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

## 123 Sample St Ave
## New Orleans, LA 70115

Prepared For:
JOHN DOE

Inspection Date:
Monday, April 16, 2018

Prepared By:
Charles Axelrad and Amelia Yates

Scan to download report

AXELRAD & ASSOCIATES HOME INSPECTIONS

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

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

Setting the Standard in General Property Inspections

August 25, 2022

Dear John Doe,

RE: Report No. 7860, v.3
123 Sample St Ave
New Orleans, LA
70115

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,

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

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# INVOICE

August 25, 2022

Client: John Doe

Report No. 7860, v.3
For inspection at:
123 Sample St Ave
New Orleans, LA
70115
on: Monday, April 16, 2018

| | |
|---|---|
| Single Family Home 3,000 - 3,499 gross square feet | $590.00 |
| Multple HVAC units, water heaters, kitchens or other special equipment | $45.00 |
| BuildFax Report Included | $14.50 |
| Total | $649.50 |

PAID IN FULL - THANK YOU!

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# SUMMARY

123 Sample St Ave, New Orleans, LA April 16, 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 within 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 to more information or related articles. They are only available on the Internet version of the report. All links are in BLUE and are "clickable" when access to the internet is provided.

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

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VIDEO - AXELRAD & ASSOCIATES - WHAT WE DO

## Exterior

**WALLS \ Fiber cement siding**
**Condition:** • HardiePlank Lap Siding - Installation Requirements
No visible Z flashing was noted above the windows. See figure 4 on page 2 of the linked PDF. Hardie Installation instructions. This is commonly seen and in this case, a drip cap was installed in lieu of Z flashing as recommended. This usually does not cause a problem but should be monitored and maintained.
**Implication(s)**: Potential for moisture intrusion
**Location**: Throughout
**Task**: Correct if feasible. Otherwise, monitor caulking periodically.

## Structure

**FLOORS \ Columns or piers**
**Condition:** • Non-standard or temporary support
Several concrete block piers were built incorrectly. The cavity in the block should be vertical for proper support. The incorrect installation is subject to structural failure of the pier.
**Location**: Front Crawl Space
**Task**: Correct installation

**Condition:** • Mortar deterioration
Piers are showing signs of mortar deterioration. This should be monitored and corrective action taken to maintain structural integrity.
**Location**: Throughout Crawlspace
**Task**: Monitor. Re-point or encapsulate piers where needed to prevent further deterioration

**FLOORS \ Joists**
**Condition:** • Rot and/or insect damage

2 joists have insect damage. 1 is superficial and does not need repair. 1 short cross brace near the front chimney base is significant and should be repaired.
**Location**: Front Middle Crawl Space
**Task**: Repair. Maintain insect protection program.

**Condition:** • Rot
The subfloor and joists have rot damage that needs to be repaired. This damage appears old but it was not determiend if this is an active leak or moisture issue.
**Location**: Middle Crawl Space
**Task**: Repair.

## Electrical

**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**: Various crawlspace
**Task**: Correct.
**Cost**: Minor

## Heating

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

**GAS FURNACE \ Combustion air**
**Condition:** • Inadequate combustion air
The gas furnace is located in an enclosed area with minimal or no ventilation.
**Task**: Correct. Provide adequate combustion air from outside source.

**GAS FURNACE \ Heat shield**
**Condition:** • Suspect material- Furnace heat shield appears to be asbestos or an asbestos-like material. Recommend specialist to test material for asbestos and proceed with proper removal or encapsulation (paint) if possible. See appendix for additional information.
**Location**: Right Side Middle Crawl Space
**Task**: Verify and remediate.

## Cooling & Heat Pump

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

## Plumbing

**SUPPLY PLUMBING \ Water service pipe**
**Condition:** • Lead
The video plumber indicated this fitting appears to be lead.
**Location**: Right Side Exterior
**Task**: Verify and replace.

**WATER HEATER - GAS BURNER AND VENTING \ Combustion air**
**Condition:** • Combustion air calculations for various appliances
LINK above for all calculations - General rule of thumb is 1 square inch of free, unrestricted vent air for every 1000 BTU of equipment.

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

**WASTE PLUMBING \ Drain piping - performance**
**Condition:** • Leak
**Location**: Kitchen
**Task**: Repair.

OVERALL RATING:

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

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

Comments: This is a single family home, located in the West Riverside neighborhood of Uptown New Orleans LA. The property is generally well maintained and is in average to above average condition for its age, construction type, and location. All major building components and systems are in reasonably good working order, and serviceable, except where noted. There is an average amount of repairs and maintenance recommended for a property of this type and age.

Where no recommendation or other statement is made regarding a specific system or item, it appeared to be and was

considered functioning in a satisfactory manner at the time of the inspection. This inspection and report are subject to the inherent limitations of a visual, non-invasive procedure that is not technically exhaustive.
Some photographs may be enhanced for the purpose of clarity. If stock photographs are used, they are so identified.
**********

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

## Description and Inventory

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


*General View of the Roof System - Reference...*


*General View of the Roof System - Reference...*


*General View of the Roof System - Reference...*


*General View of the Roof System - Reference...*


*General View of the Roof System - Reference...*


*General View of the Roof System - Reference...*

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

**Sloped roof material:** • Corrugated metal
*Note:* Sheet metal roofs, although often seen on outbuildings and in rural areas, are becoming more popular. These are generally higher quality roofs that are long lasting, with proper maintenance. Common issues with this type of roofing are split or lifted seams, fastener failure and rust. Leakage is most frequent at the fastener connections. Metal roofs other than copper or pre coated panels should be painted on a regular basis to prevent rust and material deterioration.

**Approximate age:** • 5 years

**Typical life expectancy with routine maintenance:** • 25-30 years

## Limitations and Inspection Methods

**Inspection performed:** • From roof edge

**Inspection performed:** • Spectoscope from ground

**Age determined by:** • Visual from roof surface

## Recommendations and Observations

**WALLS \ Trim**

**Condition:** • Peeling paint

**Location**: Various Trim and steps

**Task**: Clean. Paint.


*Peeling paint*

*Peeling paint*

**WALLS \ Fiber cement siding**

**Condition:** • HardiePlank Lap Siding - Installation Requirements

No visible Z flashing was noted above the windows. See figure 4 on page 2 of the linked PDF. Hardie Installation instructions. This is commonly seen and in this case, a drip cap was installed in lieu of Z flashing as recommended. This usually does not cause a problem but should be monitored and maintained.

**Implication(s)**: Potential for moisture intrusion

**Location**: Throughout

**Task**: Correct if feasible. Otherwise, monitor caulking periodically.

*HardiePlank Lap Siding - Installation...*


*Hardie Installation Instructions*

**Condition:** • Open seams
**Location**: Various
**Task**: Clean. Seal.

*Open seams*

## Description and Inventory

**Gutter & downspout type:** • Eave mounted

**Gutter & downspout discharge:** • Above grade

**Lot slope:** • Away from building

**Wall surfaces and trim:** • Fiber Cement Horizonal Lap Siding

*Note:* Fiber cement lap is designed and textured to give the appearance of wood and is available from several manufacturers. It is one of the most popular exterior finishes and has been installed on millions of homes throughout the U.S.

Fiber cement siding is composed of cement, sand and cellulose fiber that has been autoclaved (cured with pressurized steam) to increase its strength and dimensional stability. It is generally more durable than wood as it is termite and water resistant, and non-combustible. Like wood, it is installed over studs or exterior sheathing using galvanized nails or screws that penetrate the studs. It usually is primed at the factory and an acrylic topcoat is recommended.

**Wall surfaces - wood:**

• Boards

Painted, standard type wood weatherboard siding

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

**Driveway:** • Concrete

**Walkway:** • Concrete

**Porch:** • Concrete

**Exterior steps:** • Concrete

**Balcony:** • Wood railings

**Balcony:** • Rubber/elastic balcony deck coating

**Fence:** • Wood

**Garage:** • Detached

## Recommendations and Observations

**FLOORS \ Columns or piers**

**Condition:** • Mortar deterioration

Piers are showing signs of mortar deterioration. This should be monitored and corrective action taken to maintain structural integrity.

**Location**: Throughout Crawlspace

**Task**: Monitor. Re-point or encapsulate piers where needed to prevent further deterioration

*Mortar deterioration*

*Mortar deterioration*

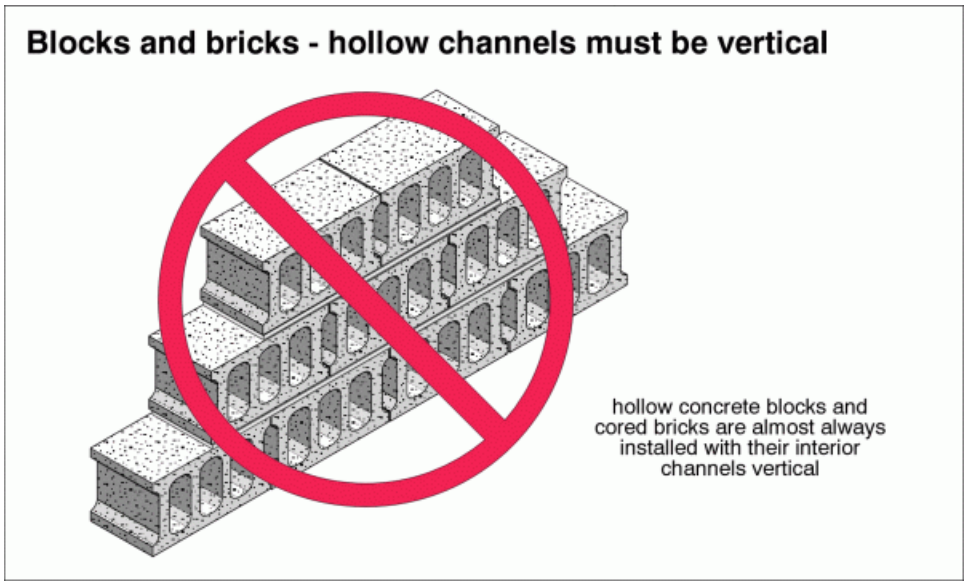
*Mortar deterioration*

*Mortar deterioration*

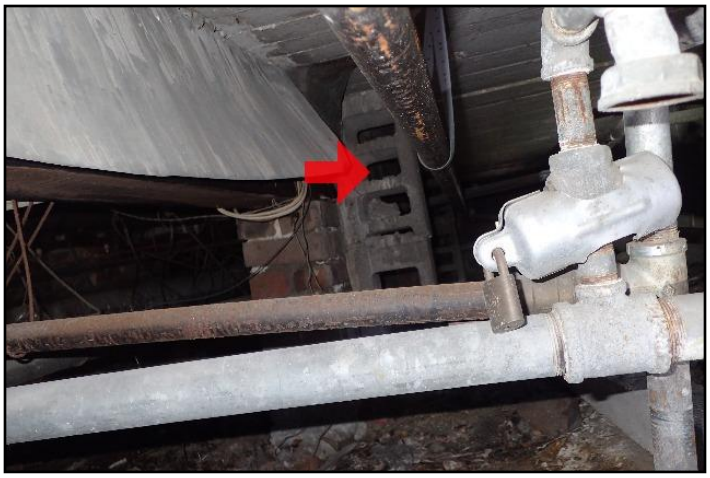
*Mortar deterioration*

*Mortar deterioration*

**Condition:** • Non-standard or temporary support
Several concrete block piers were built incorrectly. The cavity in the block should be vertical for proper support. The incorrect installation is subject to structural failure of the pier.
**Location**: Front Crawl Space
**Task**: Correct installation



*Non-standard or temporary support*



*Non-standard or temporary support*

**FLOORS \ Joists**

**Condition:** • Rot and/or insect damage

2 joists have insect damage. 1 is superficial and does not need repair. 1 short cross brace near the front chimney base is significant and should be repaired.

