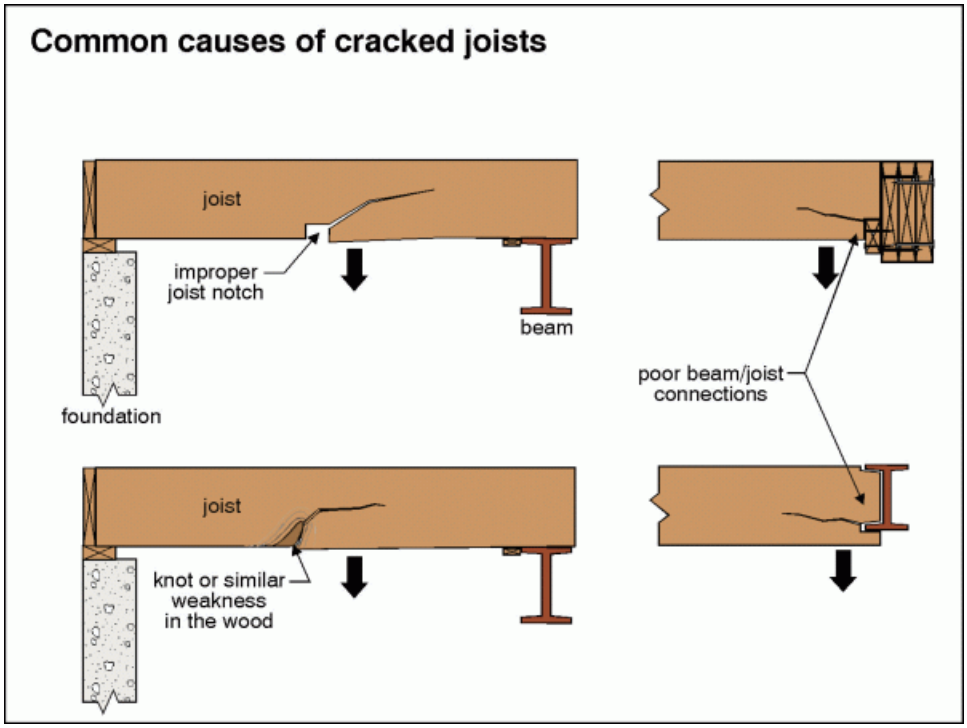
Task: Repair.

Rot

Rot

Rot

Condition: • Split or damaged
Location: Rear and left side Middle
Task: Repair.



Split or damaged

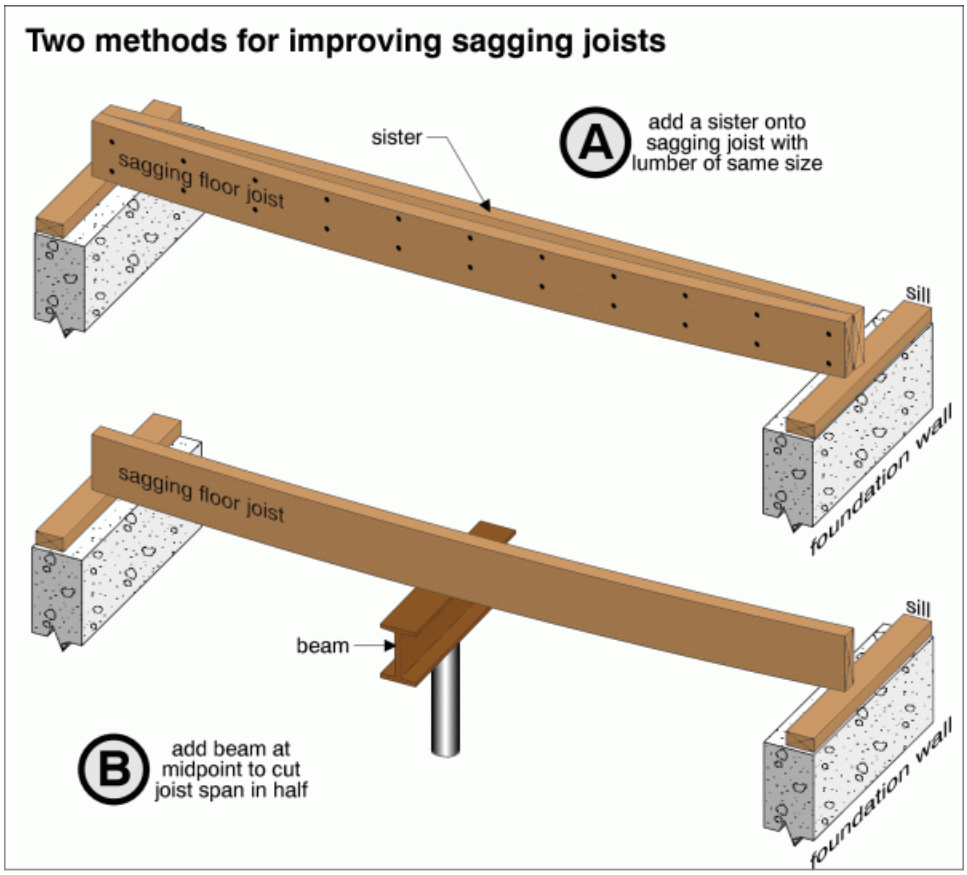
Split

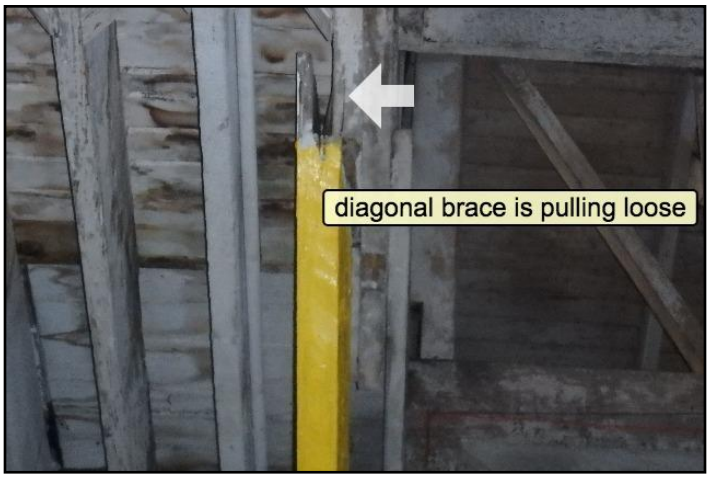
Split at rotted area

Condition: • Incomplete or improper repairs

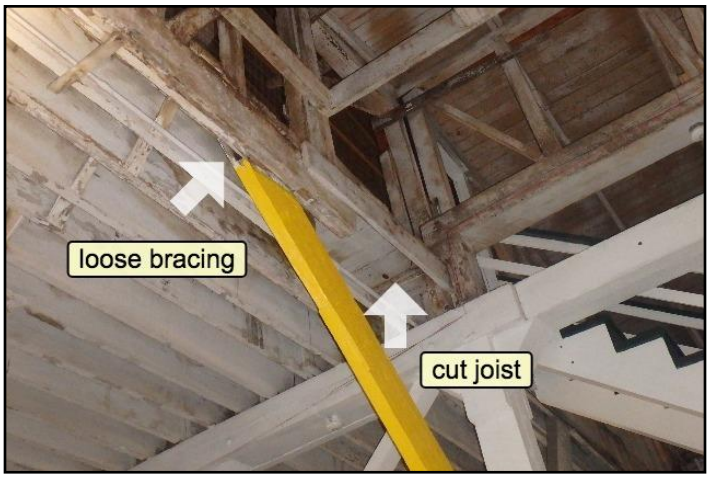
Location: Left Side Middle

Task: Correct.