**Location**: Front Middle Crawl Space

**Task**: Repair. Maintain insect protection program.

*Insect damage*

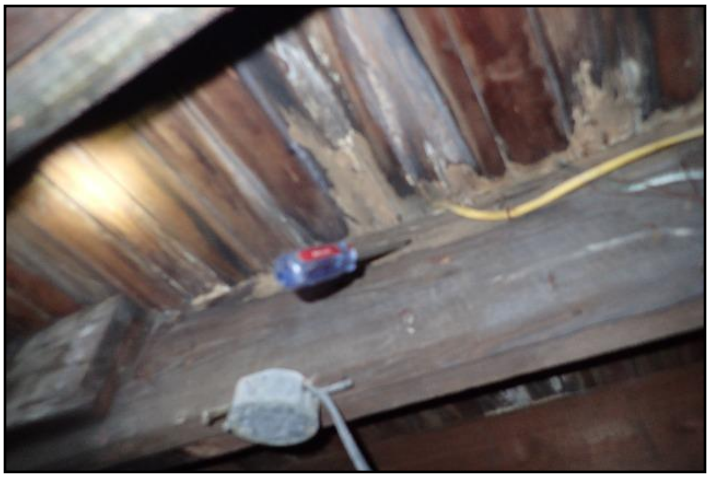
*Insect damage*

**Condition:** • Rot

The subfloor and joists have rot damage that needs to be repaired. This damage appears old but it was not determiend if this is an active leak or moisture issue.

**Location**: Middle Crawl Space

**Task**: Repair.

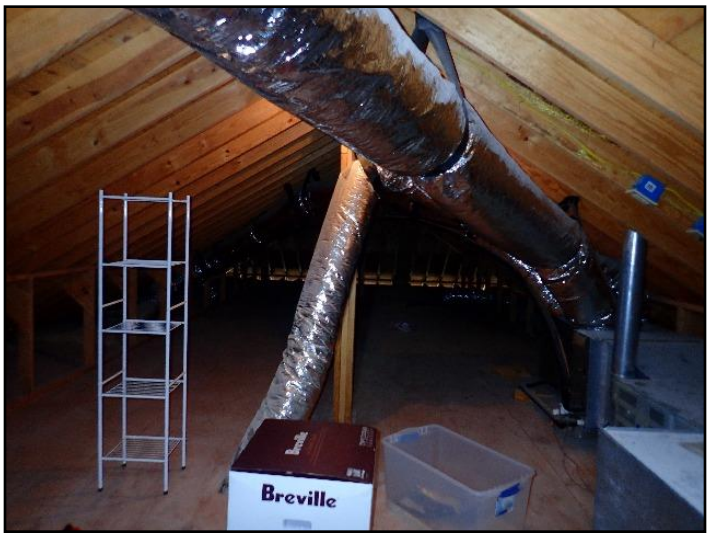


*Rot*

*Rot*

## Description and Inventory

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




*General View of the Structural Systems -...*

*General View of the Structural Systems -...*

**Configuration:** • Piers

**Configuration:** • Brick pier, wood beam, and joists.

**Floor construction:** • Joists • Wood beams • Subfloor - plank

**Exterior wall construction:** • Wood frame

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

**Roof and ceiling framing:** • Strongback(s)

## Limitations and Inspection Methods

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

**Crawlspace:** • Entered but access was limited

**Crawlspace:** • Open around perimeter, between piers. Able to crawl. • Crawlspace debris limited the inspection • HVAC duct limited the inspection of the crawlspace • Plumbing limited the inspection

## Recommendations and Observations

**RECOMMENDATIONS \ General**

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

**DISTRIBUTION SYSTEM \ Junction boxes**

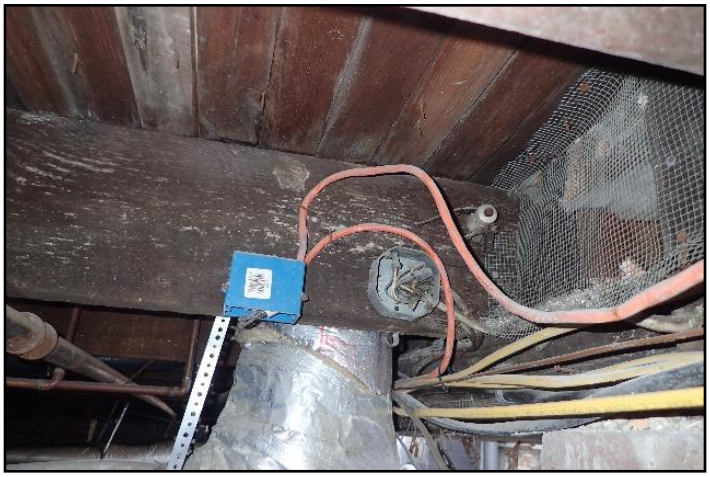
**Condition:** • Cover loose or missing

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

**Location**: Various crawlspace

**Task**: Correct.

**Cost**: Minor



*Cover loose or missing*

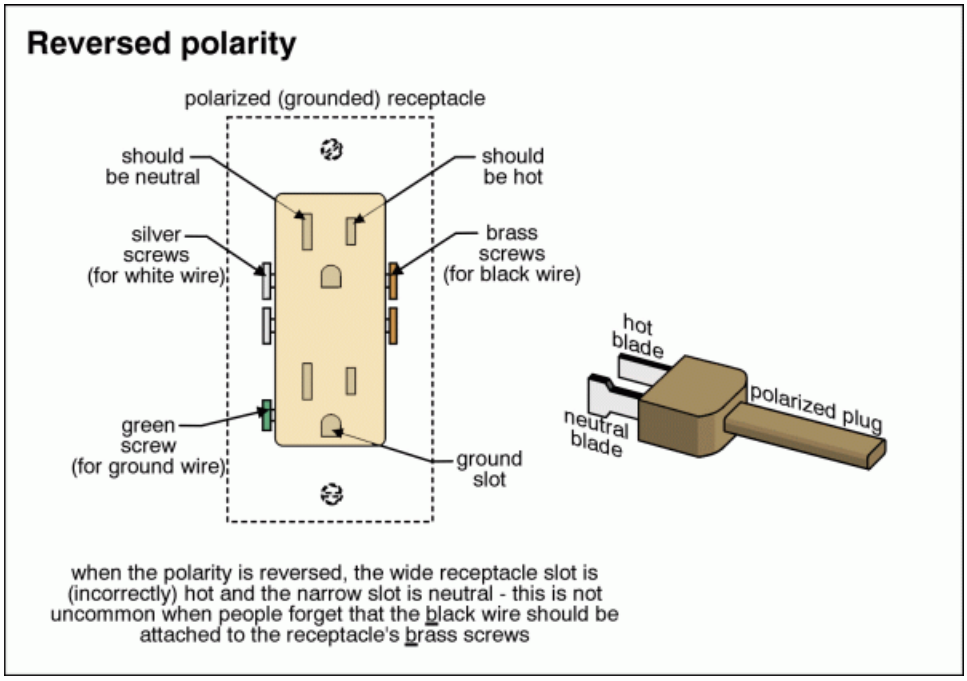
*Cover loose or missing*

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • Reversed polarity

**Location**: Kitchen

**Task**: Repair.




*Reversed polarity*

**DISTRIBUTION SYSTEM \ Switches**
**Condition:** • Function undetermined
**Location**: Various Throughout
**Task**: Further evaluation recommended.

**DISTRIBUTION SYSTEM \ Cover plates**
**Condition:** • Damaged
**Location**: First Floor Kitchen
**Task**: Replace.

*Damaged*

**Condition:** • Missing
**Location**: Second Floor Bedroom
**Task**: Replace.

*Missing*

**DISTRIBUTION SYSTEM \ Lights**
**Condition:** • Inoperative
**Location**: Kitchen
**Task**: Replace Bulbs and test

*Inoperative*

**DISTRIBUTION SYSTEM \ Smoke detectors and fire suppression/safety systems**

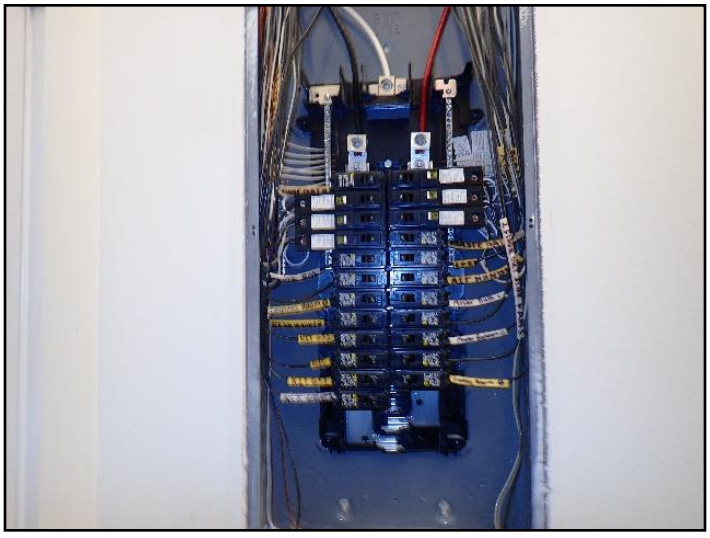
**Condition:** • Reminder to replace units when necessary

Most alarms installed today have a lifespan of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement. Click on the above link for more information.

**Task**: Information only.

## Description and Inventory

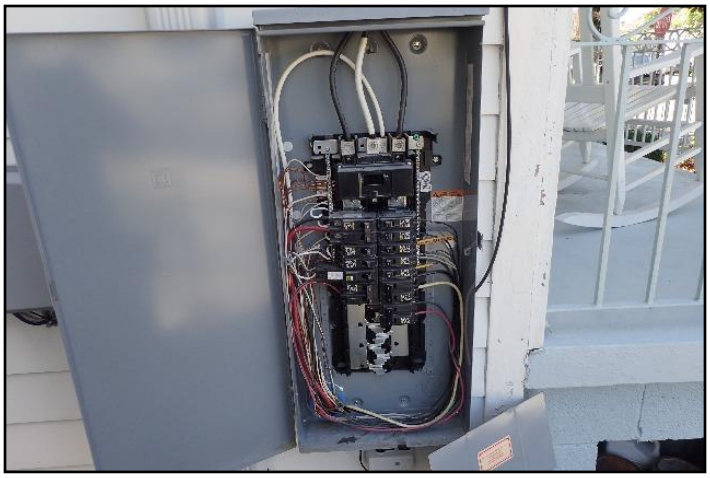
**General:** • General View of the Electrical System - Reference Photos



*General View of the Electrical System -...*

*General View of the Electrical System -...*

*General View of the Electrical System -...*



*General View of the Electrical System -...*

**Service entrance cable and location:** • Overhead copper

**Approximate Service Size (Based on Panel rating or main disconnect size):** • 150 Amps (240 Volts)

**Main disconnect/service box rating:**

• 150 Amps

Combination panel (see below-Distribution panel rating)

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

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

**Distribution panel type and location:** • Breakers - Laundry room

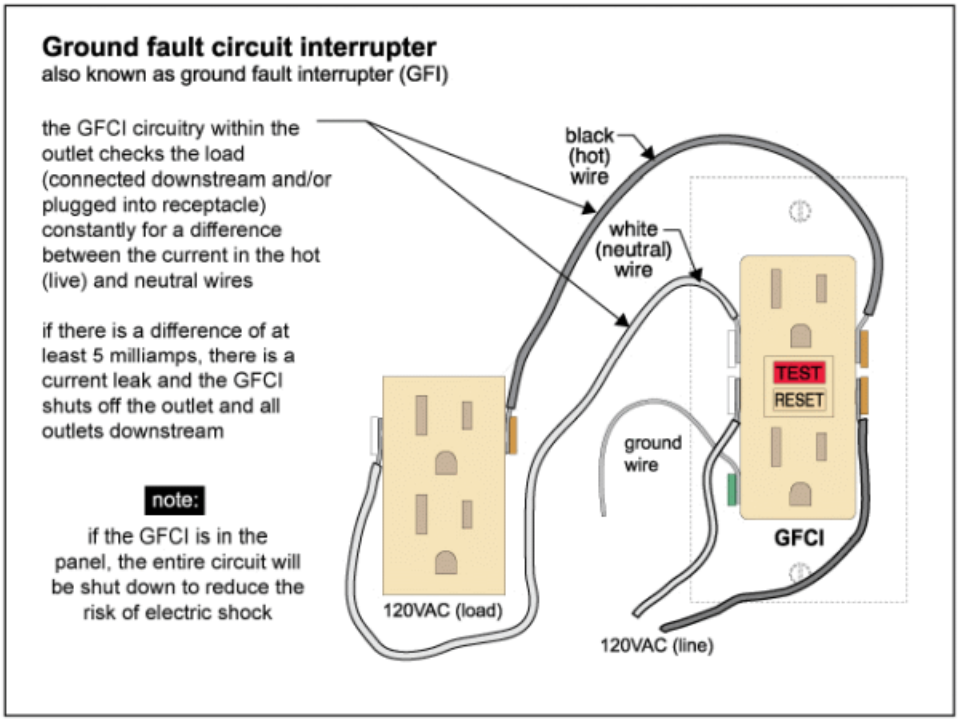
**Distribution panel rating:** • 150 Amps

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

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

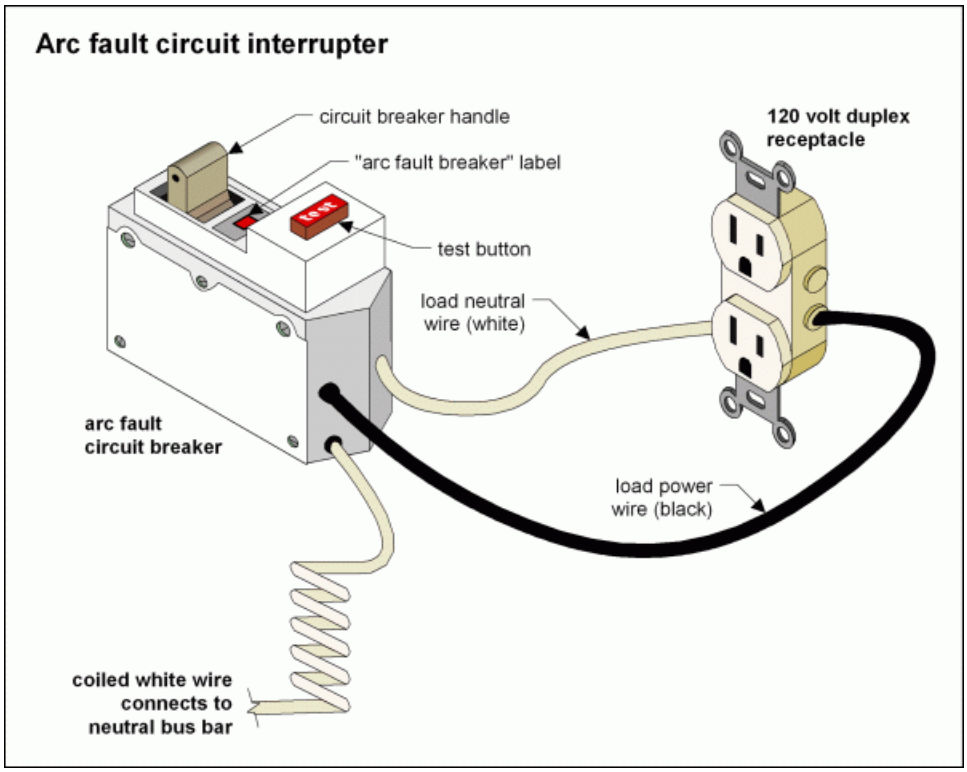
**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI defined

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




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

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




## Limitations and Inspection Methods

**General:** • The AFCI breakers in panel were not tested. • The fire alarm and security system were not tested. This is beyond scope of this inspection. This should be done by a fire/alarm system company only. • The smoke detectors were not tested during the inspection nor was the age determined. This is beyond the scope of a home inspection.

**Inspection limited/prevented by:** • Concealed wiring

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

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

**Circuit labels:** • Circuit size requirements and number of outlets, fixtures per circuit not verified (beyond scope)

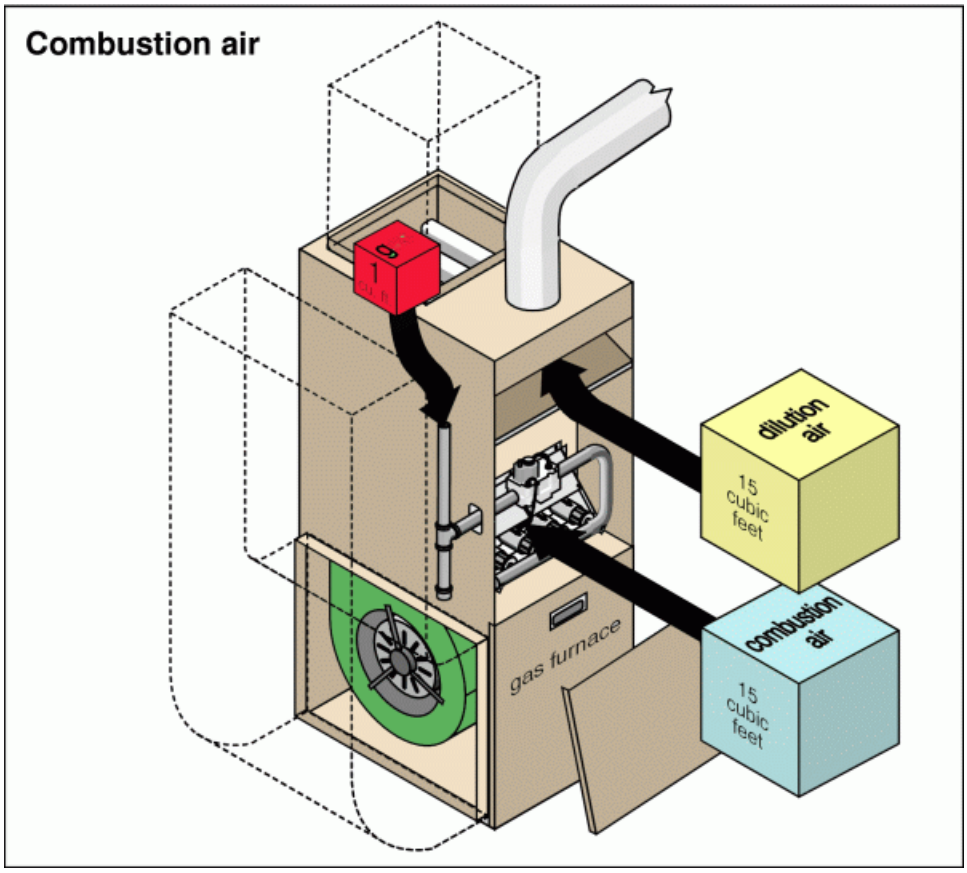
## Recommendations and Observations

**RECOMMENDATIONS \ General**

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

**GAS FURNACE \ Combustion air**

**Condition:** • Inadequate combustion air
The gas furnace is located in an enclosed area with minimal or no ventilation.
**Task**: Correct. Provide adequate combustion air from outside source.




**GAS FURNACE \ Heat shield**

**Condition:** • Suspect material- Furnace heat shield appears to be asbestos or an asbestos-like material. Recommend specialist to test material for asbestos and proceed with proper removal or encapsulation (paint) if possible. See appendix for additional information.
**Location**: Right Side Middle Crawl Space
**Task**: Verify and remediate.