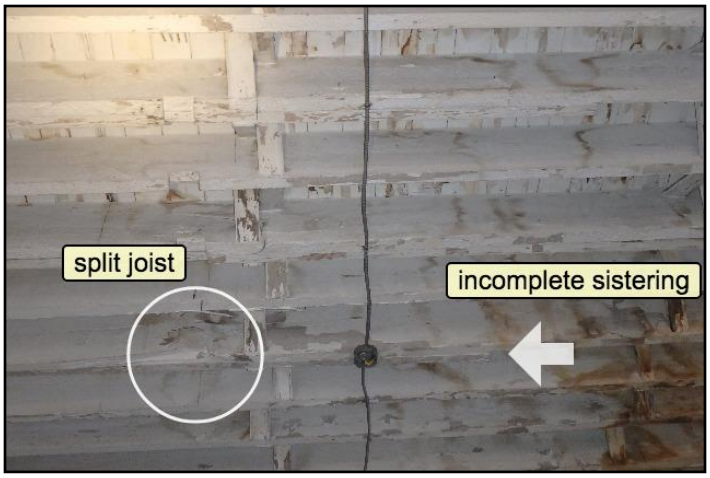




bracing is coming loose



Incomplete or improper repairs



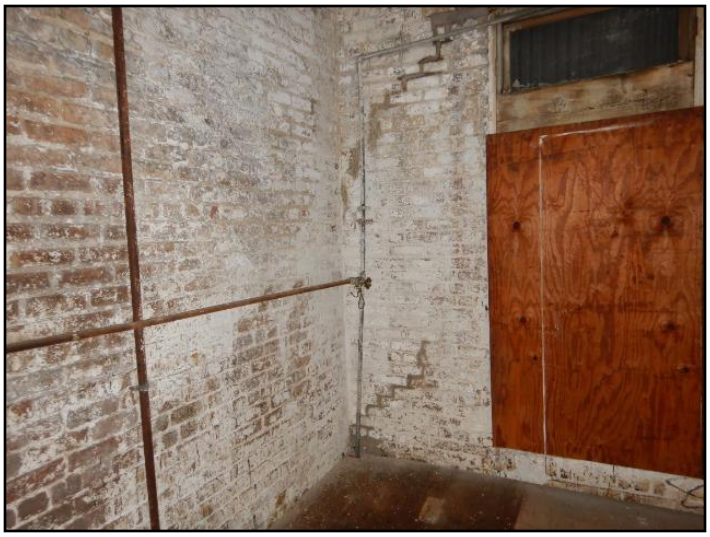
Incomplete or improper repairs

WALLS \ Wood frame walls
Condition: • Insect damage
Location: Various Throughout
Task: Repair or replace. Further evaluation.


Insect damage


Insect damage

WALLS \ Solid masonry walls
Condition: • Prior repairs
Location: Various
Task: Prior repairs should be periodically monitored.



Prior repairs

Prior repairs

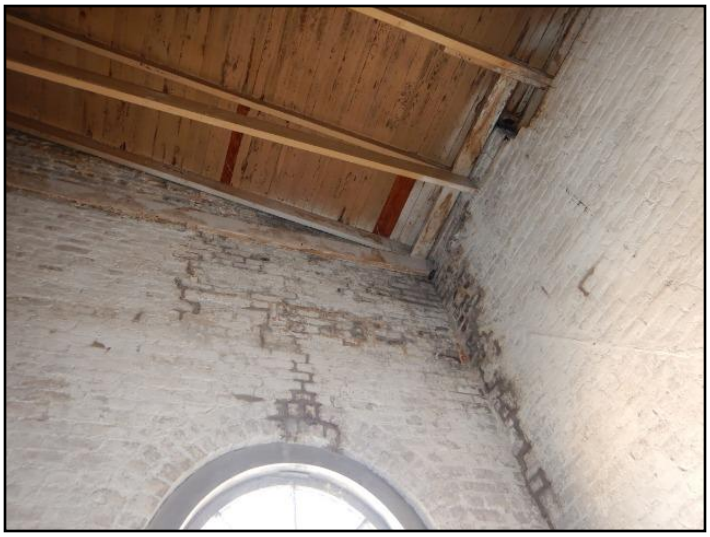
Condition: • Cracked

Location: Various Throughout

Task: Repair. Further evaluation.

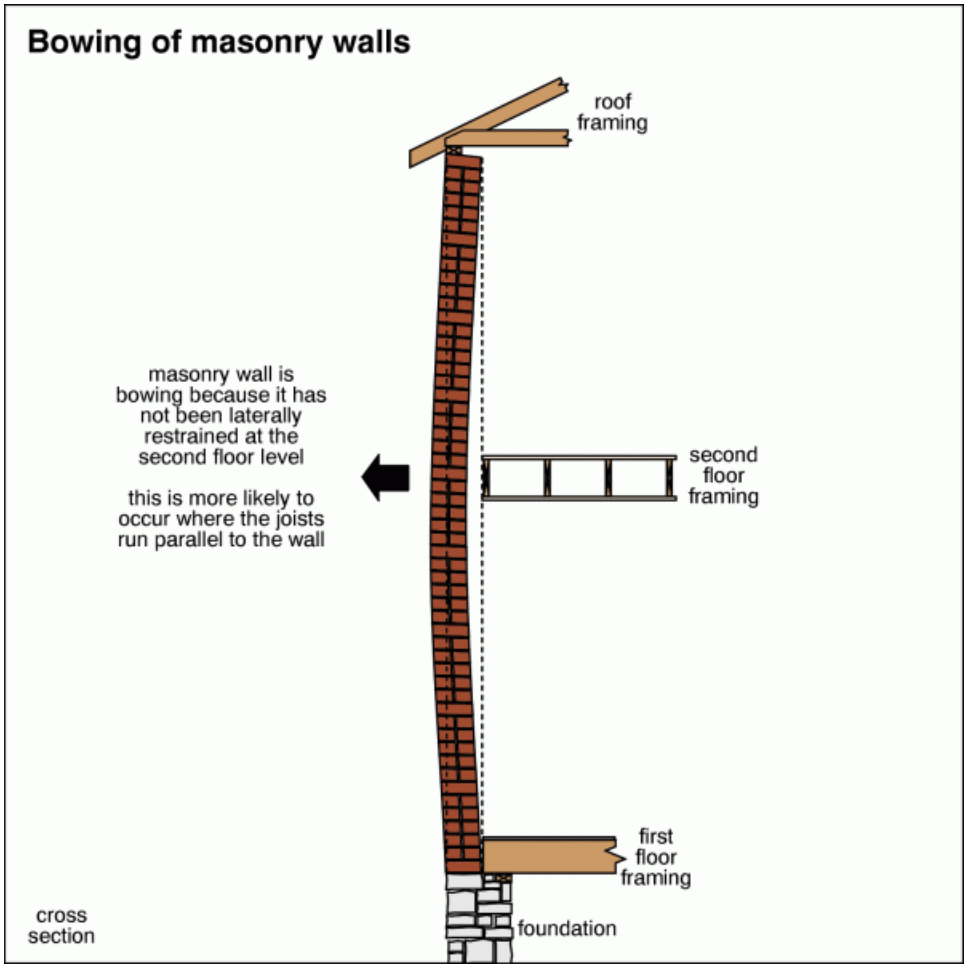
Cracked

Cracked



Cracked

Condition: • Bowing, leaning or bulging
Location: Front
Task: Further evaluation. Monitor.



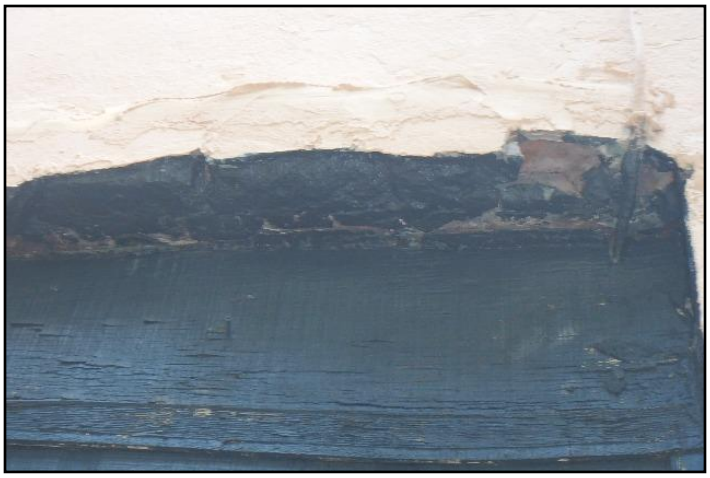
leaning wall

Condition: • Mortar deteriorating
Location: Various
Task: Repair.