*Suspect material- Furnace heat shield...*

*Suspect material- Furnace heat shield...*

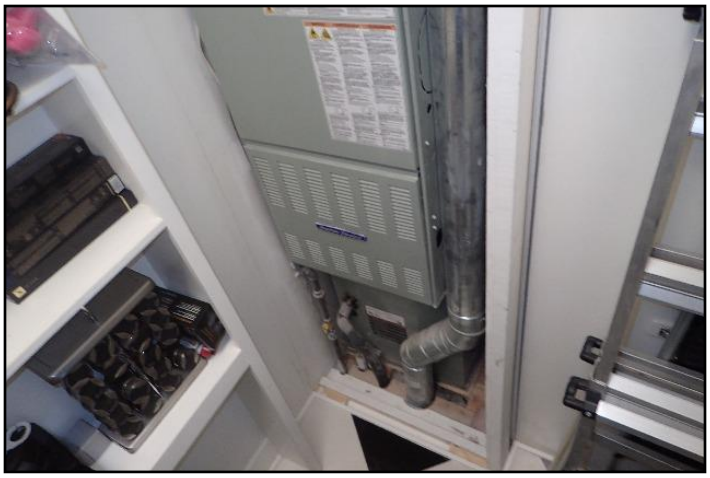
## Description and Inventory

**General:** • The furnace is located in the attic.

*The furnace is located in the attic.*

**General:** • The furnace is located in the furnace closet.

**General:** • General View of Heating System - Reference Photos



*General View of Heating System - Reference...*

**Heating system type:** • Furnace

**Fuel/energy source:** • Gas

**Furnace manufacturer:**

• American Standard

Attic furnace: manufactured in 2012, gas, 60,000BTU/hr

*Model number:* AUE18060A9361AD *Serial number:* 123818PD1G

• American Standard

1st floor unit. Manufactured in 2011. 100,000 BTU/hr

*Model number:* ADE1C100A9601AB *Serial number:* 11413HT61G

**Heat distribution:** • Ducts and registers

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

**Temperature difference:** • 20 degrees • 23°

## Limitations and Inspection Methods

**General:** • Maintenance records for unit(s) were not available. • Tested heater for normal functions only. • System balance and the adequacy of ductwork is beyond the scope of this inspection.

**Warm weather:**

• Prevents testing heating effectiveness

Tested heating system for normal function only.

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

## Recommendations and Observations

**AIR CONDITIONING \ General notes**

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

**AIR CONDITIONING \ Ducts, registers and grilles**

**Condition:** • Dirty
**Location**: Throughout First Floor
**Task**: Clean.

*Dirty*

**Condition:** • Return air chase unfinished with drywall or other sheathing
**Location**: Second Floor
**Task**: Seal.

*Return air chase unfinished with drywall or...*

**Condition:** • Air return chase dirty
**Location**: Second Floor Hall
**Task**: Clean.

*Air return chase dirty*

## Description and Inventory

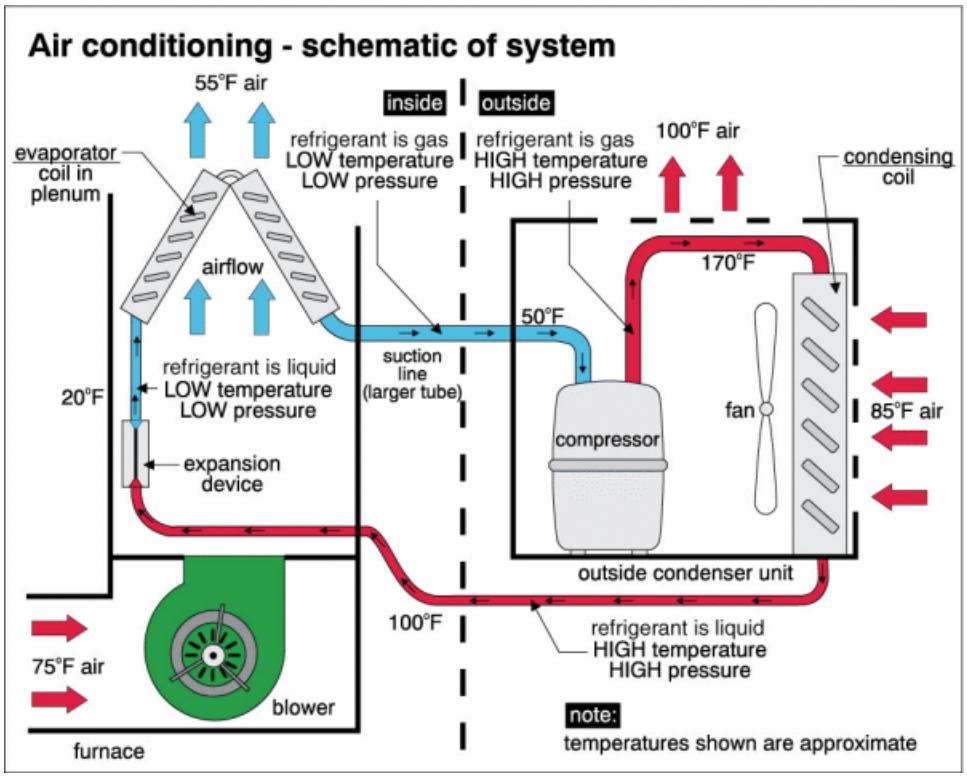
**General:** • General View of the Cooling System - Reference Photos

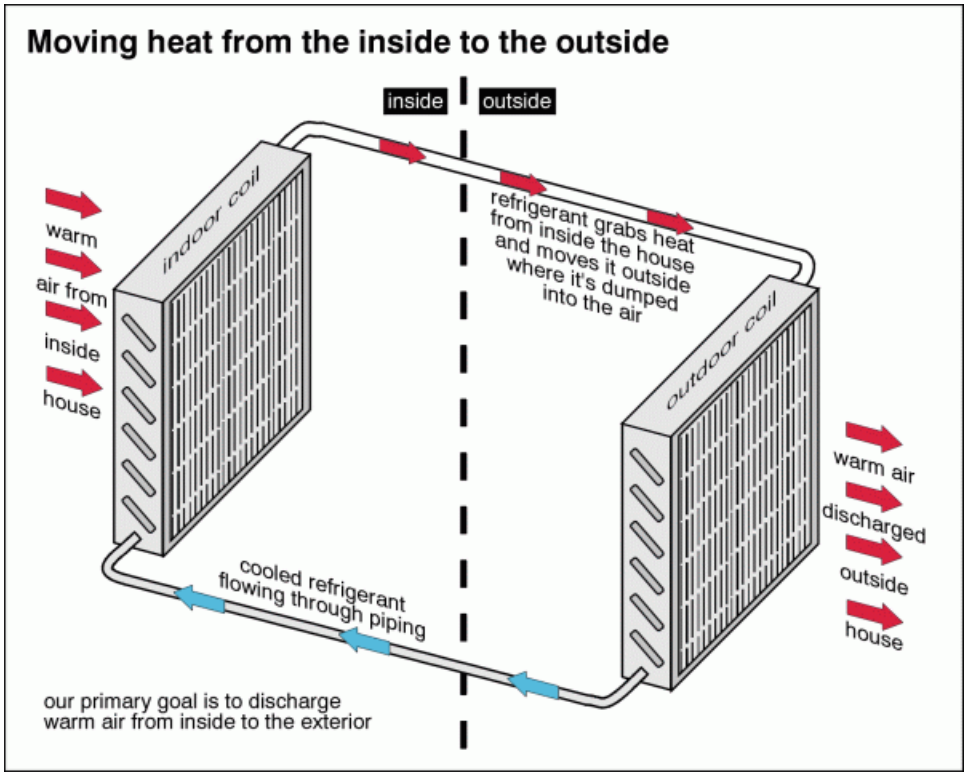

*General View of the Cooling System -...*

**Air conditioning type:**

• Air cooled

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






**Manufacturer:**

• Trane

Unit #1. Manufactured in 2013. 30,000 BTU/hr

*Model number:* 4TTB3030E1000AA *Serial number:* 1308548Y3F

• Trane

Unit #2. Manufactured in 2012. 48,000 BTU/hr

*Model number:* 4TTB3048D1000BA *Serial number:* 12505PUK3F

**Temperature difference:**

• 12°

Second floor

• 13°

First floor.

## Limitations and Inspection Methods

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

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

## Recommendations and Observations

**ATTIC/ROOF \ Insulation**

**Condition:** • Gaps or voids

**Location**: Various Attic

**Task**: Correct.

*Gaps or voids*

*Gaps or voids*

**ATTIC/ROOF \ Roof vents**

**Condition:** • Loose soffit vent

**Location**: Left Side Attic

**Task**: Repair.

*Loose soffit vent*

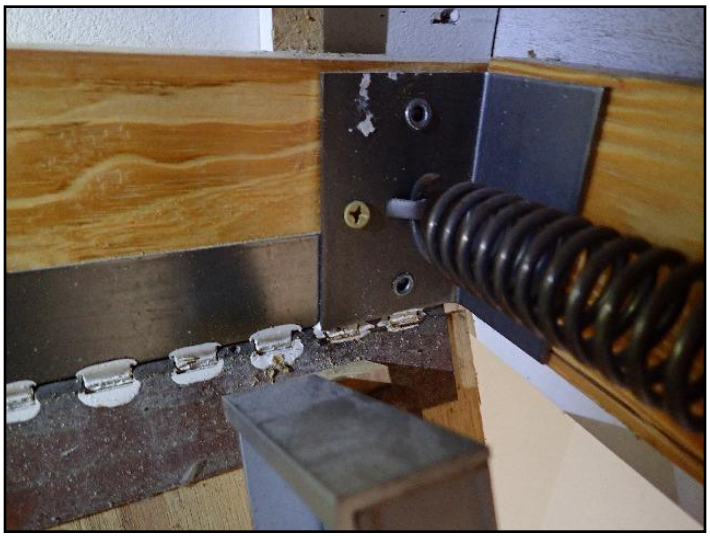
**ATTIC/ROOF \ Pull-down stairs/ladder**

**Condition:** • Incorrect installation

**Location**: Second Floor Hall

**Task**: Correct.


*Incorrect installation*



*Incorrect installation*

## Description and Inventory

**Attic/roof insulation material:** • Glass fiber

**Attic/roof insulation material:** • Batts

**Attic/roof insulation amount/value:** • Appears to be approximately R-30

**Attic/roof ventilation:** • Soffit vent • Ridge vent

**Attic/roof ventilation:** • Rafter vents

**Wall insulation material:** • Not visible

**Wall insulation amount/value:** • Not visible

**Floor above basement/crawlspace insulation material:** • No floor insulation

*Note:* Floor insulation may not effective or recommended for this climate. Moisture can be trapped against subfloor and joists and encourages material damage or rot. If insulation is desired, closed cell spray foam or rigid foam panels are suggested only.

## Limitations and Inspection Methods

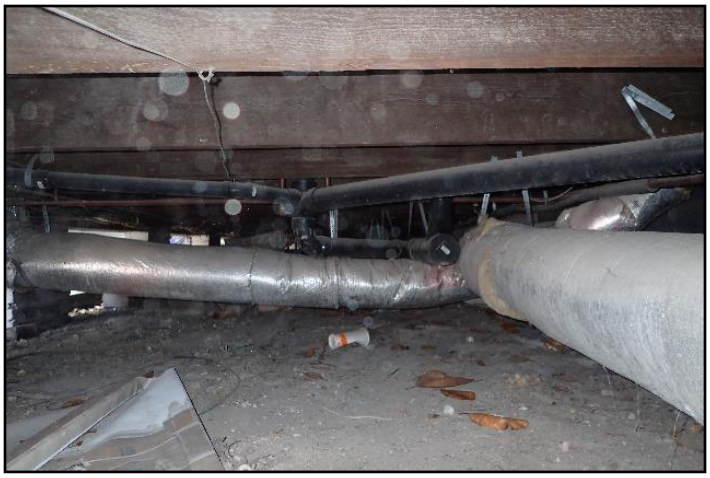
**Inspection limited/prevented by lack of access to:** • Wall space

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

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

**Crawlspace inspection performed:** • Open, able to crawl, enter without difficulty.

**Crawlspace inspection performed:** • HVAC duct limited the inspection of the crawlspace



*HVAC duct limited the inspection of the...*

## Recommendations and Observations

**RECOMMENDATIONS \ General**

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

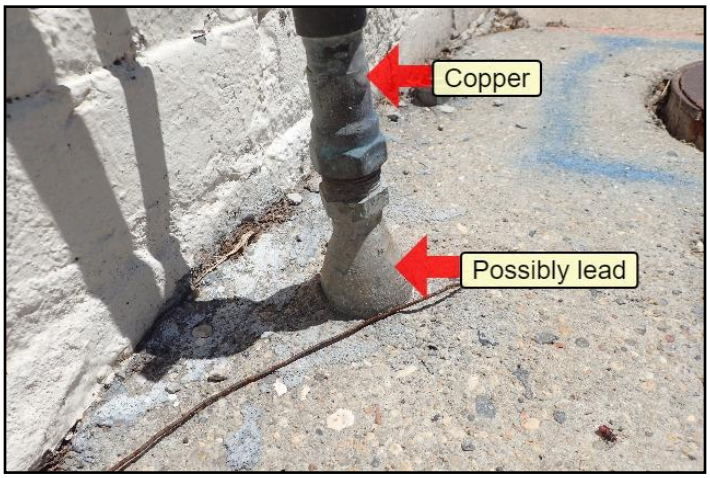
**SUPPLY PLUMBING \ Water service pipe**

**Condition:** • Lead

The video plumber indicated this fitting appears to be lead.

**Location**: Right Side Exterior

**Task**: Verify and replace.




*Lead*

*Lead*

**WATER HEATER - GAS BURNER AND VENTING \ Combustion air**

**Condition:** • Inadequate combustion air

The gas water heater is located in an enclosed area with minimal or no ventilation.

**Location**: First floor closet

**Task**: Add vent to door or similar solution to provide adequate combustion air.

**Condition:** • Combustion air calculations for various appliances

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

**WASTE PLUMBING \ Drain piping - performance**

**Condition:** • Leak

**Location**: Kitchen

**Task**: Repair.


*Leak*

**FIXTURES AND FAUCETS \ Faucet**

**Condition:** • Loose

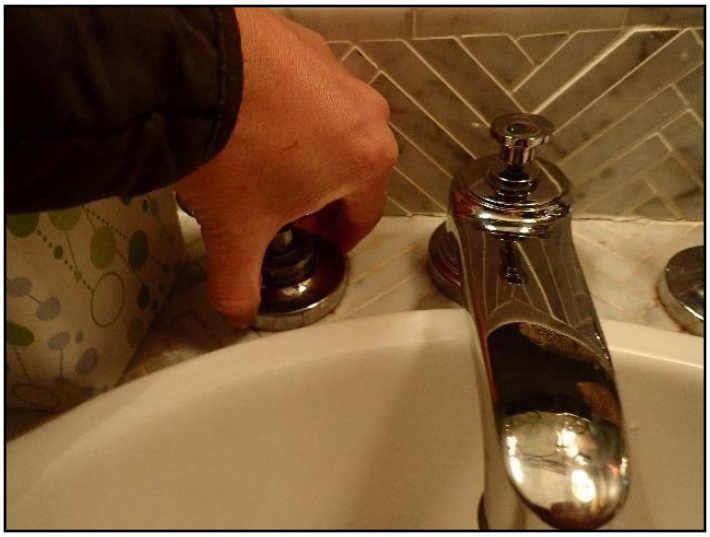
**Location**: Second Floor Master Bathroom. First floor bathroom.

**Task**: Repair.

*Loose*

*Loose*


*Loose*



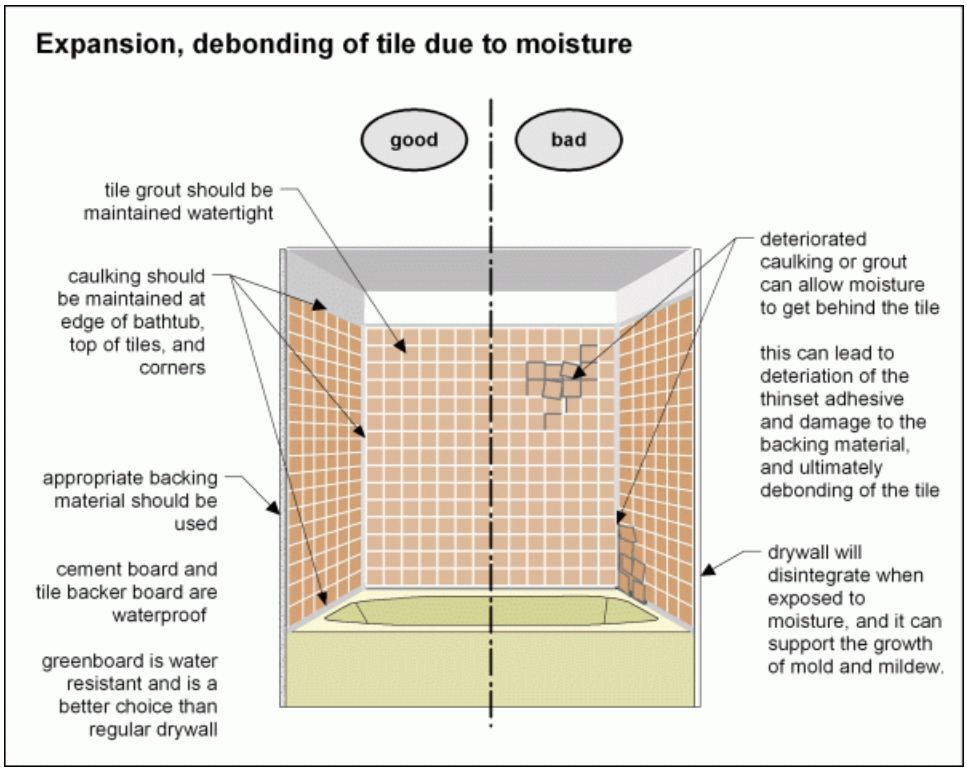
*Loose*

**FIXTURES AND FAUCETS \ Shower stall enclosure**

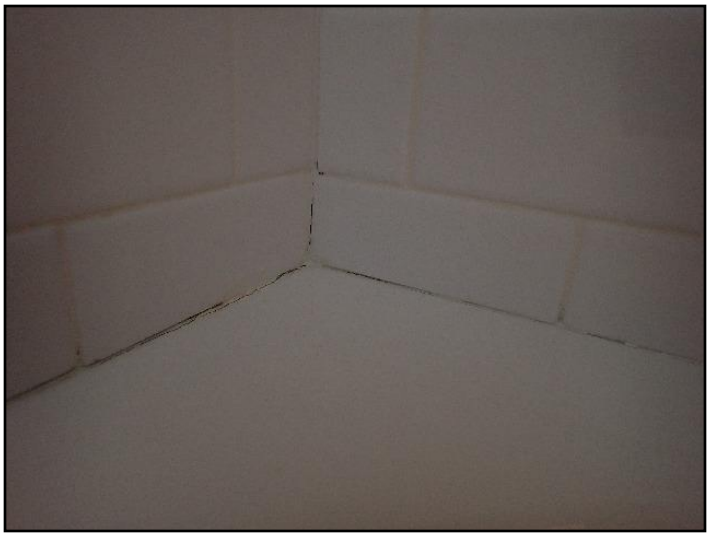
**Condition:** • Grout loose, missing or deteriorated

**Location**: Throughout Bathroom

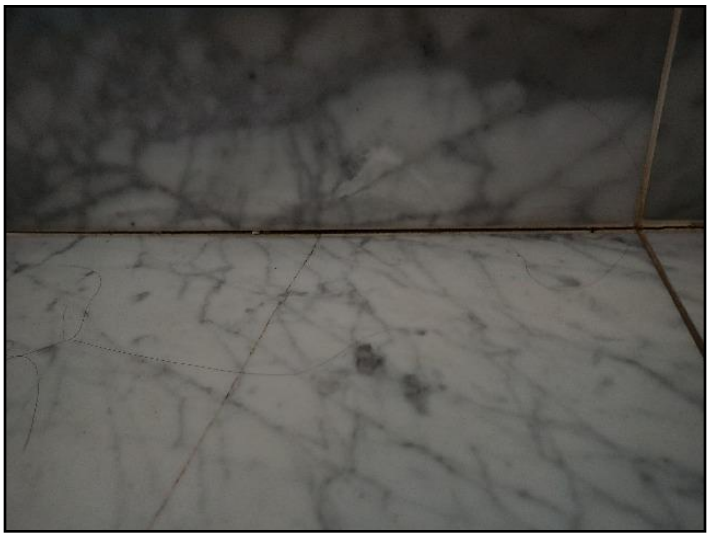
**Task**: Repair.