Mortar deteriorating

Condition: • Historic Stucco Repair (LINK)

Condition: • Lintel missing.
Location: Front
Task: Provide or install.



missing lintel

Condition: • Some bricks are loose near the top of the garage door.
Location: Rear Left
Task: Repair.

loose bricks

ROOF FRAMING \ Rafters/trusses
Condition: • Insect damage
Location: Various Left Side
Task: Further evaluation.

Insect damage

Condition: • End bearing inadequate

Roof leaks have rotted the trusses where they bear in the masonry wall. Many of the truss ends are no longer supported and further evaluation by a structural engineer should be made before any gutting and demo work is performed.

Location: Various Throughout Left Side

Task: Repair. Further evaluation.

No End bearing

No End bearing

No End bearing

Masonry loose at end bearing

Condition: • A few trusses are bowed.
Location: Left Side
Task: Repair. Further evaluation.

bowed truss

ROOF FRAMING \ Sheathing (roof/attic)
Condition: • Water stains
Location: Various Throughout
Task: Repair. Monitor.

Water stains

Water stains

Description and Inventory

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

General View of the Roof Structure

General View of the Structural Systems -...

Configuration: • Floating slab • Brick or concrete perimeter walls • Wood piles, wood beams and joist

Foundation material: • Brick

Floor construction: • Slab - concrete • Steel columns • Wood columns • Steel beams • Wood beams

Exterior wall construction: • Masonry

Roof and ceiling framing: • Trusses • Plank sheathing

Limitations and Inspection Methods

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

Attic/roof space: • No attic

Crawlspace: • None

Recommendations and Observations

RECOMMENDATIONS \ Overview

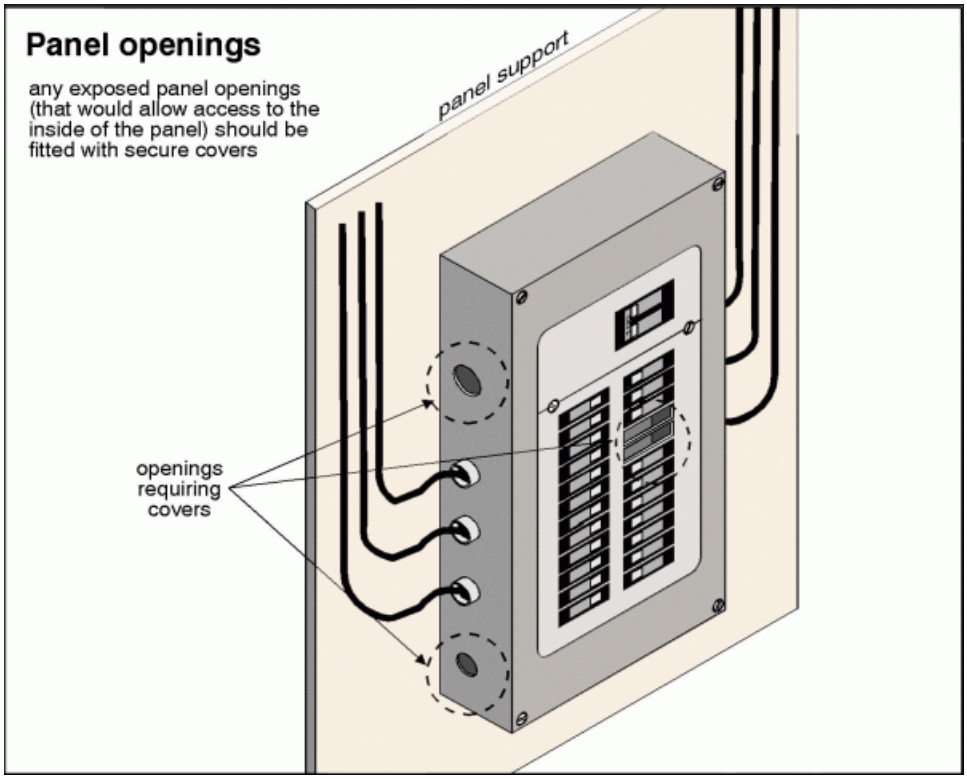
Condition: • It is recommended that an electrical contractor be engaged to provide a more in-depth evaluation of the electrical system, as well as providing cost estimates to correct defects and to install recommended upgrades. See specific issues listed below.

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • Unprotected openings

Location: Rear interior wall

Task: Correct.



Unprotected openings

SERVICE BOX, GROUNDING AND PANEL \ Distribution breakers

Condition: • Tripped breaker

Location: Rear interior wall

Task: Further evaluation. Cause could not be determined.

Tripped breaker

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Old Wiring

Older cloth-sheathed wiring was noted in the panel or distribution system. Potential insurance issue.

Location: Throughout

Task: Information only

Old Wiring

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • Exposed on walls or ceilings

Location: Various Throughout

Task: Correct.

Exposed on walls

Exposed on walls

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • Cover loose or missing

Cover missing on junction box(s), exposed, live wiring. Electrical connections should be in closed junction boxes.

Location: Throughout interior

Task: Correct.

Cost: Minor

Cover missing

Cover missing

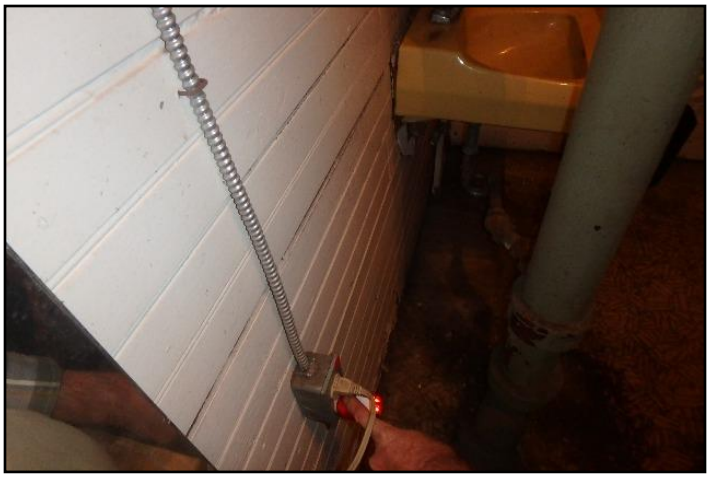
DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI needed (Ground Fault Circuit Interrupter)

For safety reasons, GFCI protection is recommended either at the outlets or at the panel for the following locations: Kitchen, attic, bathroom, exterior, garage, and within five feet of a laundry tub.

Location: Bathroom (Marked With A Sticker)

Task: Upgrade to current standards



GFCI/GFI needed (Ground Fault Circuit...

Condition: • Inoperative
Location: Front Office, Various Two Slots
Task: Repair.

Inoperative

Condition: • Ground needed for 3-slot outlet
Ungrounded 3 slot outlet(s) found. The grounding of electrical outlets became standard after about 1960. The ground wire normally conducts no electricity, but serves as a path for stray current, in case something goes wrong with the appliance or receptacle. The ground wire provides a safe path for the electricity and prevents electrical shock. Three slot receptacles are sometimes installed in ungrounded situations in order to plug in appliances with three prongs, but this can be dangerous and misleading. Adapters should not be used in two slot outlets. Three slot receptacles should always be grounded. There are several options to correct this issue.
Location: various outlets in front office rooms
Task: Correct. Discuss options with your electrician.