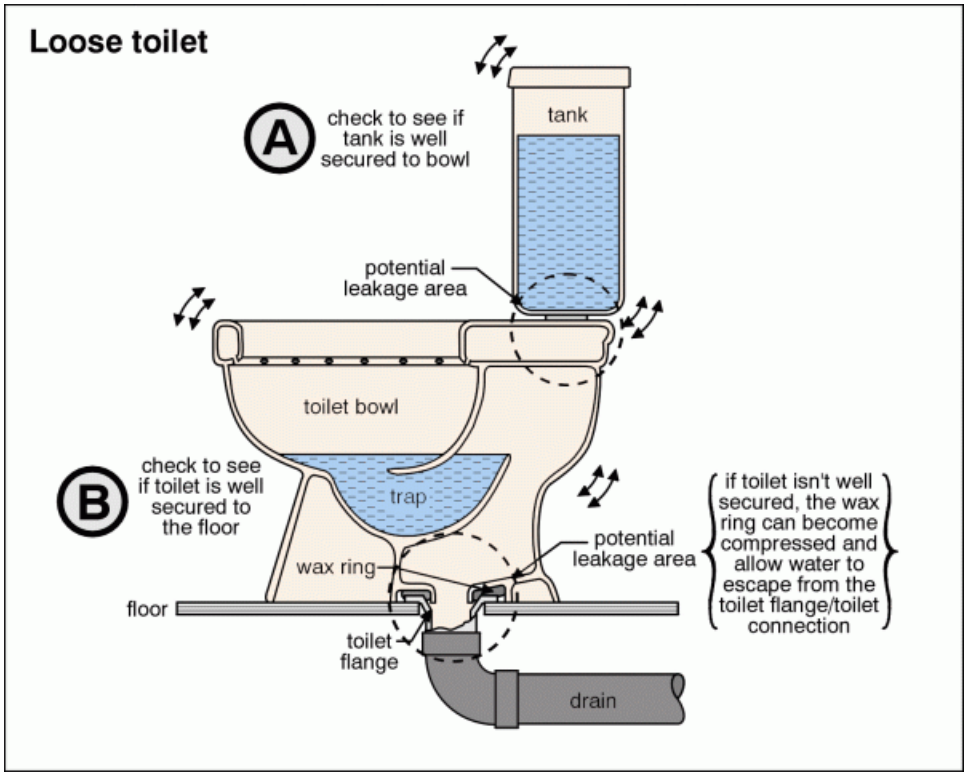

*Grout loose, missing or deteriorated*


*Grout loose, missing or deteriorated*


*Grout loose, missing or deteriorated*


*Grout loose, missing or deteriorated*

**FIXTURES AND FAUCETS \ Toilet**
**Condition:** • Loose
**Location**: First floor bathrooms
**Task**: Repair.




## Description and Inventory

**General:** • Water heater in closet.

*Water heater*

**General:** • General View of Plumbing Systems - Reference Photos

*General View of Plumbing Systems - Referenc...*

*General View of Plumbing Systems - Referenc...*

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

**Service piping into building:** • Copper • Lead

**Supply piping in building:** • Copper

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

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

**Water flow and pressure:** • Functional • Typical for neighborhood

**Water heater type:** • Conventional

**Water heater fuel/energy source:** • Gas

**Water heater manufacturer:**
• Rheem
*Model number:* RHG PR050-65F *Serial number:* RHLNQ121323010

**Water heater tank capacity:** • 48 gallons

**Water heater year of manufacture:**
• 2017
2013

**Water heater typical life expectancy with routine maintenance:** • 8 to 12 years

**Waste and vent piping in building:** • ABS

**Gas piping material:** • Steel

**Main Gas shut off valve at the:** • Crawlspace

**Main Gas shut off valve at the:** • At Meter • Front • Left side

## Limitations and Inspection Methods

**Items excluded from a building inspection:**

- Water quality
- Isolating/relief valves & main shut-off valve
- Concealed plumbing

Underground drain and waste lines should be examined by a video plumbing inspection. This is beyond the scope of a general home inspection. Plumbing concealed in walls or other areas with limited or no access. Leaks that are not visible or do not present during normal operation (not extended use)

- Tub/sink overflows

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

- Water heater relief valves are not tested

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

## Recommendations and Observations

**RECOMMENDATIONS \ General**

**Condition:** • General miscellaneous interior wear and tear
**Location**: Throughout
**Task**: Repair.

*General miscellaneous interior wear and tear*

*General miscellaneous interior wear and tear*

*General miscellaneous interior wear and tear*

*General miscellaneous interior wear and tear*

**FLOORS \ Ceramic tile, stone, marble, etc**

**Condition:** • Grout loose
**Location**: Second Floor Master Bathroom
**Task**: Repair.

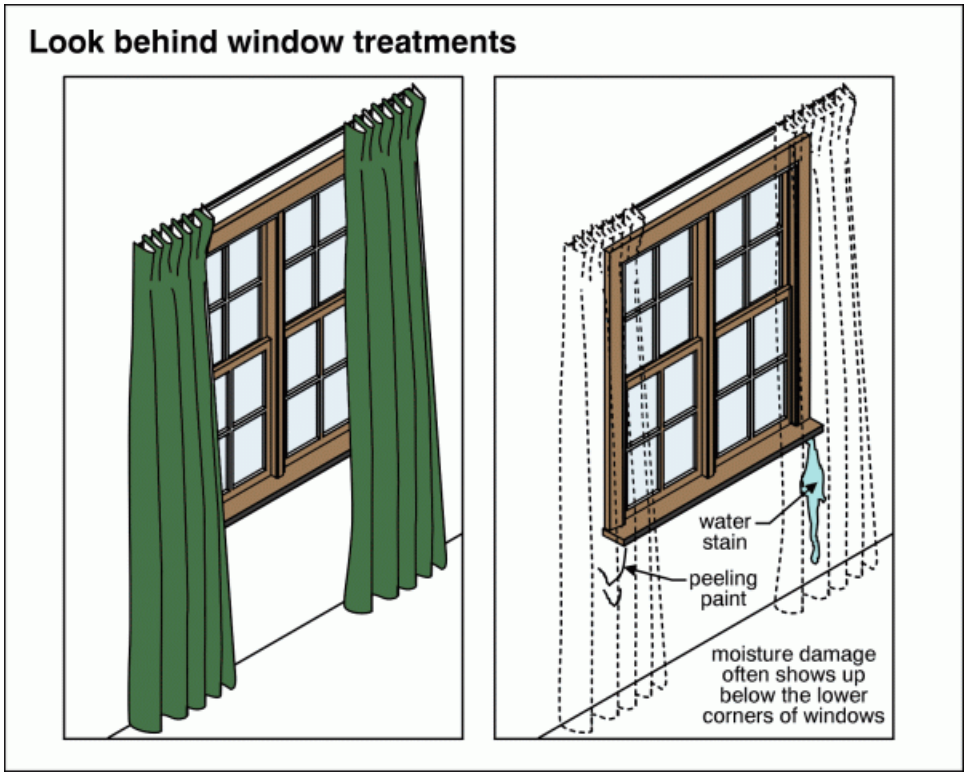
*Grout loose*

**WINDOWS \ General notes**

**Condition:** • Water leaks

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

**Task**: Information only. General and routine maintenance recommended



**Condition:** • Inoperable
Window in front bedroom was painted shut.
**Location**: First Floor Bedroom
**Task**: Information only.

*Inoperative*

**DOORS \ Hardware**
**Condition:** • Failure to latch
**Location**: Second floor closet, first floor closet.
**Task**: Adjust.

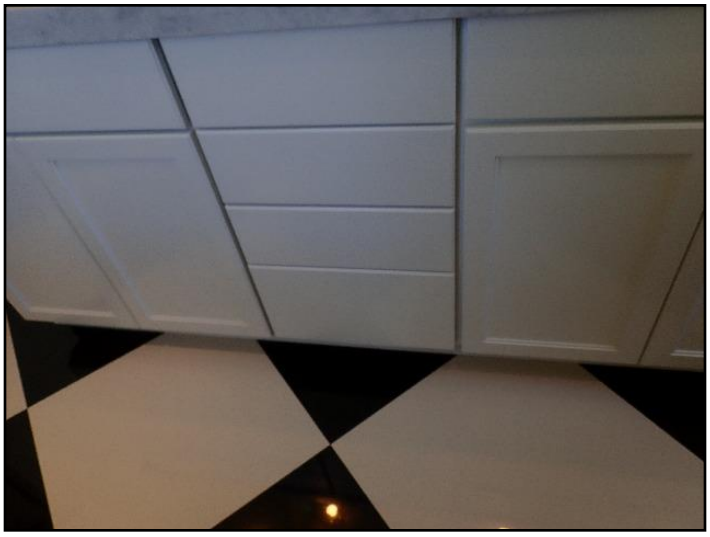
*Failure to latch*

*Failure to latch*

**CARPENTRY \ Cabinets**
**Condition:** • No cabinet knobs.
**Location**: Kitchen

**Task**: Correct.

*No cabinet knobs.*



*No cabinet knobs.*

**EXHAUST FANS \ Kitchen range exhaust system (range hood)**

**Condition:** • Corrugated range hood duct.

**Location**: Kitchen

**Task**: Replace.

*Corrugated range hood duct.*

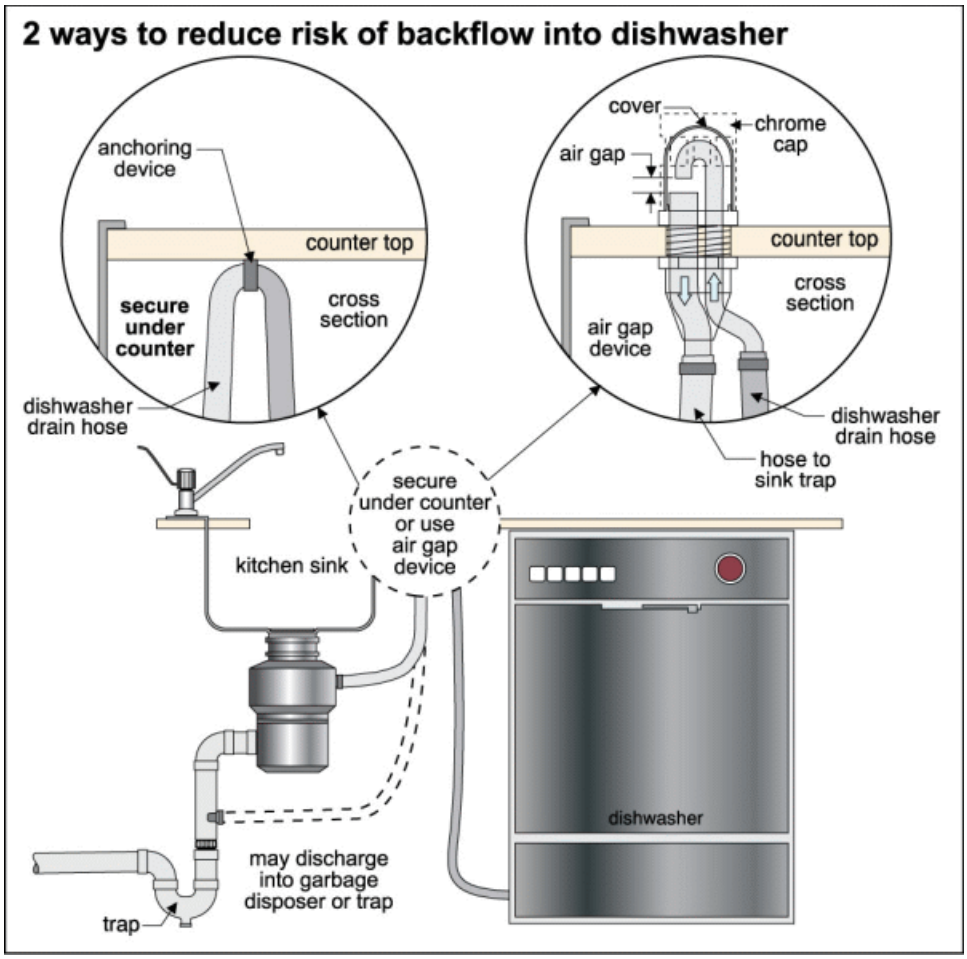
**APPLIANCES \ Dishwasher**

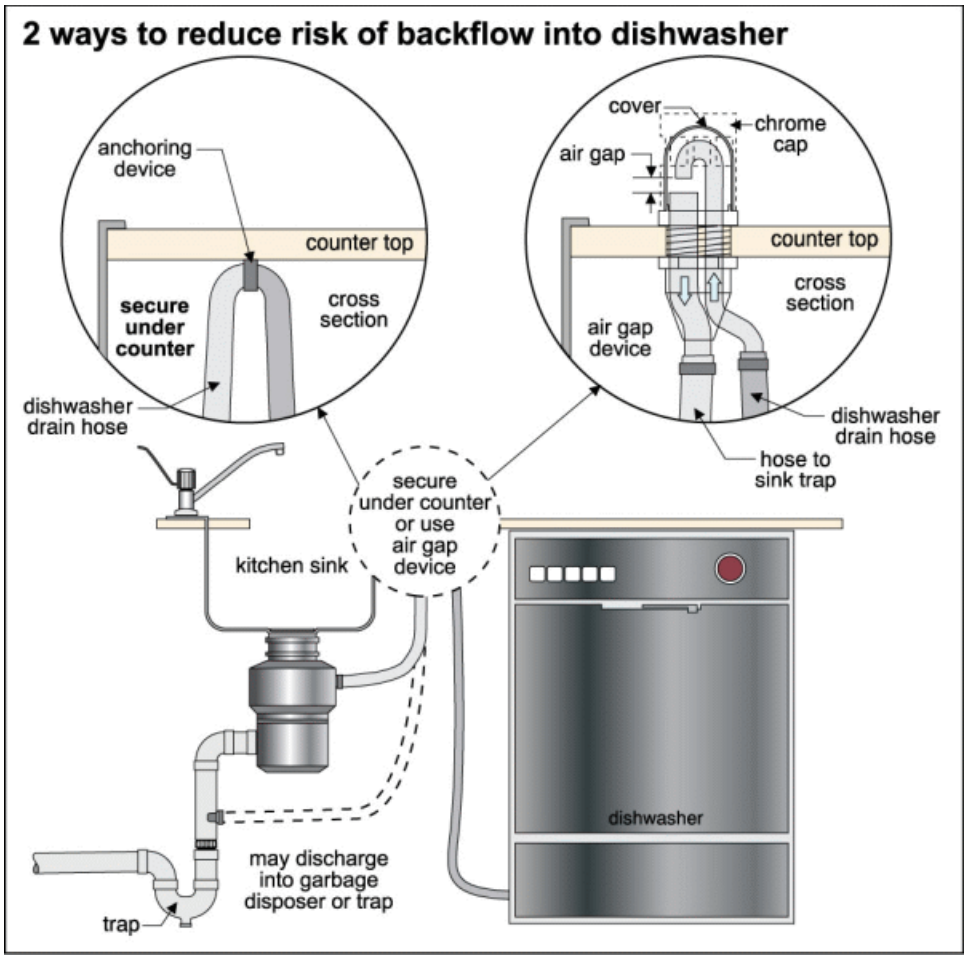
**Condition:** • Backflow prevention missing

Dishwasher drain lines should create a loop in order to prevent backflow of drain water back into the dishwasher. Dishwasher in unit does not have a loop. Although no water was found in the appliance, recommend installing to prevent future issues. Some newer units have built-in loops, but manufacturers still insist on an additional visible high loop.

**Location**: Kitchen

**Task**: Correct.






*Backflow prevention missing*

**APPLIANCES \ Dryer**

**Condition:** • Dryer exhaust vent clogged with lint.

**Location**: Left Side Exterior
**Task**: Clean.

*Dryer exhaust vent clogged with lint.*

## Description and Inventory

**Major floor finishes:** • Hardwood • Tile

**Major wall and ceiling finishes:** • Plaster/drywall

**Windows:** • Single/double hung • Wood • Vinyl

**Glazing:** • Single • Double

**Exterior doors - Description:** • Wood framed glass

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

**Oven fuel:** • Gas

**Range fuel:** • Gas

**Appliances:** • Range/Oven • Icemaker • Dishwasher • Waste disposal • Microwave oven • Door bell • Refrigerator

**Laundry facilities:** • Washer • Dryer

**Kitchen ventilation:** • Exhaust fan

**Bathroom ventilation:** • Exhaust fan

**Stairs and railings:** • Inspected

## Limitations and Inspection Methods

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

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

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

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

**Appliances:** • Washer in use during inspection. • Dishwasher test limited by dishes in unit.

## Recommendations and Observations

**RECOMMENDATIONS \ General**

**Condition:** • 2" - 4" differential

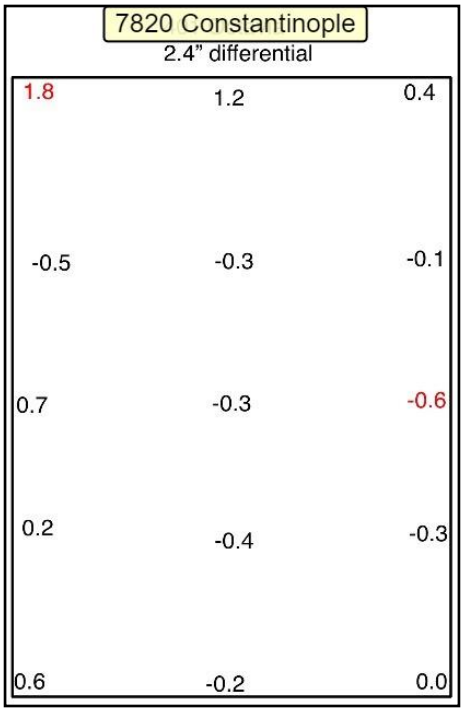
The differential listed above is not considered excessive for a home of this age and construction type, in this area. It is due to normal construction tolerances and minor to moderate foundation settlement, generally associated with age.

**Task**: Monitor only.

## Description and Inventory

**>2.0" Maximum Relative Elevation Differential:** • Within acceptable limits for this area, age and construction type

*Note:* The maximum differential found was 2.4" as shown on the drawing below. According to one of the leading local engineering firms, the average differential for all residential foundations in the New Orleans area is about 3.2". The average for reinforced concrete slabs about 2.9" and for pier and beam foundations about 3.6". Allowances are made for floor coverings and materials. Additions and enclosed areas built with a designed slope are not included. All measurements taken are not shown. The drawing is not to scale and locations are approximate.



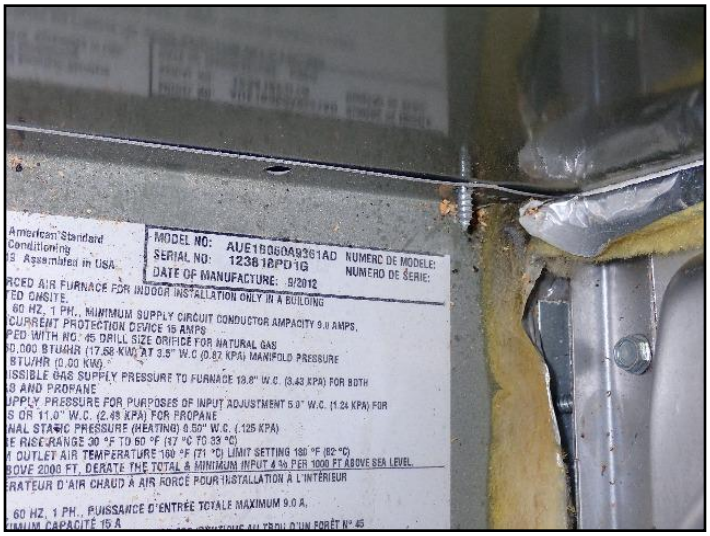

*Not to scale. Locations approximate.*

## Limitations and Inspection Methods

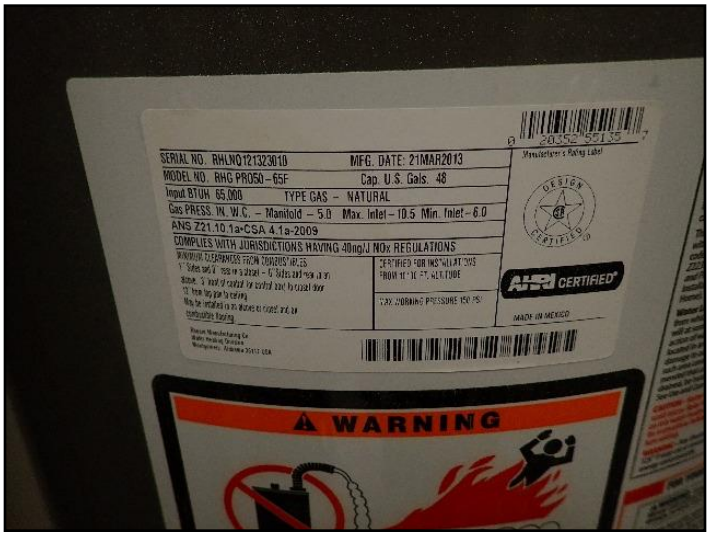
**General:** • The inspector provides these measurements for the purpose of informing the client of the general slopes and elevation differentials of the basic foundation. We are not engineers or an engineering firm nor do we make any claims beyond these basic measurements taken and presented at face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