Ground needed for 3-slot outlet

Condition: • Weak ground
Location: Rear Center
Task: Repair.

weak ground

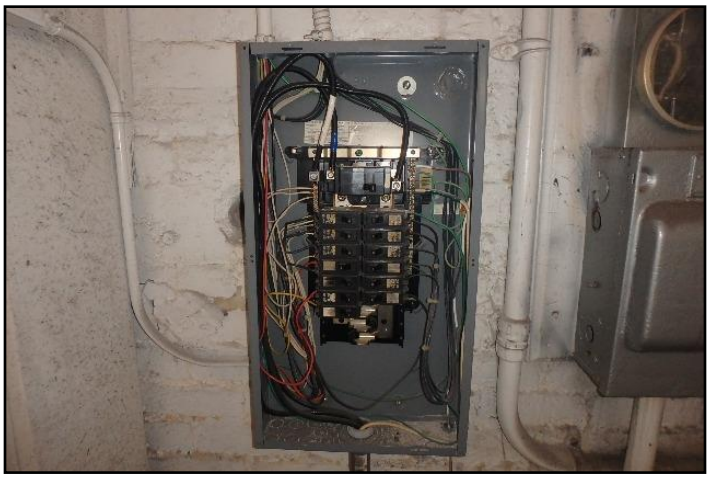
DISTRIBUTION SYSTEM \ Cover plates
Condition: • Loose
Location: Front Right First Floor
Task: Correct.

Loose

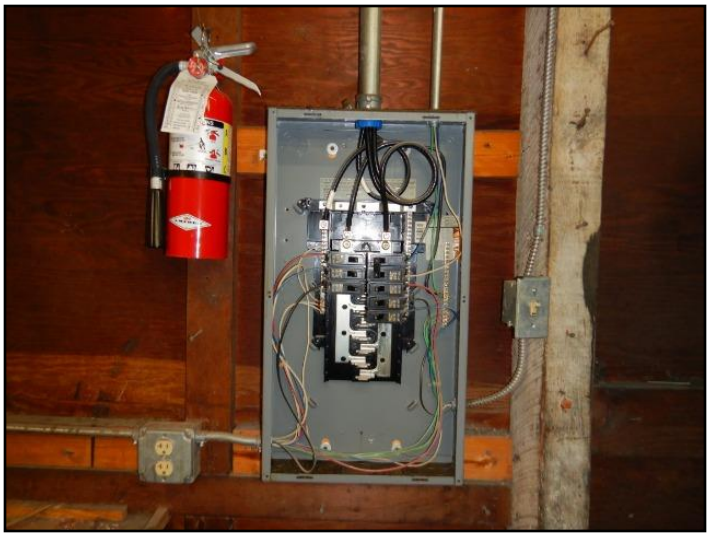
Description and Inventory

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

General View of the Electrical System -...



Front Right First Floor



Front Right First Floor

Service entrance cable and location: • Overhead copper

Approximate Service Size (Based on Panel rating or main disconnect size): • 600 Amps

Main disconnect/service box type and location:

• Fuses - first floor

Rear center interior wall.

System grounding material and type: • Copper - ground rods

Distribution panel type and location: • Breakers - Interior Wall

Distribution panel rating: • 125 Amps

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

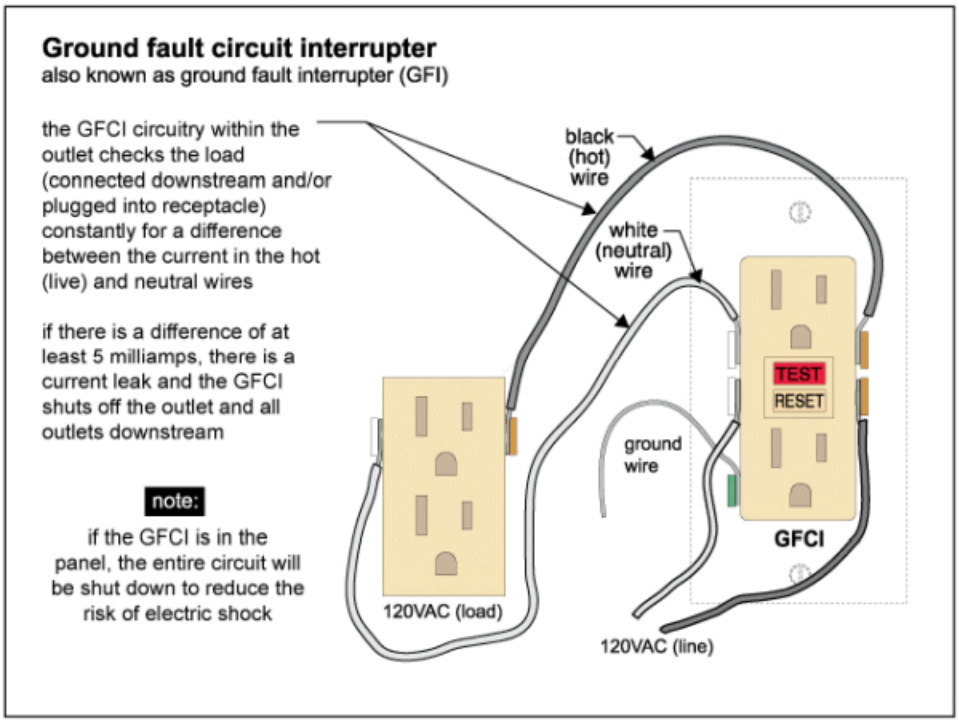
Distribution wire (conductor) material and type: • Cloth-sheathed Copper

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

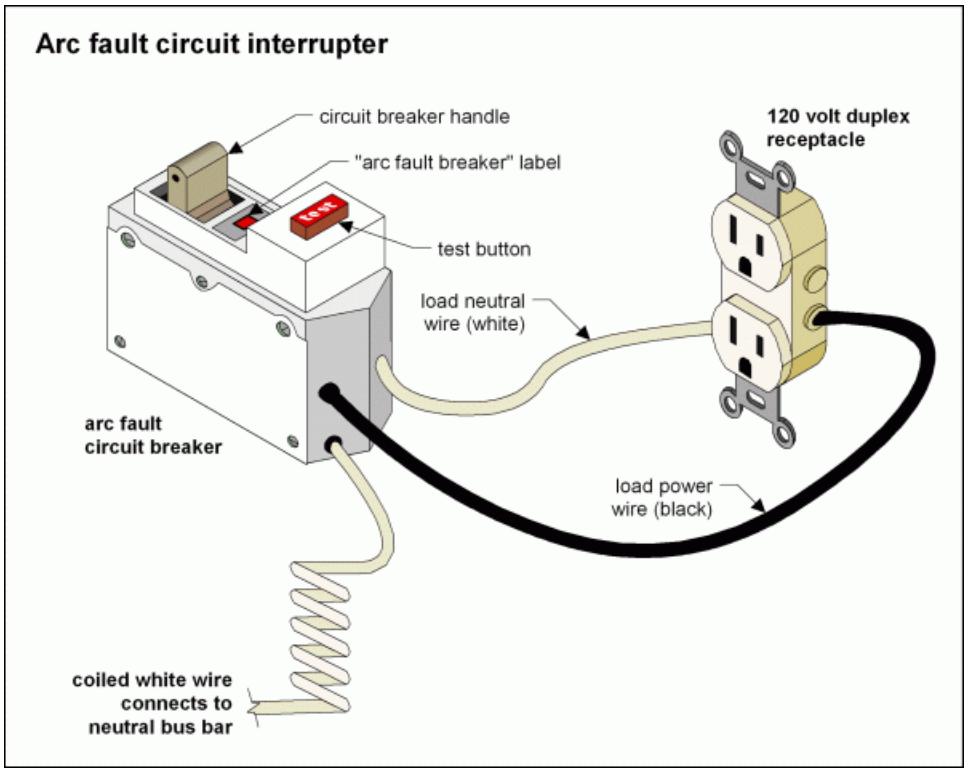
Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI defined

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



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

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



Smoke detectors: • Present

Carbon monoxide detectors: • None noted

Fire Extinguishers: • Present

Limitations and Inspection Methods

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

Inspection limited/prevented by: • 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. • 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 labels: • Circuit size requirements and number of outlets, fixtures per circuit not verified (beyond scope)

Description and Inventory

Heating system type:

- Space heaters
- Hot water radiant heat

Older boiler and radiators noted, not tested.

Hot water radiant heat

Fuel/energy source: • Electricity

Description and Inventory

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

General View of the Cooling System -...

Air conditioning type: • Window units

Limitations and Inspection Methods

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

Description and Inventory

Attic/roof insulation material: • None

Attic/roof ventilation: • None found

Wall insulation material: • None found.

Limitations and Inspection Methods

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

Recommendations and Observations

RECOMMENDATIONS \ Overview

Condition: • It is recommended that a licensed plumbing contractor be engaged to provide a more in-depth evaluation of the plumbing system, as well as providing cost estimates to correct defects and to install recommended upgrades. See specific issues listed below.

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Poor pressure or flow

Location: Throughout

Task: Further evaluation. Improve.

Poor water pressure

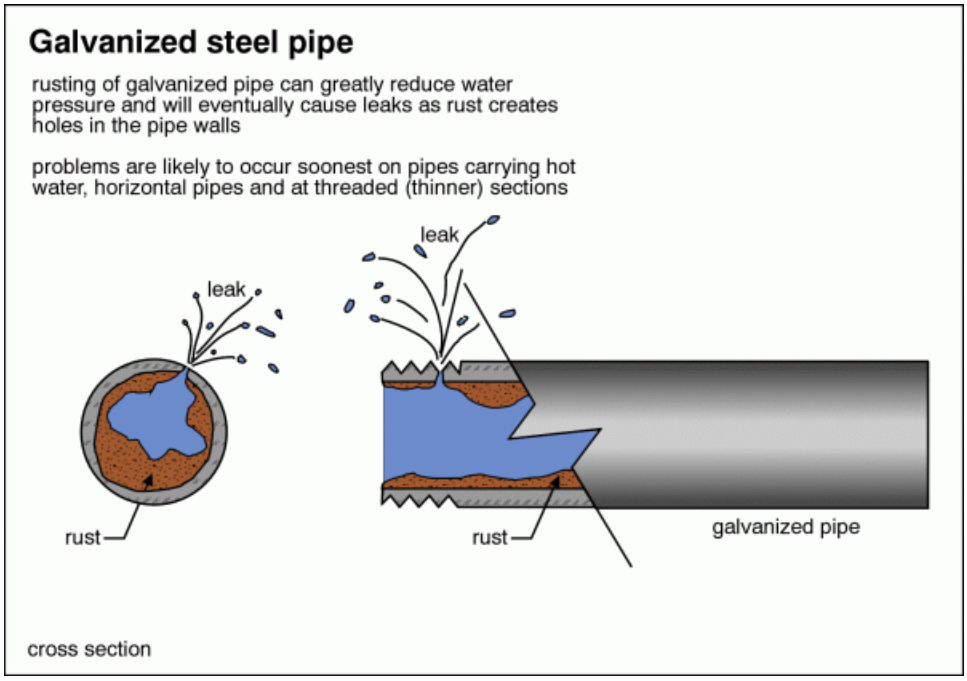
Condition: • Galvanized steel

Galvanized supply lines noted. This piping is over 50 years old since it has not been in use for major work since the early 1960's. This is near the end of its expected useful life. The age is difficult to gauge based on exterior condition as galvanized pipes tend to corrode from the inside-out. Significant corrosion inside the piping can reduce water pressure as well as lead to pinhole leaks, especially around the threaded connections. Corrosion at the joints also indicates the end of useful life. When leaks become prevalent or decreased water pressure is noted, it may be time to replace the galvanized supply lines with copper or PEX. Upgrades should be referred to a licensed plumbing contractor for a complete evaluation and written estimates of work needed.

It should be noted that decreased water pressure or even complete stoppage of individual lines can occur suddenly when inside corrosion loosens.

Location: Throughout

Task: Monitor or replace. When issues arise, replacement will be necessary.



Galvanized steel

GAS SUPPLY \ Gas piping
Condition: • Mechanical damage
Location: Front Exterior
Task: Repair or replace.

Mechanical damage

WASTE PLUMBING \ Drain piping
Condition: • Incomplete installation
Location: Rear Right First Floor
Task: Complete.

Incomplete installation

Incomplete installation

Description and Inventory

General: • General View of Plumbing Systems - Reference Photos


Main Gas Valve (no service currently)


Main water shut-off

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

Service piping into building: • Galvanized steel

Supply piping in building: • Galvanized steel

Main water shut off valve at the: • Rear right interior floor.

Water flow and pressure: • .

Water heater type: • None found

Waste and vent piping in building: • Cast iron

Gas piping material: • Steel

Main Gas shut off valve at the: • Exterior

Main Gas shut off valve at the: • Front

Limitations and Inspection Methods

Inspection limited/prevented by: • No functional hose bibb was found to test water pressure.

Fixtures not tested/not in service: • All fixtures, supply line faucets and drains tested, including tubs, showers, toilets, sinks, basins, and whirlpool tubs, if present, were tested for normal function. No issues found except where otherwise noted.

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)

Items excluded from a building inspection: • Gas line leakage, suitability of gas line installation, or gas line standards

are beyond scope.

Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Old paint (prior to 1978) typically contained lead and care should be taken when removing the paint. In most cases if the paint is in good condition (not chipping peeling or cracking), is not on a door or window that will create friction on the paint, and is not in a place where children can chew on it, It can be painted over or sealed with a thick varnish. If the paint is to be removed, liquid paint removers are recommended.

Verifying the presence of lead paint and, if present, removal by a contractor with lead paint experience is the best course of action. More information is available on the EPA website
Location: throughout
Task: Information only.


old paint

Condition: • Damaged elevator safety door. The counterweight for the elevator safety door is missing.
Location: Rear First Floor
Task: Repair.


missing counterweight


safety door does not stay open

CEILINGS \ General notes

Condition: • Damage

Location: Various

Task: Repair or replace.

Damaged ceiling tiles

WALLS \ Wood

Condition: • Broken, cracked or split

Location: Front Office

Task: Replace.

Broken, cracked or split

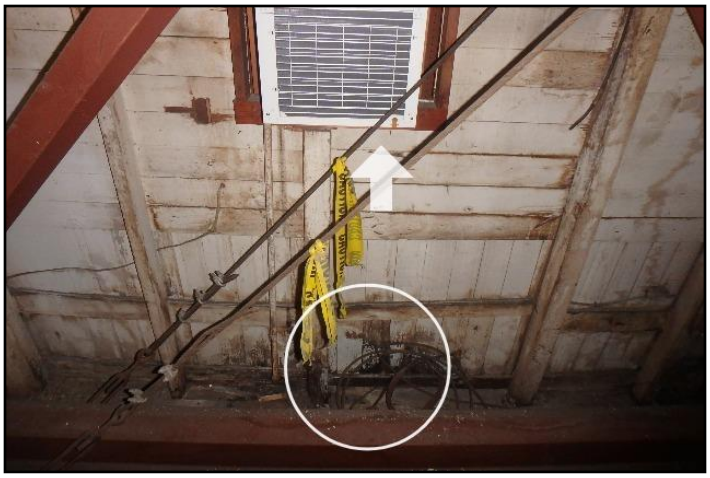
Condition: • Rot

The AC window units are dripping condensation on the interior walls causing them to rot.

Location: Front Left

Task: Improve.

Rot



condensation dripping on walls

WALLS \ Masonry or concrete

Condition: • Efflorescense on painted brick - paint damage

Where there is moisture trapped in brick walls, efflorescence can be a problem. Efflorescence is the surface crystallization of soluble salts in the masonry as the moisture evaporates. When this occurs on a painted brick surface, the crusty white salt deposits bubble through the paint film from the masonry, causing damage to the paint.

The possible, and most likely causes of interior efflorescence are: 1) Moisture migrating through the masonry walls from the outside 2) Poor paint surface preparation where prior efflorescence was not entirely removed and properly cleaned, rinsed and dried fully prior to painting. Cleaning is with trisodium phosphate is usually recommended or 3) Painting new or newly repaired masonry before it has had time to cure and fully dry out.

Efflorescence example - stock photo

FLOORS \ General notes

Condition: • Suspect Floor Tiles - Possible Asbestos Hazard

The age, type and style of the tiles make them suspect for asbestos.

Asbestos was very commonly used in vinyl and asphalt based floor tiles from the early 1950's until about 1980.
Asbestos is hazardous when the fibers become airborne or "friable". Friable asbestos material is any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.
Non-friable asbestos-containing material is less likely to be an asbestos hazard in buildings, unless it is mechanically ground or pulverized.
What produces measurable airborne asbestos-dust is either running equipment that mechanically grinds or sands the tile surface (including some industrial floor polishers) over the floor surface, or using aggressive means of demolition that produce lots of small fragments of broken tiles during renovations.
Asbestos is generally a harmless material if not airborne and breathed-in or ingested. It is not harmful just sitting there, or better still, covered so that the tiles will be protected from wear, damage, and future asbestos particle release.
Asbestos tile removal and disposal is dangerous and should only be done by qualified professionals with proper equipment and EPA approved safety standards.
Location: Front Right First Floor
Task: Further evaluation. Cover-see Appendix

Suspect Floor Tiles - Possible Asbestos...

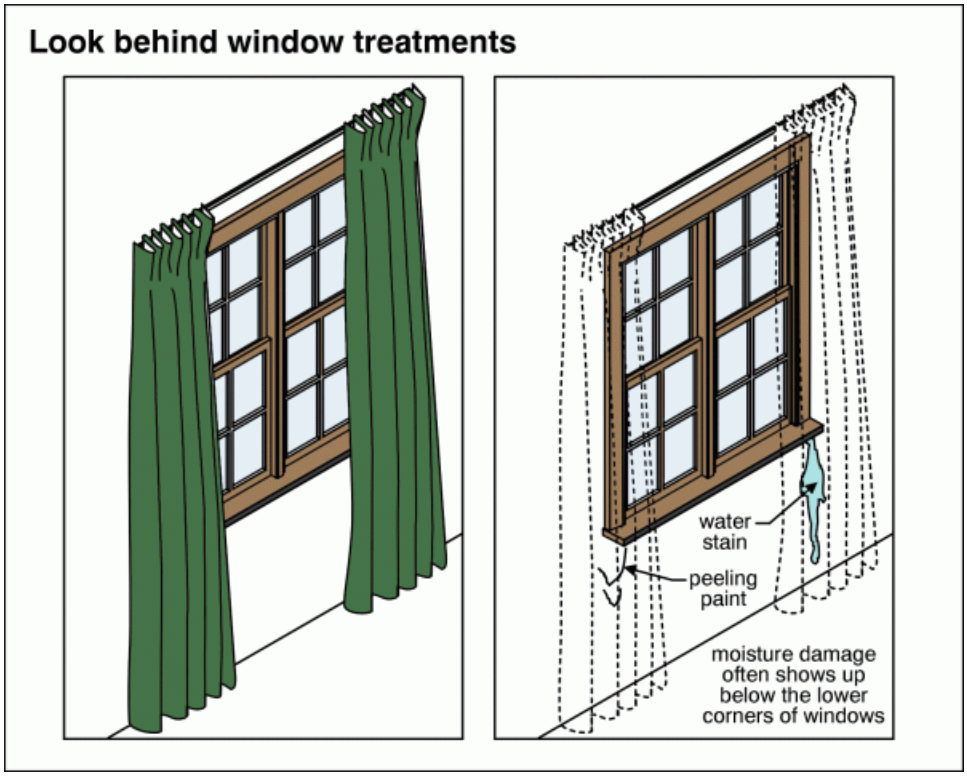
FLOORS \ Wood/laminate floors
Condition: • Rot or Insect damage
Location: Various Second Floor
Task: Repair.

Rot or Insect damage

FLOORS \ Ceramic tile, stone, marble, etc
Condition: • Tiles loose
Location: Rear Right First Floor
Task: Repair or replace.

Tiles loose/damaged

WINDOWS \ General notes
Condition: • Water leaks
Older wood windows are prone to leakage if not properly maintained. Evidence of leakage noted at various windows.
Location: Various
Task: Repair and replace as needed.



Water leaks

Water leaks

STAIRS \ Handrails and guards

Condition: • Too low

Location: Top of Staircase

Task: Improve.

Too low

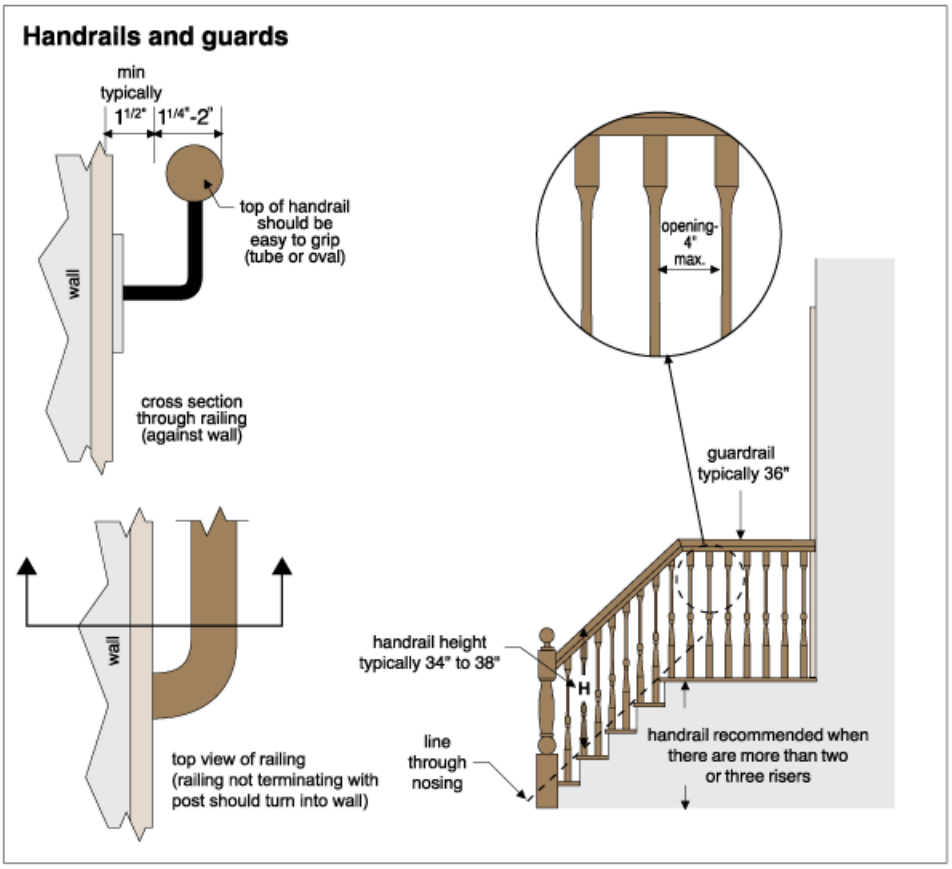
STAIRS \ Spindles or balusters

Condition: • Too far apart

Current safety standards for spaces between railing and spindles is a maximum of 4". This is a hazard for young children.

Location: Left Side First Floor

Task: Correct.



Too far apart

Description and Inventory

General: • Elevator (undetermined brand)

Elevator (undetermined brand)

Major floor finishes: • Hardwood • Tile • Concrete

Major wall finishes: • Paneling • Brick

Major ceiling finishes: • Suspended tile

Major ceiling finishes: • Concrete • Paneling

Windows: • Fixed • Casement • Wood • Metal

Glazing: • Single

Exterior doors - Description: • Wood • Garage door - metal • Garage door - wood • Hinged

Doors: • Inspected

Stairs and railings: • Inspected

Limitations and Inspection Methods

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

Not included as part of a building inspection:
• Security systems and intercoms
• Cosmetic issues
Minor cosmetic defects are generally not addressed unless a specific issue is questioned 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

Limitations and Inspection Methods

General: • No level taken. We are not engineers or an engineering firm nor do we make any claims beyond any basic measurements taken or 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. A level survey is usually beyond the scope of a home or building inspection.

Description and Inventory

General: • Inspection Tags

Note: Fire extinguisher inspection tags out of date

Inspection Tags

Description and Inventory

Weather: • Sunny

Approximate temperature: • 48°

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

Attendees: • Inspector - Chris Thacker, LHI No. 10913 • Inspector - Gabrielle LeBlanc, LHI No. 10833 • Property manager

Access to Property Provided by: • Seller's agent

Occupancy: • Partially occupied, partially vacant and unfurnished.

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: • Circa 1920

Approximate size of the property: • More than 10,000 ft.²

Building type: • Commercial

Garage, carport and outbuildings: • Attached garage

END OF REPORT

Chapter 17-A Louisiana Home Inspector Licensing Law

(NEW - Effective August 1, 2014)

§1478. Written reports

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

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

Axelrad & Associates HOME INSPECTIONS, LLC

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

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

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

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

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

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

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

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Chapter 3. Standards of Practice

§301. Minimum Standards

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

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

§303. Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. electrical system;

b. exterior system;

c. interior system;

d. heating and cooling systems;

e. plumbing system;

f. roofing system;

g. structural system;

h. insulation and ventilation system;

i. appliance system; or

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

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

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

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

Installed—attached such that removal requires tools.

LHI—an acronym for Licensed Home Inspector.

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

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

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

Observe—the act of making a visual examination.

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

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

Operate—to cause systems or equipment to function.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§305. Purpose and Scope

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

B. Home inspectors shall:

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

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

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

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

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

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

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

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

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

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

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

C. This Chapter does not limit home inspectors from:

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

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

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

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

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

§307. General Limitations

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

B. This Chapter applies only to residential resale buildings.

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

§309. General Exclusions

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

1. life expectancy of any component or system;

2. the causes of any condition or deficiency;

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

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

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

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

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

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

9. hidden, concealed or latent defects;

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

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

B. Home inspectors are not required to:

1. offer warranties or guarantees of any kind;

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

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

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

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

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

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

8. project operating costs of components;

9. evaluate acoustical characteristics of any system or component;

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

11. operate shut-off valves;

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

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

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

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

C. Home inspectors shall not:

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

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

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

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

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

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

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

§311.Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;

2. framing;

3. columns; and

4. piers.

B. The home inspector shall describe the type of:

1. foundation;

2. floor structure;

3. wall structure;

4. columns;

5. piers;

6. ceiling structure; and

7. roof structure.

C. The home inspector shall:

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

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

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

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

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

§313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;

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

3. all readily accessible windows;

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

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

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

B. The home inspector shall:

1. describe wall cladding materials;

2. operate all entryway doors;

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

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

C. The home inspector is not required to inspect:

1. shutters, awnings, and similar seasonal accessories;

2. fences;

3. presence of safety glazing in doors and windows;

4. garage door operator remote control transmitters;

5. geological conditions;

6. soil conditions;

7. recreational facilities;

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

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

10. sea walls, break walls or docks;

11. erosion control and earth stabilization measures; or

12. garage door operator pressure sensitive reverse failure devices.

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

§315. Roofing System

A. The home inspector shall inspect:

1. roof coverings;

2. roof drainage components;

3. flashings;

4. skylights, chimneys, and roof penetrations; and

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

B. The home inspector shall:

1. describe the type of roof covering materials; and

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

C. The home inspector is not required to:

1. walk on the roofing;

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

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

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

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

§317. Plumbing System

A. The home inspector shall inspect:

1. water supply and distribution systems, including:

a. piping materials, supports, insulation;

b. fixtures and faucets;

c. functional flow;

d. visible leaks; and

e. cross connections;

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

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

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

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

B. The home inspector shall describe:

1. water supply and distribution piping materials;

2. drain, waste and vent piping materials;

3. water heating equipment;

4. location of main water supply shutoff device; and

5. the location of main gas supply shutoff device.

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

D. The home inspector is not required to:

1. determine the effectiveness of anti-siphon devices;

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

3. operate automatic safety controls;

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

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

6. inspect:

a. water conditioning systems;

b. fire and lawn sprinkler systems;

c. on-site water supply quantity and quality;

d. on-site waste disposal systems;

e. foundation irrigation systems;

f. spas;

g. swimming pools;

h. solar water heating equipment; or

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

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

§319. Electrical System

A. The home inspector shall inspect:

1. service drop and entrance conductors cables and raceways;

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

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

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

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

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

B. The home inspector shall describe:

1. service amperage and voltage;

2. wiring methods employed; and

3. the location of main and distribution panels.

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

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

E. The home inspector is not required to:

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

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

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

4. inspect:

a. low voltage systems;

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

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

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

5. measure amperage, voltage or impedance.

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

§321. Air Conditioning and Heating System

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

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

2. normal operating controls;

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

4. solid fuel heating devices, including fireplaces;

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

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

B. The home inspector shall describe:

1. energy sources; and

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

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

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

E. The home inspector is not required to:

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

2. operate automatic safety controls;

3. inspect or operate air duct dampers; or

4. inspect:

a. heat exchangers;

b. humidifiers;

c. dehumidifiers;

d. electronic air filters;

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

f. solar space heating systems;

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

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

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

§325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;

2. steps, stairways, balconies, and railings;

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

4. all doors; and

5. all readily accessible windows.

B. The home inspector shall:

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

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

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

C. The home inspector is not required to inspect:

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

2. carpeting;

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

4. interior recreational facilities.

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

§327. Insulation and Ventilation System

A. The home inspector shall inspect:

1. insulation and vapor retarders in unfinished spaces;

2. ventilation of attics and foundation areas;

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

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

B. The home inspector shall describe:

1. insulation and vapor retarders in unfinished spaces; and

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

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

1. concealed insulation and vapor retarders; or

2. venting equipment that is integral with household appliances.

D. The home inspector is not required to:

1. disturb insulation or vapor retarders; or

2. determine indoor air quality.

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

§329. Built-In Kitchen Appliances

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

1. permanently installed dishwasher; through its normal cycle;

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

3. trash compactor;

4. garbage disposal;

5. ventilation equipment or range hood;

6. permanently installed microwave oven; and

7. any other built-in appliance.

B. The home inspector is not required to inspect:

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

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

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

4. central vacuum system.

C. The home inspector is not required to operate:

1. appliances in use; or

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

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

Chapter 5. Code of Ethics

§501. Code of Ethics

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

B. Ethical Obligations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Axelrad & Associates HOME INSPECTIONS, LLC

This report has been reviewed for Axelrad & Associates Home Inspections

BY: _____
Tom Axelrad, LHI No. 10518

Below Average Water Pressure

Water flow (in gallons per minute) is a function of several things, including the size and shape of the opening, and the pressure at the opening. The pressure available from the source (city or private pump) has an impact on water flow, of course. Typically, city water supplies are at 40 to 70 psi (static pressure).

Most older private systems are set to maintain water pressure between 20 psi and 40 psi. This is too low for some lifestyles and plumbers can set systems higher, in some cases. This is only successful, of course, if the pump is capable of delivering higher pressure.

Static pressure is the pressure exerted by the water against the walls of the pipe with no water flowing. A horizontal pipe one hundred feet long connected to a huge reservoir with a constant pressure of 60 psi, will have a pressure of 60 psi anywhere along the pipe, if the valve at the other end is shut. As the valve is opened and water begins to flow, the pressure drops as water moves along the pipe. This is a result of friction loss along the pipe walls. If gages were put on the pipe every ten feet, the gage at the reservoir would still read 60 psi, and (depending on the pipe diameter and the amount of water flowing) the gage ten feet from the reservoir might read 58 psi; the gage twenty feet down would read 56 psi, and the next gage 54 psi, et cetera. At the end of the pipe, the pressure might be 40 psi. (This is a simplification of the process, and is not entirely accurate.)

As more water is flowed, the pressure would drop more at each point along the pipe. The water pressure at the reservoir would always be 60 psi. The reservoir is roughly equivalent to the city water main under the street. The amount of pressure lost as water flows through a pipe is largely a function of the pipe diameter and the amount of water flowing.

The more plumbing fixtures flowing at once, the greater the pressure drop at all fixtures, and the lower the flow at each fixture. If we replace any ten foot section of pipe with a much larger pipe, the pressure drop across that section will essentially be eliminated. Replacing any section of pipe will result in somewhat better pressure (and flow) at the valve. This is very surprising to many people, who think that the most upstream section of pipe, or the entire pipe, must be changed in order to enjoy any benefit. The “bottleneck” principle does not apply in an absolute sense to plumbing systems. Water flow in a house can be improved to some extent by changing any pipe in the system.

Gravity is another source of pressure loss in a residential plumbing system. Energy is required to push the water uphill. For every one foot of elevation increase in a pipe, approximately 0.434 psi is lost. Another way of saying this, is that it takes I psi to move water 2.31 feet higher. A house system will typically lose eight psi in a two story house, getting the water from the basement up to the second floor bathroom. With no water flowing, the static pressure available at the street main may be 60 psi, but the static pressure at the second floor basin would be 52 psi. Houses which are much higher than the street, or have third story plumbing fixtures, will suffer a pressure disadvantage.

Where the water pressure is poor in the distribution system, the most common cause is corroded galvanized steel piping. The common 1/2 inch diameter piping can close down so that the opening is only 1/8 inch in diameter or even less. The only solution is to replace this pipe, typically with copper. The diameter of the new pipe should never be smaller than the original piping. It is often wise to replace with a larger diameter pipe on the main feeds at least, to improve pressure further. A 3/4 inch pipe is recommended from the point of entry into the house to the water heater, at least. On large or multi-family dwellings, this should be larger.

When galvanized steel pipe is present, and pressure is low, it is common for the readily accessible pipes running across the basement ceiling to be replaced first. While there will also be some deterioration in the

risers going up to the plumbing fixtures, the horizontal pipes tend to deteriorate slightly more quickly. The accessibility of the horizontal pipes in the basement makes it less expensive to replace these. Changing the basement pipes will help in the short term, but eventually the risers have to be done as well.

Another practice which is common, but is very short sighted, is to replace the hot water piping and not the cold. The hot water pipe pressure deteriorates somewhat sooner than does the cold. This is because the rust build-up on the inside of galvanized steel piping is the result of a chemical reaction (oxidization). Reactions such as this proceed more quickly with higher temperatures. Thus, the hot water piping deteriorates a few years before the cold.

When replacing pipes in a house, the labor is the major cost. When changing concealed pipes, a large part of the labor cost is breaking out the walls and ceilings to get at the pipes, and repairing and redecorating afterwards. It is expensive to break out and replace walls and ceilings twice within a five year period, the first time to change the hot pipes and the second to change the cold.

It is also wise to replace any lead waste plumbing found at fixtures when replacing galvanized steel supply plumbing. The lead waste plumbing, although it may look fine, can be expected to leak soon in a bathroom old enough to have deteriorated galvanized steel piping.

There are several other reasons for poor water pressure. The main shut-off valve in the basement may be partially closed or obstructed. The city valve near the property line may similarly restrict flow. The supply line from the street to the house may be undersized, damaged or leaking.

Long runs of relatively small (1/2 inch diameter) pipe within a house will result in considerable pressure drop, especially with more than one fixture flowing. Replacement with larger pipe or shortening the runs are possible solutions.

A sludge build-up in a water heater can lead to poor hot water pressure. The tank should be flushed every year or so. A water softener, especially if not well maintained, can adversely affect water pressure.

A partially closed or obstructed isolating valve in the system can result in poor pressure in one part of the house. Adding plumbing fixtures without enlarging pipes or adding new ones will often lead to pressure complaints. This is common in single family homes which are duplexed or triplexed.

A crimped, damaged or clogged pipe within the house will adversely affect pressure. This is common with amateurish work. On a private system, a defective, undersized or poorly adjusted pump will result in poor pressure.

Advice About Covering Asbestos Floor Tiles

The most economical renovation would be to leave the tiles in place, picking up any very loose scraps for enclosure in plastic bags for disposal (your municipality may permit disposal as construction debris, or you may have to hand it over to an approved waste hauler - double-bagged it should not be an issue), followed by installing a new layer of flooring over the existing material.

- **The age of your floor** means it is asbestos suspect
- **Asbestos was very commonly used** in vinyl and asphalt based floor tiles from the early 1950's until about 1980 .
- **Asbestos is an airborne particle hazard**, not like something that "emits" a hazard such as radioactive materials. So if the material is sound, intact, undisturbed, the risk of particle release is very low.
- **You can reduce the hazard from asbestos-containing floor tiles by several measures** listed here and by other suggestions in government documents.
    - **You can simply cover the suspect flooring** with a new material. **If your new floor is to be tile placed on top of old asbestos tile flooring**, you might need to use a floor filler over openings left where broken tiles were removed, so that the floor surface below the new flooring is adequately smooth.
    - **If the floor structure is sufficiently rigid so as to avoid flexing and cracking, ceramic tile can also be installed** over an appropriate subfloor layer
    - **Use a HEPA vacuum cleaner** when cleaning up housedust as that type of filter will capture most ultra small particles including asbestos dust if such is even present
    - **Do not use floor sanders, power or machine driven floor polishers** on asbestos-suspect flooring
- **Do not permit demolition of the floor** without taking appropriate asbestos-dust control measures

Examples of asbestos floor tile or sheet flooring cover-ups that can work include:

- Carpeting (not generally recommended unless the tile is sealed or covered with a hard subfloor such as plywood.
- A new layer of resilient flooring, sheet or tiles, installed directly over the existing floor covering (typically using mastic) provided the current floor surface is smooth and sound

- A new layer of resilient flooring, sheet or tiles, installed over hardboard or other solid underlayment that is placed over the existing floor covering and secured by nails or screws to framing below in order to provide a smooth leveling surface.
- A new layer of resilient flooring, sheet or tiles, installed over a pour-on leveling compound (a concrete mix) used to level uneven floors (most suitable for concrete slab floors, may not be recommended over a wood framed-floor that is not framed solidly enough to resist flexing as the concrete pour-on underlayment may crack)

When adding a new layer of floor covering that requires underlayment or leveling compound, the increase in floor height where it abuts adjacent flooring of other rooms can create a trip hazard.

General asbestos information:

http://inspectapedia.com/sickhouse/asbestoslook.htm

Asbestos flooring idenification:

http://inspectapedia.com/sickhouse/asbestoslookB.htm#AsbestosFloor3

Asbestos flooring hazard reduction:

http://inspectapedia.com/sickhouse/Asbestos_Hazard_Reduction.htm#InPlace

Recommendations for further evaluations or repairs:

Updated 6/01/20/18

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

Structural Engineers (Evaluation only):

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

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

Structural repairs – raised foundations and general contracting:

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

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

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

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

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

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

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

Brian Mackel, Mackel Roofing
504-885-1006

Automatic Driveway Gates (repair and installation):

Bohnenstiehl Electric, Inc
504-834-0351

Waterproofing Exterior:

R. Volker Waterproofing
504-382-6945

Environmental: Asbestos, Mold Remediation:

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

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

Crawlspace Moisture Solutions, Mold Remediation, Duct Cleaning:

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

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

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

Swimming Pool Inspections, Maintenance and Repair:

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

Electrical Inspections and Repairs:

Bill Schell Electric
Cell: 504-975-1593

Larry Adams
504-734-7343

Heating and Air Conditioning

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

Stucco and EIFS Inspections - Coatings and Repairs:

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

Plumbing Repairs

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

Video Plumbing Inspections:

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

Termite Inspections, Certificates and Treatment:

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

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

Elevator Service, Maintenance and Repair:

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

Fencing and Decks:

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

Insulation, SPF and Energy Audit:

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

Landscaping, Subsurface drainage, Grading:

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

Handyman – smaller jobs various, under $7500

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

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

Click on any link to read about that system.