## Description and Inventory

**General:** • Equipment Data Plates



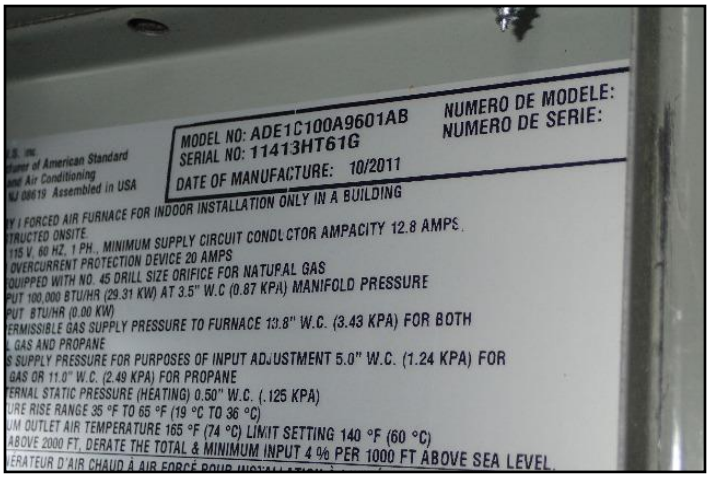

*Attic furnace.*




*Water heater*


*AC #1*


*AC #2*




*1st floor furnace*

## Description and Inventory

**Weather:** • Sunny

**Approximate temperature:** • 68°

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

**Attendees:** • Inspector - Charles Axelrad, LHI No. 10822 • Inspector - Amelia Yates, LHI No. 11036

**Access to Property Provided by:** • Seller's agent

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

**Utilities:** • All utilities were on during the inspection.

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

**Approximate date of construction:** • Circa 1890

**Approximate size of the property:** • 3000 ft.$^2$

**Building type:** • Detached single family home

**Number of stories:** • Camelback

**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

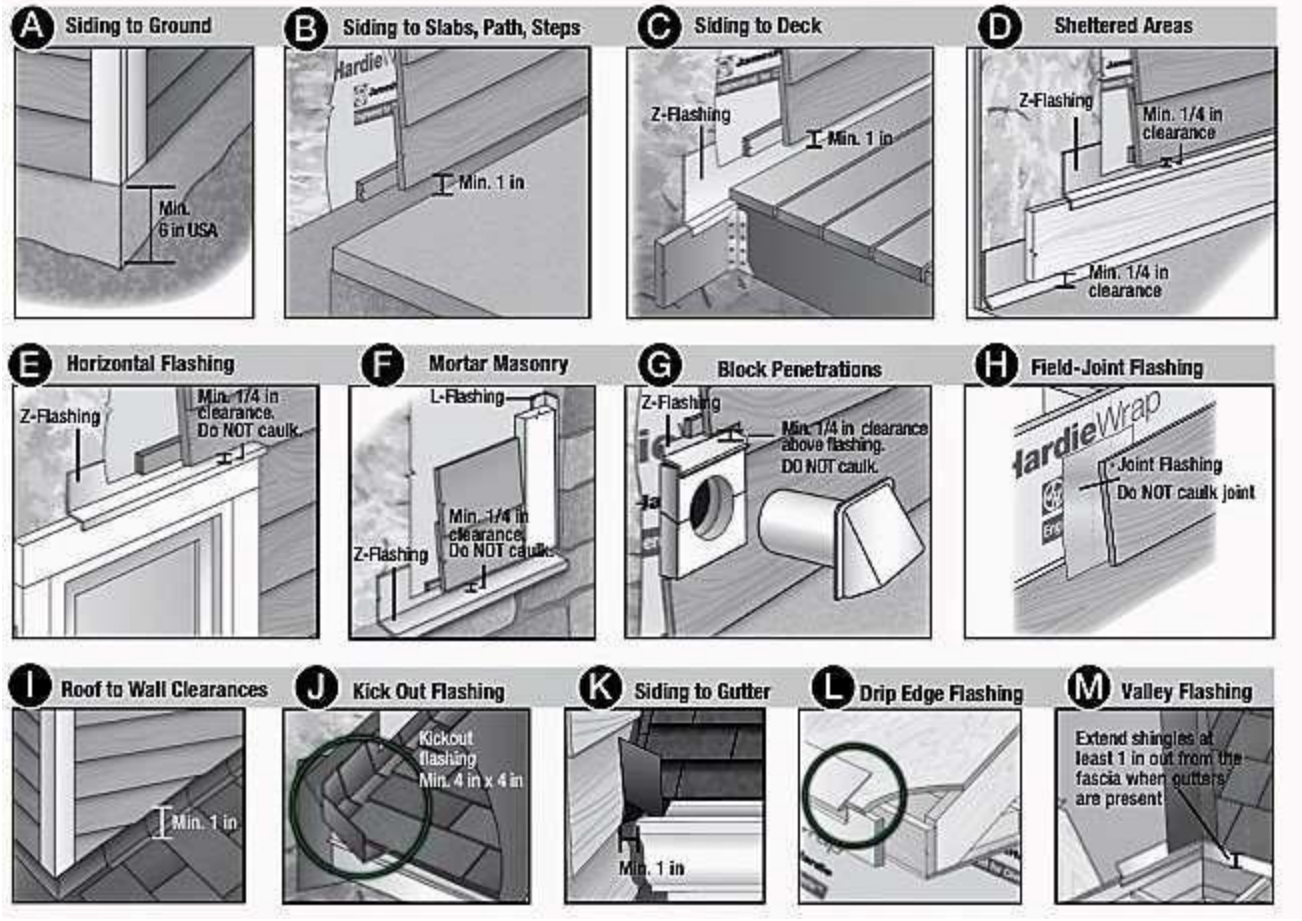
BY: _____
Tom Axelrad, LHI No. 10518

JamesHardie

# QUICK START **INSTALLATION GUIDE**

## HardieInstallation.com

**IMPORTANT: This document is not intended to take the place of James Hardie published installation instructions.** Failure to install and finish this product in accordance with applicable building codes and James Hardie published instructions may lead to personal injury, affect system performance, violate local building codes, and void the product only warranty. For the latest set of complete installation instructions applicable to your jobsite location, visit www.HardieInstallation.com or call 1-866-942-7343 (866-9-HARDIE)



## Basic asbestos safety advice

The US EPA indicates that not all asbestos-containing products are dangerous. A health risk exists only when asbestos fibers are released from a product [into the air where they are inhaled for example]. Products that are friable (easily crumbled or made into dust that is easily airborne) are more dangerous than products in which binders immobilize the asbestos fibers.

EPA also indicates that not everyone exposed to asbestos will develop an asbestos-related illness or disease. Most people exposed to small amounts of asbestos do not develop asbestos-related health problems. Cigarette smokers are at much higher risk of asbestos-related disease.

Quoting from the US EPA Basic Advice on asbestos in homes:

***What if I have asbestos in my home?***

***The best thing to do is to leave asbestos-containing material that is in good condition alone****. If unsure whether or not the material contains asbestos, you may consider hiring a professional asbestos inspector to sample and test the material for you. Before you have your house remodeled, you should find out whether asbestos-containing materials are present.*

***If asbestos-containing material is becoming damaged*** *(i.e., unraveling, frayed, breaking apart) you should immediately isolate the area (keep pets and children away from the area) and refrain from disturbing the material (either by touching it or walking on it). You should then immediately contact an asbestos professional for consultation.*

*It is best to receive an assessment from one firm and any needed abatement from another firm to avoid any conflict of interest. In such a scenario as described above, asbestos-containing material does not necessarily need to be removed, but may rather be repaired by an asbestos professional via encapsulation or enclosure. Removal is often unnecessary.*

## Basic Asbestos Debris Cleanup Advice

In most cases it is safest (and least costly) to leave the asbestos-containing materials alone. For Asbestos handling regulations, see ASBESTOS MATERIAL REGULATIONS and ASBESTOS REGULATION Update.

Friable, damaged asbestos materials in a living area or such materials located where the asbestos is likely to be carried to an occupied space need professional asbestos remediation.

If you are cleaning-up in a building area where asbestos products may have been dislodged, such as a basement where asbestos pipe insulation has fallen to the floor,

the US EPA recommends avoiding causing airborne dust and debris - a condition that could be harmful.

**If hiring a contractor to remove asbestos**, the US EPA guidelines for asbestos removal, for protection of the rest of the building, for proper asbestos waste disposal, and any other local or state environmental regulations must be followed. In most areas contractors must be specially **licensed** (see Asbestos Removal, Certification) to test or remove asbestos from buildings. In some areas it may be legal for a building owner or another contractor to remove asbestos, though still it must be disposed-of legally.

**Do not run a vacuum cleaner** or dry-sweep up asbestos debris that has fallen to the floor - you'll simply cause it to become airborne - a potentially harmful condition. Professional asbestos abatement contractors use a combination of wet mopping and HEPA vacuuming to clean up asbestos from building surfaces.

**Do not disturb asbestos** or asbestos-suspect material if you do not absolutely have to do so

**Seal the work area off** from the rest of the building if asbestos material has to be disturbed. Simple poly plastic sheeting and duct tape may suffice, but be sure the duct tape is adhered continuously to the plastic edges and that it binds securely - else it may be necessary to secure the plastic using nailed-furring strips. You don't want your containment barrier to fall down in the middle of a cleanup project. Use an air-lock and change footwear or take similar precautions so that you do not bring asbestos debris into other building areas on your shoes or clothing.

**Wear an approved respirator,** protective clothing, gloves, hat, goggles, that can be disposed-of after the cleanup.

**Wet the asbestos** with a hand sprayer when moving it;

**Drill or cut** only if it is absolutely necessary, then do it outside (and having wet the material)

**Demolition of asbestos materials during removal** should remove the asbestos in the largest feasible pieces, not in many small pieces.

**Bag the removed asbestos** in sealed plastic bags and (according to the EPA) **dispose of it in an approved land-fill** (check with your community building department and your state environmental regulatory association)

**Perform a final cleanup** of the work area using wet mops, sponges, disposable rags/ wipes. Do not track wet asbestos-contaminated water into other building areas.

## Recommendations for further evaluations or repairs:

**Updated 3/28/20/18**

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

### Structural Engineers (Evaluation only):

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

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

### Structural repairs – raised foundations and general contracting:

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

Robert Turner - Contractor - Structural Repairs
Turner Foundation Repairs
Cell: 504-239-4624
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

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

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

Brian Mackel, Mackel Roofing
504-885-1006

### Automatic Driveway Gates (repair and installation):

Bohnenstiehl Electric, Inc
504-834-0351

**Waterproofing Exterior:**

R. Volker Waterproofing
504-382-6945

**Environmental: Asbestos, Mold Remediation:**

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

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

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

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

**Swimming Pool Inspections, Maintenance and Repair:**

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

**Electrical Inspections and Repairs:**

Bill Schell Electric
Cell: 504-975-1593

Larry Adams
504-734-7343

**Heating and Air Conditioning**

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

**Stucco and EIFS Inspections - Coatings and Repairs:**

Walter MacKay
Certified EIFS Inspector
985-893-9688
werepair@bellsouth.net

**Plumbing Repairs**

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

**Video Plumbing Inspections:**

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

**Termite Inspections, Certificates and Treatment:**

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

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

**Elevator Service, Maintenance and Repair:**

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

**Fencing and Decks:**

Impact Fence and Deck
Alex
504-259-7221
impactfence@cox.net
www.impactfenceanddeck.com

**Insulation, SPF and Energy Audit:**

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

**Landscaping, Subsurface drainage, grading:**

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

**Handyman – smaller jobs various, under $7500**

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


# Home Improvement Costs

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

## Roofing / Flashings / Chimneys

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

## Exterior

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


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

## Structure

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

## Electrical

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


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

## Heating

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

## Cooling/Heat Pumps

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

## Insulation

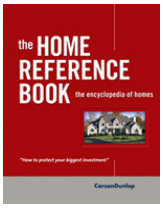
| | |
|---|---|
| Insulate open attic to modern standards | $0.80 – $1.60 per sq.ft. |
| Blow insulation into flat roof, cathedral ceiling or wall cavity | $2.00 – $4.00 per sq.ft |
| Improve attic ventilation | $30.00 – $60.00 per vent |


## Plumbing

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

## Interior

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




To learn and know more about your home, order a copy of the Home Reference Book. Visit our online store!

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.

- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY
  - Asbestos
  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
  - Carbon Monoxide
  - Mold
  - Household Pests
  - Termites and Carpenter Ants
- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS