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

1020 - 1022 Sample St
New Orleans, LA 70115

Prepared For:
JOHN DOE

Inspection Date:
Monday, January 24, 2022

Prepared By:
Beau Tanner and Charles Axelrad

AXELRAD & ASSOCIATES HOME INSPECTIONS

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

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

August 25, 2022

Dear John Doe,

RE: Report No. 14696, v.2
1020 - 1022 Sample St
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,

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

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INVOICE

August 25, 2022

Client: John Doe

Report No. 14696, v.2
For inspection at:
1020 - 1022 Sample St
New Orleans, LA
70115
on: Monday, January 24, 2022

Single Family Home 1,500 - 1,999 gross square feet	$445.00
Raised Foundation Systems	$105.00
Multi-Family ($75 Each Additional Unit)	$75.00
State of Louisiana Board of Home Inspectors required filing fee	$5.00
Total	$630.00

PAID IN FULL - THANK YOU!

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SUMMARY

1020 - 1022 Sample St, New Orleans, LA January 24, 2022

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

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

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VIDEO - AXELRAD & ASSOCIATES - WHAT WE DO

Roofing

SLOPED ROOFING \ Asphalt shingles
Condition: • Missing, loose or torn
Location: Right Front Roof
Task: Replace damaged, missing shingles

Structure

FOUNDATIONS \ General notes
Condition: • Wood/soil contact
The framing under the stairs is in contact with the ground. This kind of track to Wood destroying insects. The form boards on the left side are beginning to fall and pull on the electrical cables
Location: Left Side Right Side Crawl Space
Task: Correct.

FLOORS \ Beams
Condition: • Crushed
Location: Rear center Crawl Space
Task: Replace

FLOORS \ Sills
Condition: • Poor end bearing on pier.
The sill should have 4" of support braced on the pier.
Location: Front Right Crawl Space
Task: Repair.

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

Damaged joists have lost some structural integrity from rot and/or insect damage. Repair by sistering is recommended. Sistering is adding a new joist to the old, attaching the same dimensional member to the damaged one with nails or bolts. The sister member should span the supporting piers if possible and this may require the area to be raised a quarter-inch by jacking, in order to place the new joist into position.

1 joist along the front of the home.

1 joist on the right behind the stairs.

Several joists on the left near the bathroom plumbing have been scabbed, with poor repairs.
Location: Various crawl space
Task: Repair should be done by a licensed contractor.

Condition: • Cut joists
1 joist was cut several times.
Location: Rear Right Crawl Space
Task: Repair.

FLOORS \ Sheathing/Subflooring
Condition: • Water stains
Water stains and the beginnings of rot were noted on the subfloor, It was not determined if this is an active leak.
Location: Front Right Side Crawl Space
Task: Verify and repair as needed

Condition: • Water stains
Location: Rear Right Side Crawl Space
Task: Verify. Correct as needed.

WALLS \ Wood frame walls
Condition: • Weak wall
Location: 1428 Front Door Opening
Task: Further Investigation. Repair as needed

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box
Condition: • Loose meter boxes
Location: Left Front Exterior
Task: Re-secure

SERVICE BOX, GROUNDING AND PANEL \ Distribution breakers
Condition: • Loose breakers or fuses
Location: Left Front Combination Panel
Task: Correct

DISTRIBUTION SYSTEM \ Knob-and-tube wiring
Condition: • Inactive knob and tube wires found
Inactive knob and tube wires found. Though disconnected, all abandoned wires should be completely removed to ensure the wiring is never put back into service.

It is not possible to verify with total certainty if live knob and tube wiring is present, as it may be concealed inside walls, buried under insulation, located behind ductwork, and/or under stored items. The presence of older light fixtures and ungrounded outlets increases the possibility of active knob and tube wiring in a concealed location.
Location: Front crawlspace
Task: Verify and Remove.

DISTRIBUTION SYSTEM \ Wiring
Condition: • Abandoned wire
One wire and junction box appeared to be abandoned. Abandon wires are dangerous as they can become unknowingly energized.
Location: Right Side Crawl Space
Task: Remove

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed
Condition: • Exposed on walls or ceilings
Transformer exposed with live wiring
Location: 1428 Laundry Room
Task: Correct

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

Heating

SPACE HEATER \ Room heater
Condition: • Unvented
Older unvented gas heaters are inherently dangerous with little safety features. They can cause carbon monoxide poisoning or release gas accidentally, and can be a fire hazard. They should never be used in a bedroom or bathroom. They should either be removed or the gas supply capped to each unit. Even the newer ventless gas heaters, although they have some safety features, can fail and be dangerous (Read warning labels). We recommend removal of either type and implementation of a safer heating method.
Location: Throughout
Task: Removal or disabling is recommended. Consider replacing with heat/cool window units

Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door
Condition: • Inaccessible
There is no access to the attic space. The front gable plywood is nailed and caulked in place. We recommend installing a more accessible means of an attic entrance.
Location: Front Gable
Task: Install

ATTIC/ROOF \ Roof vents
Condition: • Inadequate
Inadequate ventilation noted. Ventilation typically includes upper and lower openings in equal size and evenly distributed in the attic space, to optimize air circulation and flow. Ventilation is required for combustion air for gas appliances, and for asphalt shingle roofs. A lack of proper attic ventilation will reduce the life expectancy of asphalt shingles, causing accelerated deterioration and more frequent maintenance. Attic ventilation will dissipate moisture and heat, which optimizes HVAC performance and indoor comfort.
Location: Attic
Task: Improve/Correct

Plumbing

SUPPLY PLUMBING \ Water supply piping in building
Condition: • Poor pressure or flow
Location: Bathroom Sinks and Bathtubs
Task: Further Investigation. Repair

WATER HEATER \ Life expectancy
Condition: • Near end of life expectancy
The left-side water heater is nearing the end of its life expectancy of 10-15 years. Performance is likely to decrease and failure is more likely in the near term. Equipment can function many years after its life expectancy, but increased maintenance (such as emptying the tank yearly) and preparation for replacement is recommended.
Task: Monitor, service annually, and budget to replace.

WASTE PLUMBING \ Drain piping
Condition: • Poor support
The waste line is poorly supported one strap is damaged. This has caused an uphill slope to form, and a poor connection between the ABS and the cast iron
Location: Rear Left Crawl Space
Task: Repair.

OVERALL RATING:

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

Below Average __ Below Average/Average __ Average_X_ Average/Above Average ___ Above Average ___

Comments: This is a double, located in the Seventh Ward. The property is somewhat well maintained, but with some deferred maintenance and general or isolated disrepair noted. The property is in average condition for its age, construction type, and location. Most building components and systems are serviceable, except where noted. There is an average to above average amount of repairs and/or maintenance recommended for a property of this type and age.

Where no recommendation or other statement is made regarding a specific system or item, it appeared to be and was considered functioning in a satisfactory manner at the time of the inspection. This inspection and report are subject to the inherent limitations of a visual, non-invasive procedure that is not technically exhaustive.
Some photographs may be enhanced for the purpose of clarity. If stock photographs are used, they are so identified.

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

General Guidelines for Repair Costs

Recommendations and Observations

RECOMMENDATIONS \ General

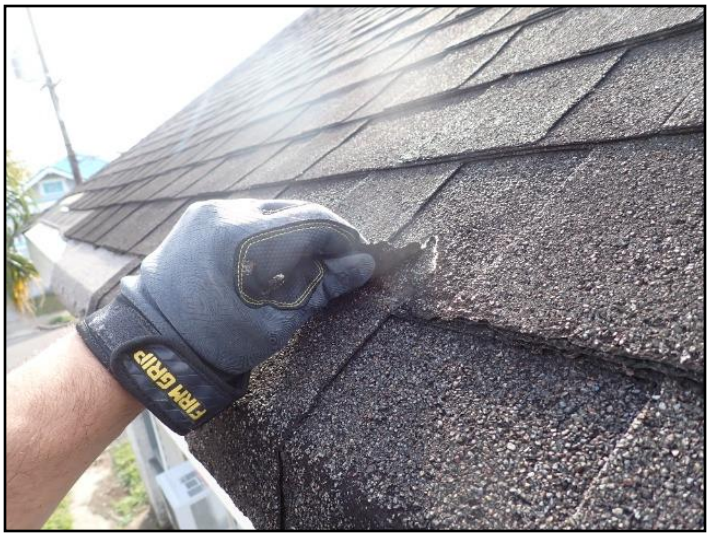
Condition: • All roof should have regular inspections and general maintenance. Roofs, even newer ones, may leak at any time or develop damaged areas. Leaks often appear at roof penetrations, flashings, changes in direction, or changes in material. These areas should be evaluated regularly and repaired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

SLOPED ROOFING \ Asphalt shingles

Condition: • Missing, loose or torn
Location: Right Front Roof
Task: Replace damaged, missing shingles


Missing, loose or torn


Missing, loose or torn



Missing, loose or torn


Missing, loose or torn

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • Damage, loose, open seams, patched

No metal counter flashing was visible at the chimneys. They have been coated with mortar

Location: Chimneys

Task: Re-flash chimneys


Metal flashing not visible


Metal flashing not visible

Description and Inventory

General:

• General View of the Roof System

General View of the Roof System

General View of the Roof System

Sloped roof material:

• Architectural asphalt shingles - These are dimensional shingles and are generally higher quality and have a longer life than standard three-tab asphalt shingles. With proper maintenance and no adverse conditions, the normal life expectancy of an architectural asphalt shingle roof is 20-25 years, depending on the quality of the shingle, the manufacturer and the workmanship of the installation.

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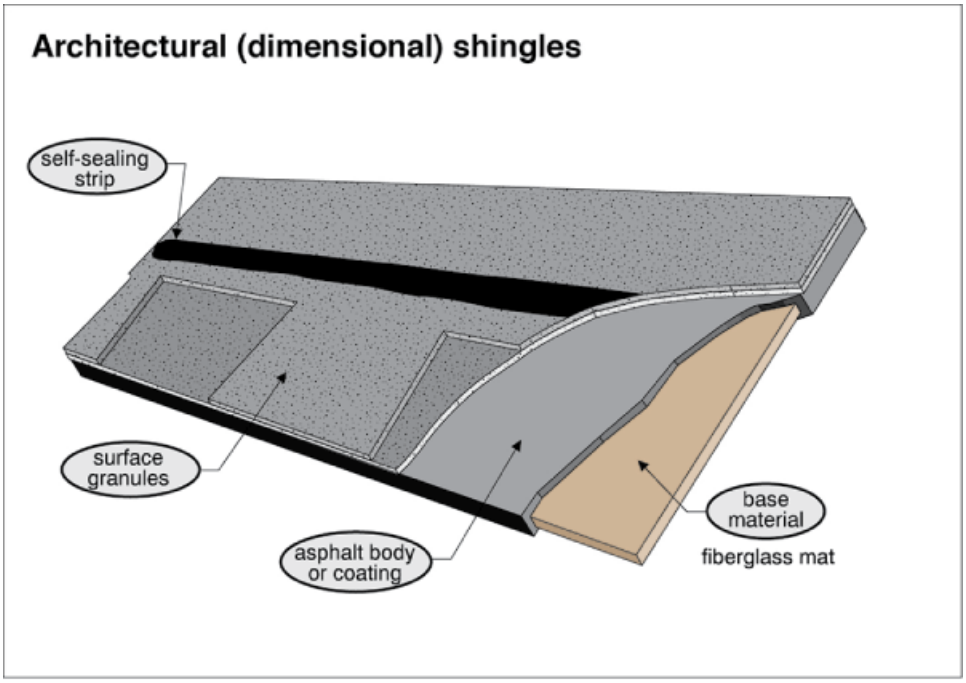


Sloped roof flashing material: • Metal

Approximate age: • 10 years

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

Limitations and Inspection Methods

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From roof edge

Recommendations and Observations

ROOF DRAINAGE \ Gutters

Condition: • Missing

As a future improvement, gutters and downspouts are recommended to help control rain runoff to divert water away from the structure and foundation, and protect exterior finishes.

Task: Install

WALLS \ Vinyl siding

Condition: • Mechanical damage

Location: Various

Task: Repair. Replace damaged pieces

Mechanical damage

Mechanical damage

Condition: • Loose or missing pieces

Location: Various

Task: Repair

Loose or missing pieces

Loose or missing pieces

Condition: • Openings in siding
Location: Right Side
Task: Repair.

Openings in siding

EXTERIOR WINDOWS \ Exterior trim
Condition: • Damage
Location: Left Rear
Task: Repair. Monitor

Damage

DOORS \ Exterior trim

Condition: • Paint or stain needed

Location: Various

Task: Clean. Paint. Monitor

Paint or stain needed

Paint or stain needed

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • Open seams

Location: Front Porch

Task: Seal/Paint

Open seams

Open seams

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Loose

Location: Front Left Railing

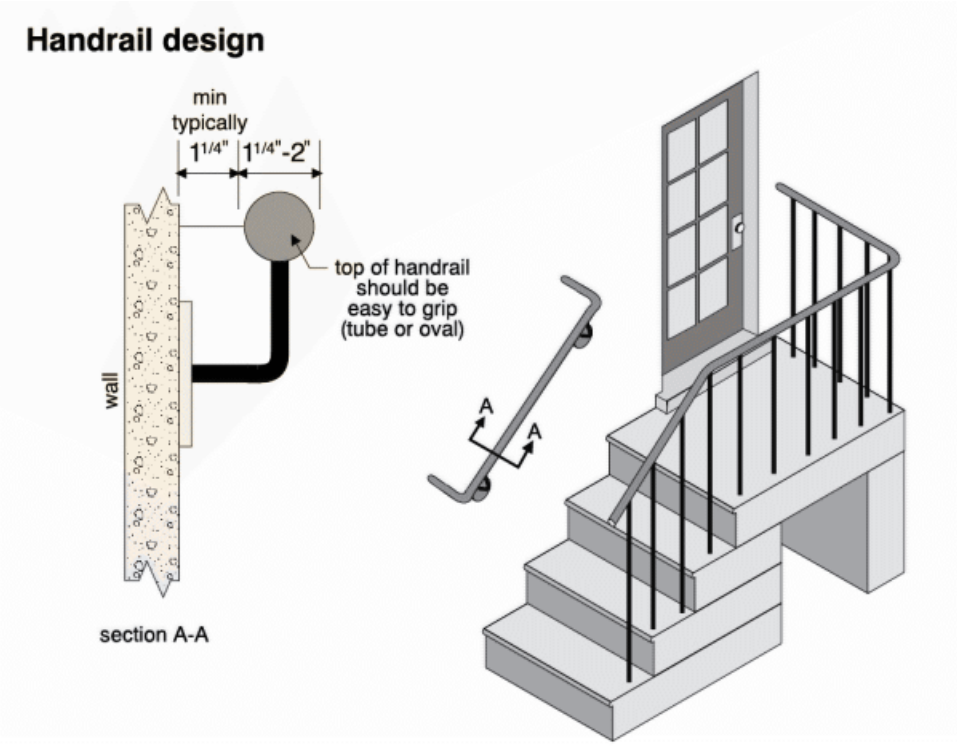
Task: Repair

Loose

Condition: • Not graspable

Location: Front Stairs

Task: Improve



Handrail may be too wide to be properly...

LANDSCAPING \ Walkway

Condition: • Uneven (trip hazard)

Location: Various Throughout

Task: Improve.

Uneven (trip hazard)

Uneven (trip hazard)

Uneven (trip hazard)

LANDSCAPING \ Fence

Condition: • Gate damaged

Location: Rear Left Side

Task: Repair.

Gate damaged

Description and Inventory

Gutter & downspout material: • No gutters or downspouts

Lot slope: • Flat

Soffit and fascia: • Metal

Wall surfaces and trim: • Vinyl siding

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

Driveway: • Concrete

Walkway: • Concrete

Porch: • Concrete • Wood railings • Wood columns

Exterior steps: • Concrete

Patio: • Concrete

Limitations and Inspection Methods

Inspection limited/prevented by: • Storage

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

Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Crawlspace debris
Location: Throughout Crawl Space
Task: Clean.

Crawlspace debris

Crawlspace debris

Crawlspace debris

Crawlspace debris

Condition: • Insect damage was noted on the framing around the stairs, the full extent of the damage could not be determined
Location: Left Side Crawl Space
Task: Further evaluation and repair as needed

Insect damage

FOUNDATIONS \ General notes

Condition: • Wood/soil contact

The framing under the stairs is in contact with the ground. This kind of track to Wood destroying insects. The form boards on the left side are beginning to fall and pull on the electrical cables

Location: Left Side Right Side Crawl Space

Task: Correct.

Wood/soil contact

Wood/soil contact

Condition: • Form boards not removed

Form boards made of wood are in contact with the ground and may attract wood-destroying insects to structure. Some of the framings may be structural supports and should be evaluated for repairs as necessary

Location: Under front porch

Task: Remove/repair as needed

Form boards not removed

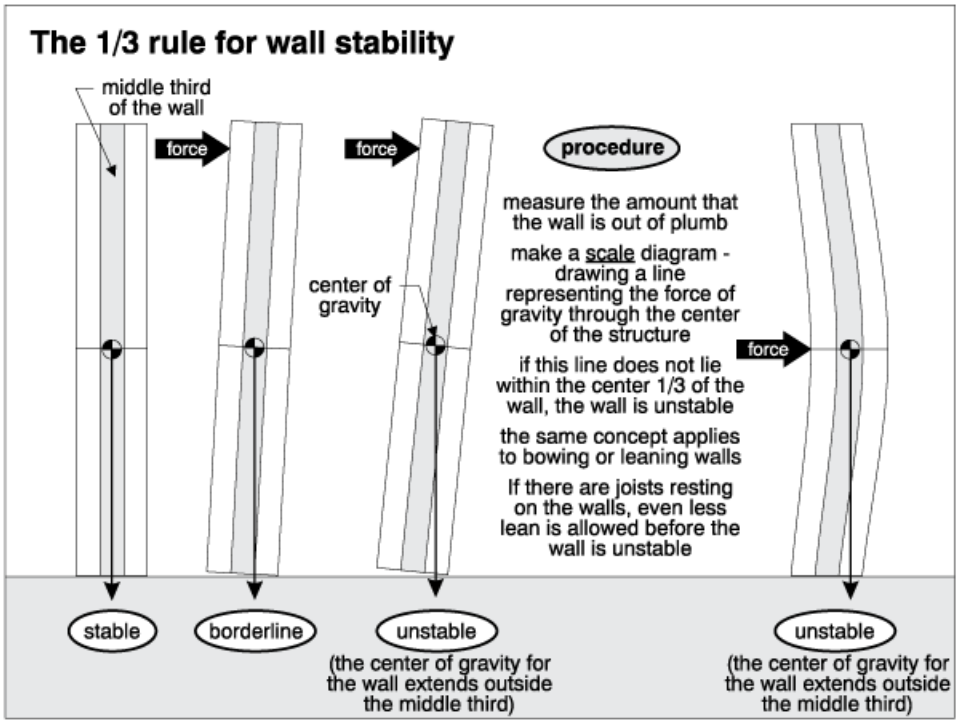
Form boards not removed

FLOORS \ Columns or piers

Condition: • Leaning

Location: Rear Crawl Space

Task: Monitor.



Leaning

Condition: • Cracked
Location: Rear Right, Front Right
Task: Repair

Cracked

FLOORS \ Beams
Condition: • The chimney has been removed, but no additional support was installed.
Location: Front center crawlspace
Task: Further evaluation when other repairs are made

Unusual installation

Unusual installation

Condition: • Crushed
Location: Rear center Crawl Space
Task: Replace

Crushed

FLOORS \ Sills
Condition: • Poor end bearing on pier.
The sill should have 4" of support braced on the pier.
Location: Front Right Crawl Space
Task: Repair.

Poor end bearing on pier.

Poor end bearing on pier.

FLOORS \ Joists

Condition: • Rot and/or insect damage

Damaged joists have lost some structural integrity from rot and/or insect damage. Repair by sistering is recommended. Sistering is adding a new joist to the old, attaching the same dimensional member to the damaged one with nails or bolts. The sister member should span the supporting piers if possible and this may require the area to be raised a quarter-inch by jacking, in order to place the new joist into position.

1 joist along the front of the home.

1 joist on the right behind the stairs.

Several joists on the left near the bathroom plumbing have been scabbed, with poor repairs.

Location: Various crawl space

Task: Repair should be done by a licensed contractor.

Insect damage

Rot and/or insect damage

Rot and/or insect damage

Condition: • Cut joists

1 joist was cut several times.

Location: Rear Right Crawl Space

Task: Repair.

Cut joists

Cut joists

Cut joists

FLOORS \ Sheathing/Subflooring

Condition: • Water stains

Water stains and the beginnings of rot were noted on the subfloor, It was not determined if this is an active leak.

Location: Front Right Side Crawl Space

Task: Verify and repair as needed

Water stains

Water stains

Water stains

Water stains

Condition: • Water stains

Location: Rear Right Side Crawl Space

Task: Verify. Correct as needed.

Water stains

WALLS \ Wood frame walls

Condition: • Weak wall

Location: 1428 Front Door Opening

Task: Further Investigation. Repair as needed

Weak wall

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Wavy roof decking

Location: Right Slope

Task: Further Investigation

Wavy

Description and Inventory

Configuration: • Crawlspace • Piers

Foundation material: • Brick

Floor construction: • Joists • Wood beams

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters/ceiling joists • Not visible

Limitations and Inspection Methods

General:

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

Attic/roof space: • There was no access to the attic space. All building components in the attic space (including but not limited to: structural, electrical, plumbing, HVAC, etc) were not able to be inspected. There may be hidden damage and defects. It is recommended to gain access for inspection prior to closing.

Crawlspace: • Entered but access was limited • Open around perimeter, between piers. Able to crawl. • HVAC ductwork and related equipment limited visibility and access during the inspection. • Plumbing limited the visibility and access of the crawl space, including the structure and related components. • Crawlspace debris limited access of the crawl space and related components. • Low clearance restricted access • Storage

Recommendations and Observations

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • Mast rust

Location: Left Front Exterior

Task: Replacement recommended

Mast rust

Condition: • Disconnected service mast

Implication(s): Moisture intrusion into panel

Location: Left Front Exterior

Task: Repair/Correct

Disconnected

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • Loose meter boxes

Location: Left Front Exterior
Task: Re-secure

Loose

SERVICE BOX, GROUNDING AND PANEL \ System grounding
Condition: • Disconnected ground wire
Location: Front Left Water Main
Task: Re-secure

Disconnected ground wire

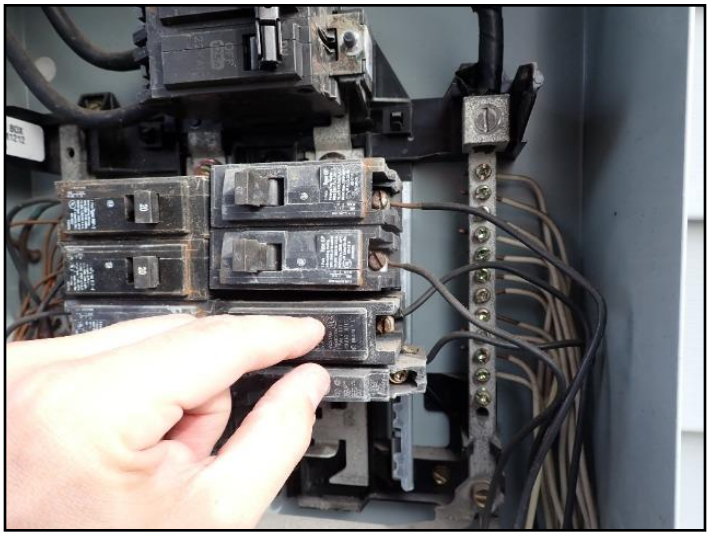
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel and subpanel
Condition: • Circuits not labeled
Location: Left Front Combination Panel
Task: Label circuits

SERVICE BOX, GROUNDING AND PANEL \ Distribution breakers

Condition: • Loose breakers or fuses

Location: Left Front Combination Panel

Task: Correct



Loose breakers

DISTRIBUTION SYSTEM \ Knob-and-tube wiring

Condition: • Inactive knob and tube wires found

Inactive knob and tube wires found. Though disconnected, all abandoned wires should be completely removed to ensure the wiring is never put back into service.

It is not possible to verify with total certainty if live knob and tube wiring is present, as it may be concealed inside walls, buried under insulation, located behind ductwork, and/or under stored items. The presence of older light fixtures and ungrounded outlets increases the possibility of active knob and tube wiring in a concealed location.

Location: Front crawlspace

Task: Verify and Remove.

Inactive knob and tube wires found

Inactive knob and tube wires found

DISTRIBUTION SYSTEM \ Wiring

Condition: • Abandoned wire

One wire and junction box appeared to be abandoned. Abandon wires are dangerous as they can become unknowingly energized.

Location: Right Side Crawl Space

Task: Remove

Abandoned wire

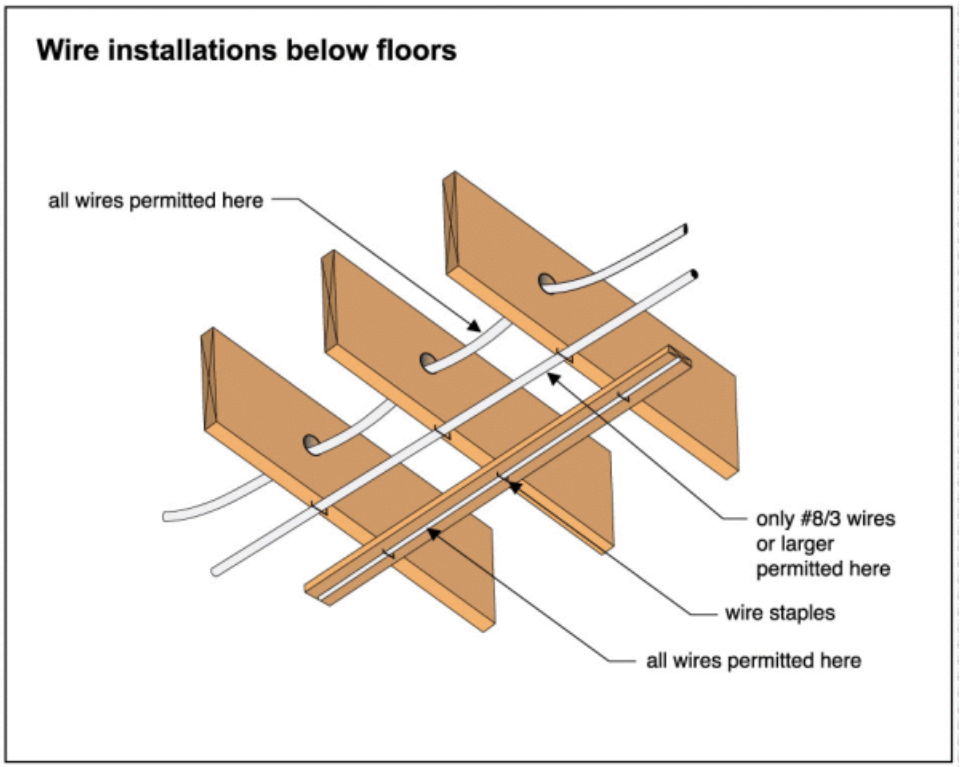
DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

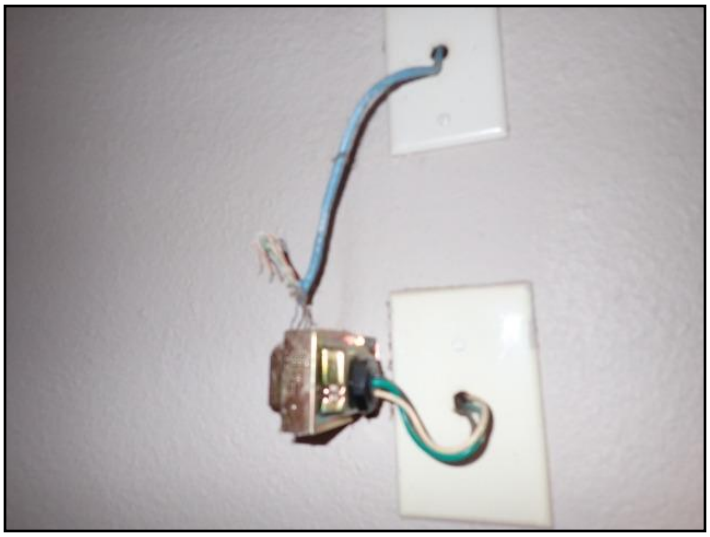
Condition: • Exposed on walls or ceilings

Transformer exposed with live wiring

Location: 1428 Laundry Room

Task: Correct





Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Damaged, missing, or corroded conduit

Location: Left Side Crawl Space

Task: Repair.

Damaged, missing, or corroded conduit

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: Rear right crawlspace

Task: Correct.

Cost: Minor

Cover loose or missing

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Damaged

Location: 1428 Rear Bedroom

Task: Replace

Damaged

DISTRIBUTION SYSTEM \ Smoke detectors and fire suppression/safety systems

Condition: • Missing

1 or more smoke detector was missing. The National Fire Protection Association recommends installing smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleeping room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

https://www.nfpa.org/Public-Education/By-topic/Smoke-alarms/Installing-and-maintaining-smoke-alarms

Location: 1426 Living room

Task: Provide or install.

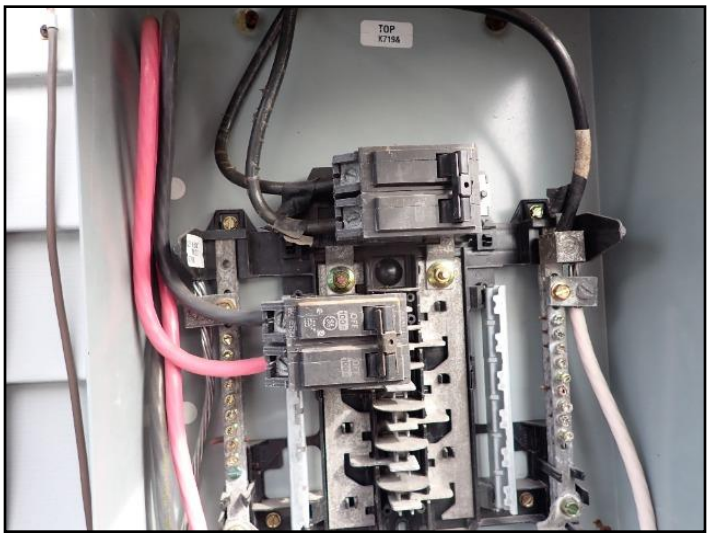
Missing

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

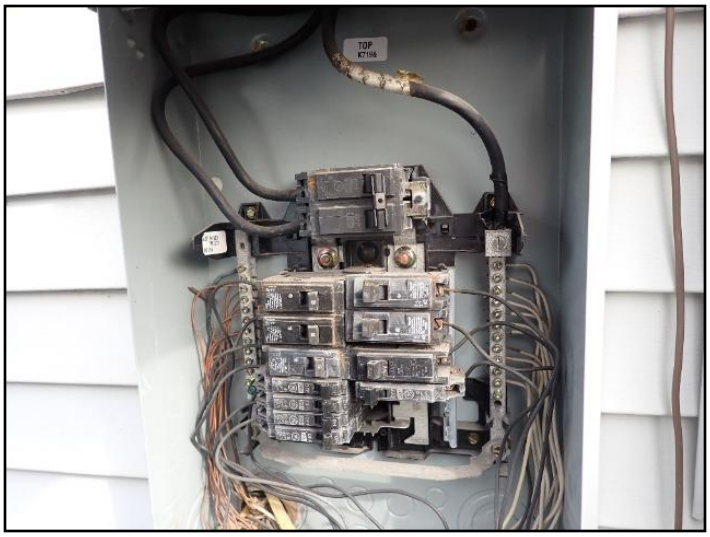
General:
• General View of the Electrical System

General View of the Electrical System



General View of the Electrical System

General View of the Electrical System



General View of the Electrical System

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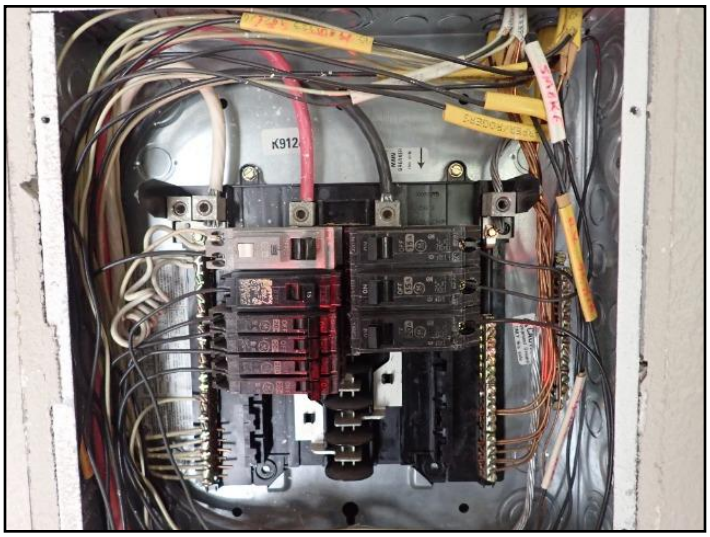


General View of the Electrical System

Service entrance cable and location: • Overhead copper

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

• 125 Amps (240 Volts)

Combination panel (see below)

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 - Left Side Exterior Wall

Distribution panel rating:

• 125 Amps

There is no stand-alone service box, but a combination panel (also called a service panel) that incorporates the main

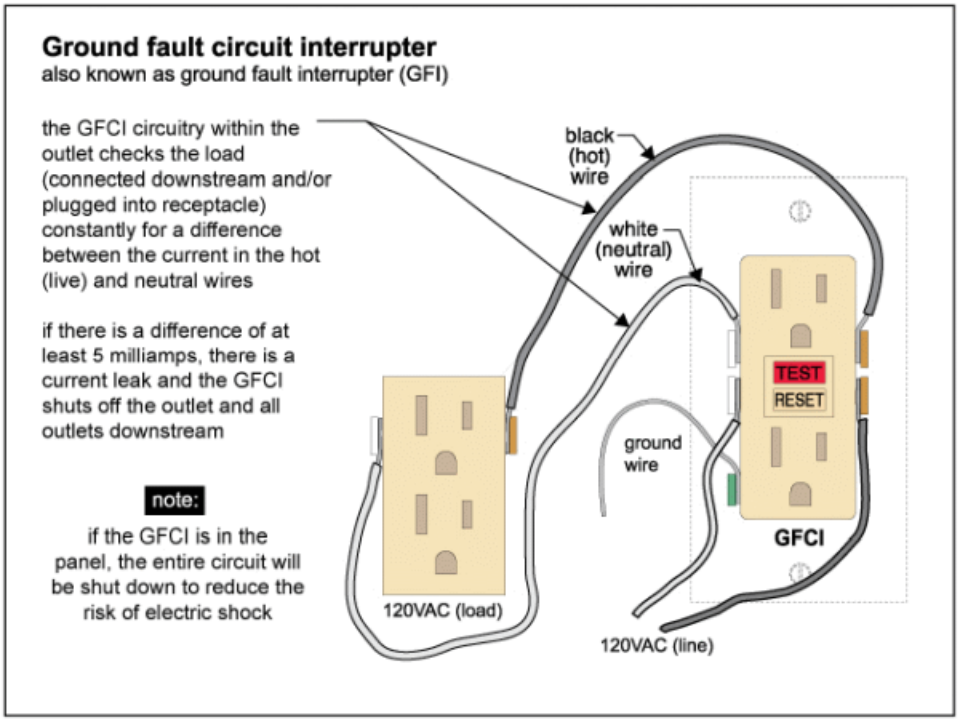
disconnect (main breaker) with the distribution panel and all its branch circuits and circuit breakers. This is an acceptable and common wiring method.

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

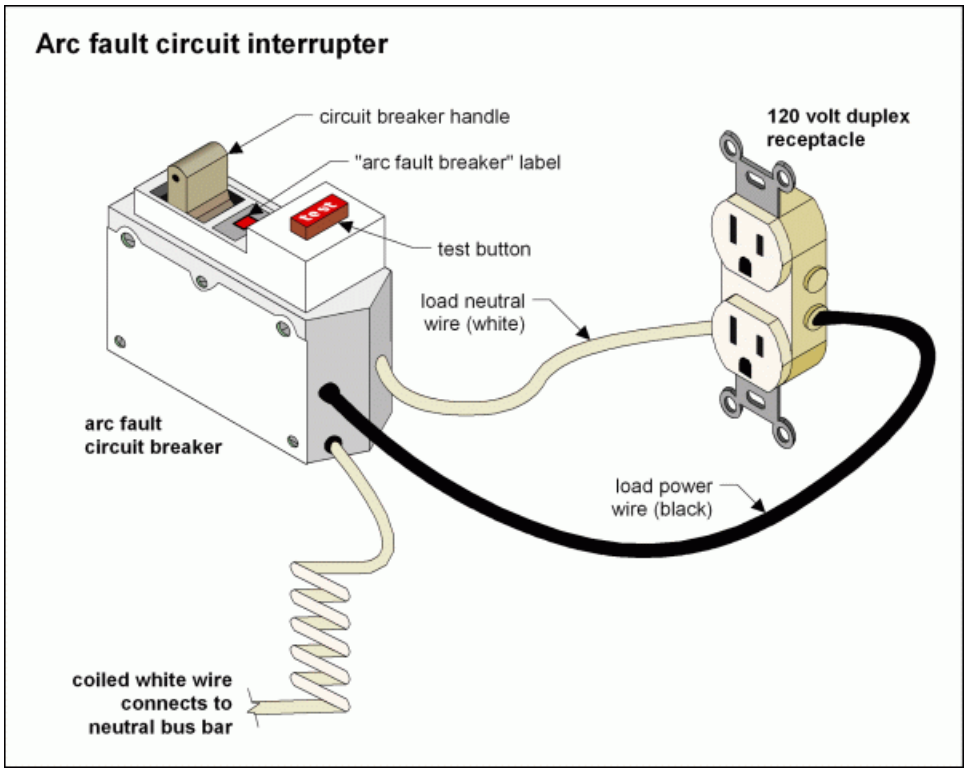
Type and number of outlets (receptacles): • Grounded - typical

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

• GFCI - bathroom
• GFCI - kitchen
• Safety devices to shut the power off to an outlet or circuit. If there is only a small flaw in the circuit, electricity may be flowing to a dangerous spot, but not enough flowing to trip a breaker. Potentially fatal current can flow through a person to ground. This is an electrical shock hazard. A ground fault circuit interrupter prevents this from happening by shutting off the circuit. Current standards require GFCI protection on all exterior, bathroom, kitchen countertop, within six feet of any sink, garages, attics, pools, and whirlpools.



• AFCIs are devices that help protect against fires by detecting arc faults, an electrical problem that occurs when electricity moves from a conductor across an insulator to another conductor. Arc faults are common where electrical cords are damaged, or outlets are not properly installed. AFCIs are now required on circuits in all habitable 15 and 20 amp residential rooms.



Limitations and Inspection Methods

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

Inspection limited/prevented by: • Concealed wiring • 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.

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

Circuit labels: • The accuracy of the circuit index (labels) was not verified. • Circuit size requirements and number of outlets, fixtures per circuit not verified (beyond scope)

Recommendations and Observations

RECOMMENDATIONS \ General

Condition: • Service program

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

SPACE HEATER \ Room heater

Condition: • Unvented

Older unvented gas heaters are inherently dangerous with little safety features. They can cause carbon monoxide poisoning or release gas accidentally, and can be a fire hazard. They should never be used in a bedroom or bathroom. They should either be removed or the gas supply capped to each unit. Even the newer ventless gas heaters, although they have some safety features, can fail and be dangerous (Read warning labels). We recommend removal of either type and implementation of a safer heating method.

Location: Throughout

Task: Removal or disabling is recommended. Consider replacing with heat/cool window units

Unvented

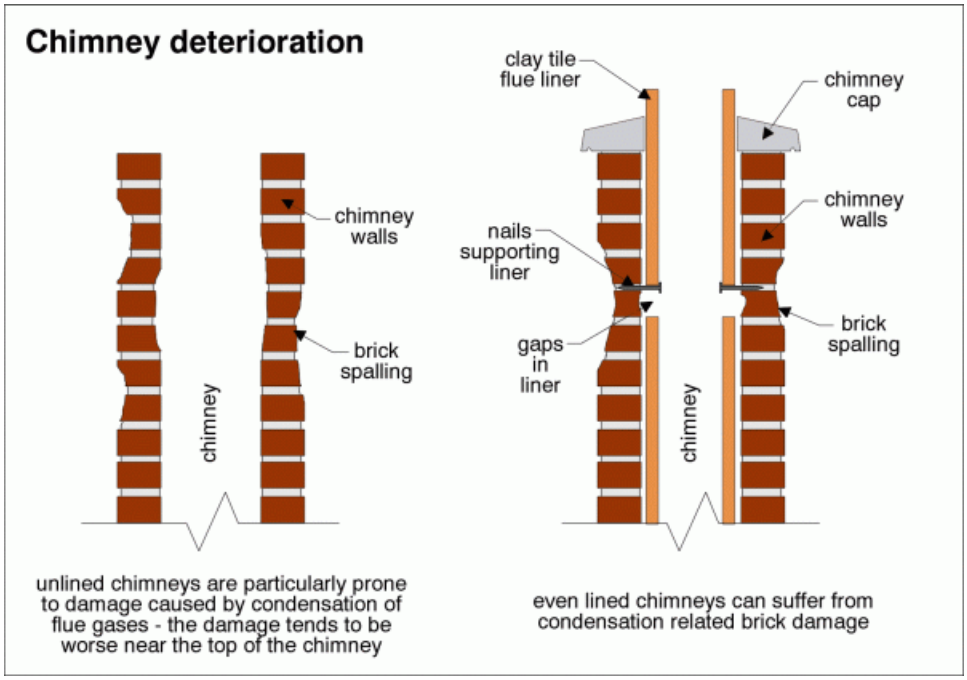
CHIMNEY AND VENT \ Masonry chimney

Condition: • Loose, missing or deteriorated masonry

Missing bricks on chimney

Location: Roof

Task: Repair chimney



Loose, missing or deteriorated masonry

Description and Inventory

Heating system type: • Space heaters

Fuel/energy source: • Gas

Heat distribution: • Radiant

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

Limitations and Inspection Methods

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

Inspection prevented/limited by: • Space heaters are not tested - beyond scope.

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. Click on this LINK for more information.
Test AC and Heat to ensure HVAC system is functioning during pre-closing walk-thru.
Task: Service and evaluate system now due to age and lack of maintenance records.

AIR CONDITIONING \ Condenser coil

Condition: • Damaged fins on window unit
Location: Left Rear Exterior
Task: Replace as needed

Damaged fins

Description and Inventory

Air conditioning type: • AC window unit(s)

Limitations and Inspection Methods

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

Inspection limited/prevented by:

• Low outdoor temperature
Cooling system should not be run when temperature is below 60 degrees as there is a possibility of damage to the compressor. Weather prevented testing for cooling effectiveness (temperature splits, etc.) When testing below 75 degrees, the splits will usually be lower than those recommended. In this case, the actual effectiveness cannot be determined with certainty.

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

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Window unit: • Tested a representative amount of units

Recommendations and Observations

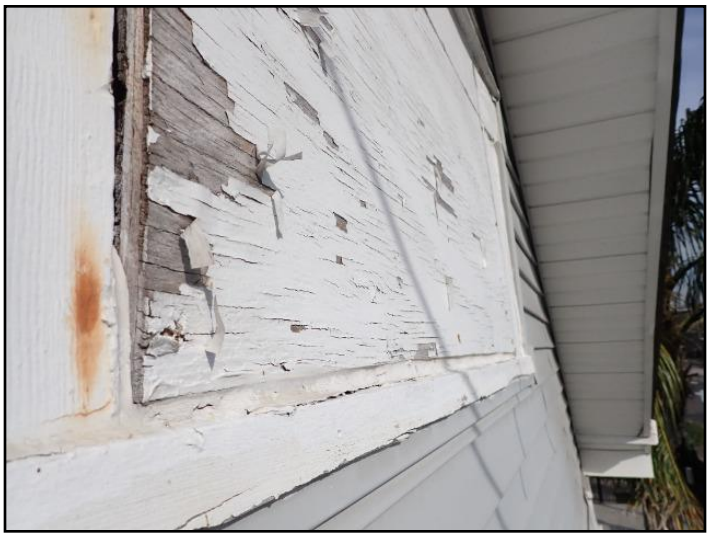
ATTIC/ROOF \ Hatch/Door

Condition: • Inaccessible

There is no access to the attic space. The front gable plywood is nailed and caulked in place. We recommend installing a more accessible means of an attic entrance.

Location: Front Gable

Task: Install



Inaccessible

Inaccessible

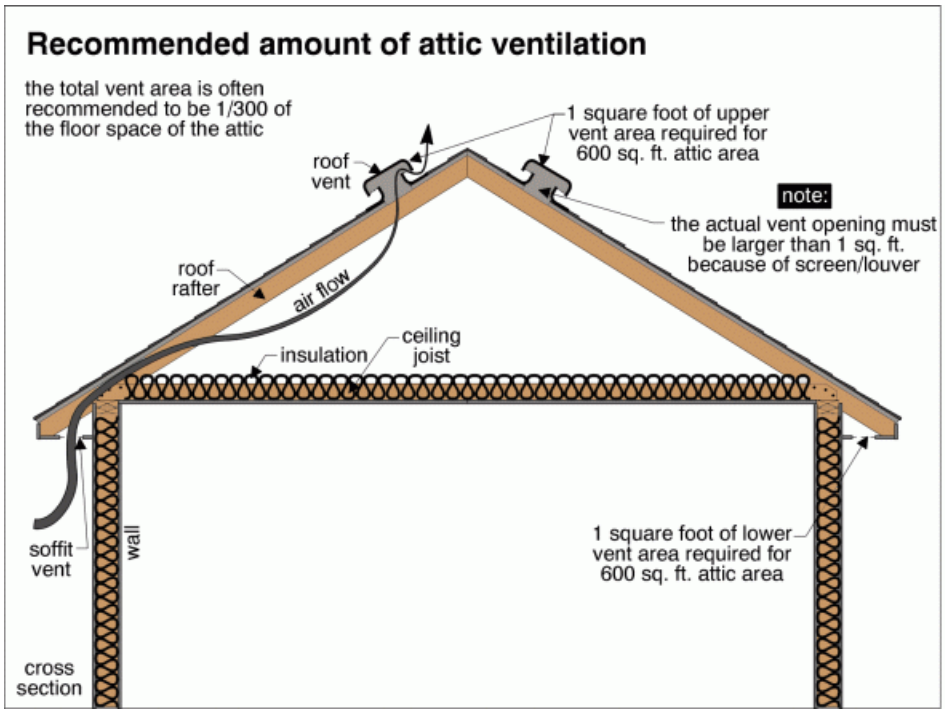
ATTIC/ROOF \ Roof vents

Condition: • Inadequate

Inadequate ventilation noted. Ventilation typically includes upper and lower openings in equal size and evenly distributed in the attic space, to optimize air circulation and flow. Ventilation is required for combustion air for gas appliances, and for asphalt shingle roofs. A lack of proper attic ventilation will reduce the life expectancy of asphalt shingles, causing accelerated deterioration and more frequent maintenance. Attic ventilation will dissipate moisture and heat, which optimizes HVAC performance and indoor comfort.

Location: Attic

Task: Improve/Correct



Description and Inventory

Attic/roof insulation material: • No access, not visible, not determined.

Attic/roof ventilation: • Turbine vent

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace insulation material: • Subfloor insulation may not be effective or recommended for this climate. Moisture can become trapped against subfloor and joists, which can encourage material damage, rot, mold growth. If insulation is desired, closed cell spray foam or rigid foam panels are suggested.

Crawlspace ventilation: • Crawlspace open between perimeter piers for cross ventilation.

Limitations and Inspection Methods

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

Attic inspection performed: • There was no access to the attic space. All building components in the attic space (including but not limited to: structural, electrical, plumbing, HVAC, etc) were not able to be inspected. There may be hidden damage and defects. It is recommended to gain access for inspection prior to closing.

Crawlspace inspection performed: • By entering space, but access was limited • Plumbing limited the inspection • Crawl space debris limited the inspection. • Clearance low • Storage

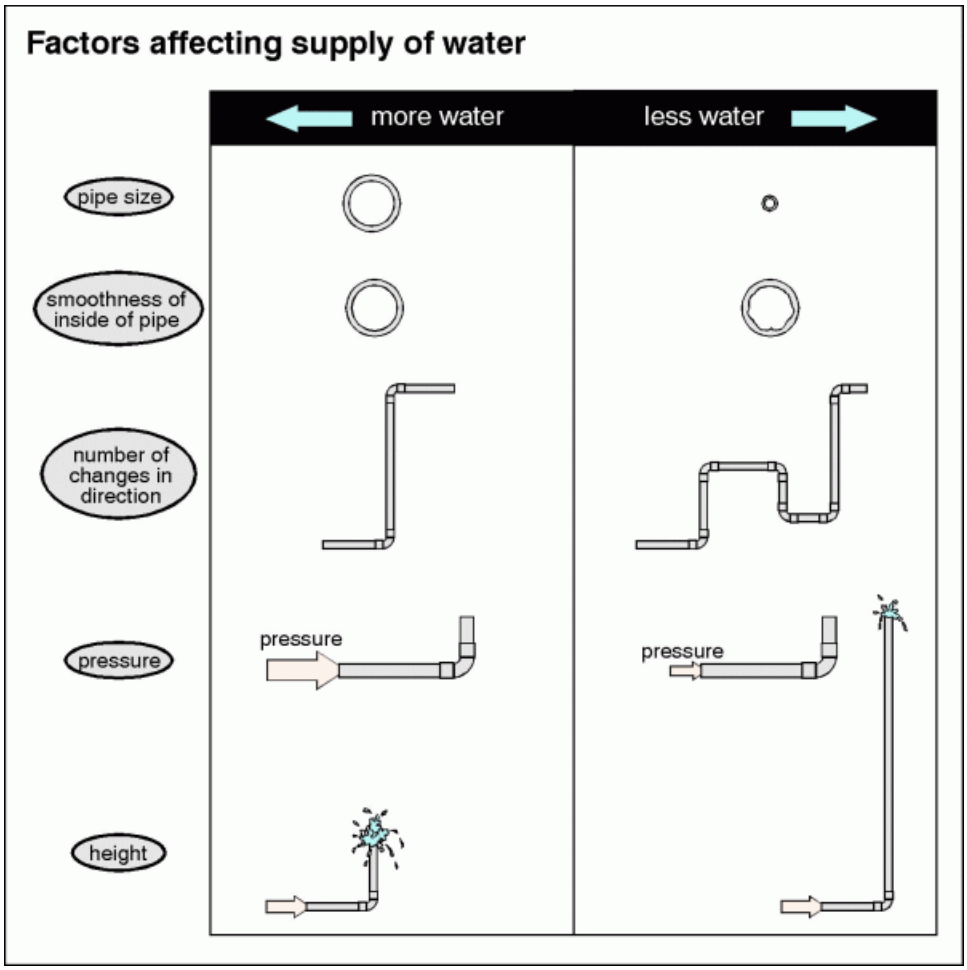
Recommendations and Observations

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Poor pressure or flow

Location: Bathroom Sinks and Bathtubs

Task: Further Investigation. Repair



Poor pressure or flow

Poor pressure or flow

Poor pressure or flow

Poor pressure or flow

GAS SUPPLY \ Gas piping

Condition: • Missing end cap.

Unused gas lines should be capped to protect against valve failure.

Location: 1428 Laundry Room

Task: Correct

Missing end cap.

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

The left-side water heater is nearing the end of its life expectancy of 10-15 years. Performance is likely to decrease and failure is more likely in the near term. Equipment can function many years after its life expectancy, but increased maintenance (such as emptying the tank yearly) and preparation for replacement is recommended.

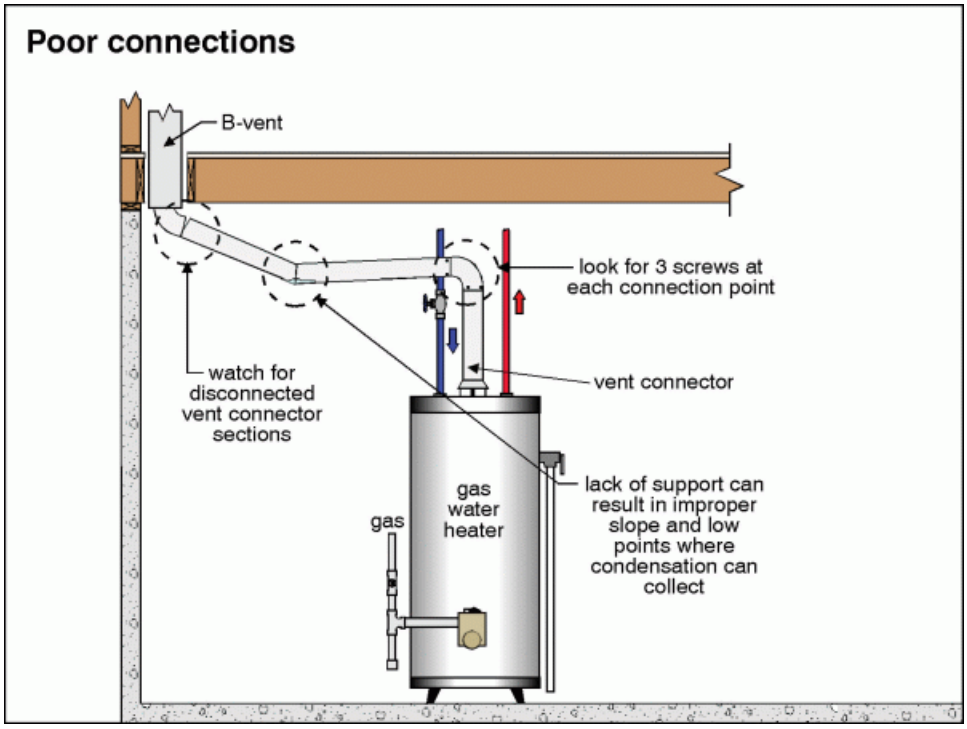
Task: Monitor, service annually, and budget to replace.

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Poor connections

Location: Rear Left Exterior

Task: Repair.



Poor connections

WASTE PLUMBING \ Drain piping

Condition: • Poor support

The waste line is poorly supported one strap is damaged. This has caused an uphill slope to form, and a poor connection between the ABS and the cast iron

Location: Rear Left Crawl Space

Task: Repair.

Poor support

WASTE PLUMBING \ Drain piping - performance
Condition: • Leak
Location: Left Side Middle Crawl Space
Task: Repair.

Leak

FIXTURES AND FAUCETS \ Shower stall enclosure
Condition: • Enclosure type vulnerable to moisture intrusion
Implication(s): Chance of water damage to contents, finishes, and/or structure
Location: 1426 Bathroom
Task: Monitor. Caulk/Seal upper perimeter

Description and Inventory

General:

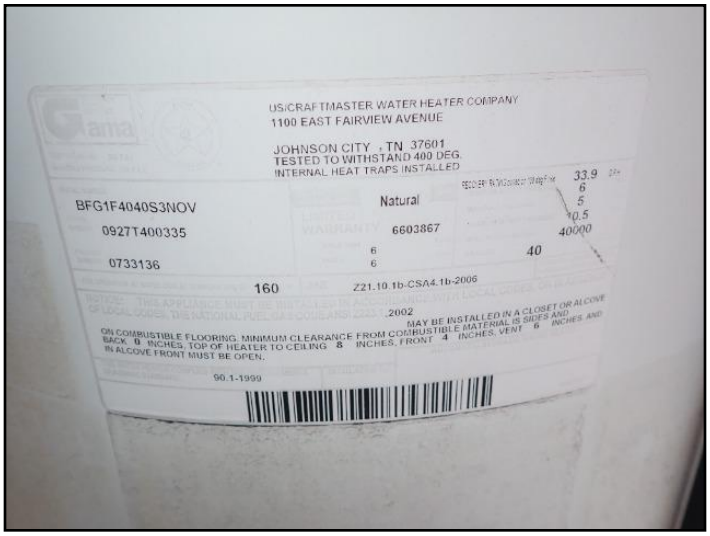
• General View of Plumbing System

General View of Plumbing System

General View of Plumbing System

General View of Plumbing System

General View of Plumbing System



General View of Plumbing System

Service piping into building: • Copper

Supply piping in building: • Copper • 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: • Front below hose bibb

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater location: • Exterior Wall

Water heater fuel/energy source: • Gas

Water heater manufacturer:
• U.S. Craftmaster

Right side unit, manufactured in 2015 40 gallons.

Left side unit, manufactured in 2009 40 gallons.

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

Waste disposal system: • Public

Waste and vent piping in building: • PVC • Cast iron

Gas piping material: • Steel

Main Gas shut off valve at the: • At Meter • Crawlspace

Limitations and Inspection Methods

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

Items excluded from a building inspection:
• Water quality
• Isolating/relief valves & main shut-off valve
• Concealed plumbing
Underground drain and waste lines should be examined by a video plumbing inspection. This is beyond the scope of a general home inspection. Plumbing concealed in walls or other areas with limited or no access. Leaks that are not visible or do not present during normal operation (not extended use)
• Tub/sink overflows
Actual use of tubs and showers may reveal problems that are not discovered during a visual home inspection.
• Water heater relief valves are not tested
• Garden sprinkler or irrigation system
• Gas line leakage, suitability of gas line installation, or gas line standards are beyond scope.
• Water is run at all accessible plumbing fixtures throughout the duration of the home inspection, unless a leak is discovered in the interior that may cause water damage. Home inspections cannot replicate lived-in conditions, such as taking a bath. Sometimes, a filled bathtub with the additional weight of a person may shift plumbing drain lines, and/or reveal leaks that are impossible to discover during a home inspection. This is particularly pertinent with new construction homes, or new installations of plumbing fixtures.

Recommendations and Observations

CEILINGS \ Plaster or drywall

Condition: • Patched

Patched cracks throughout interior

Location: 1426 Various

Task: Monitor for any re-opening of cracks

Patched

Patched

Patched

Patched

WALLS \ Plaster or drywall

Condition: • Patched

Location: 1426 (front left window)

Task: Monitor

Patched

FLOORS \ Carpet

Condition: • Buckled

Location: Throughout

Task: Re-stretch or Replace

Buckled

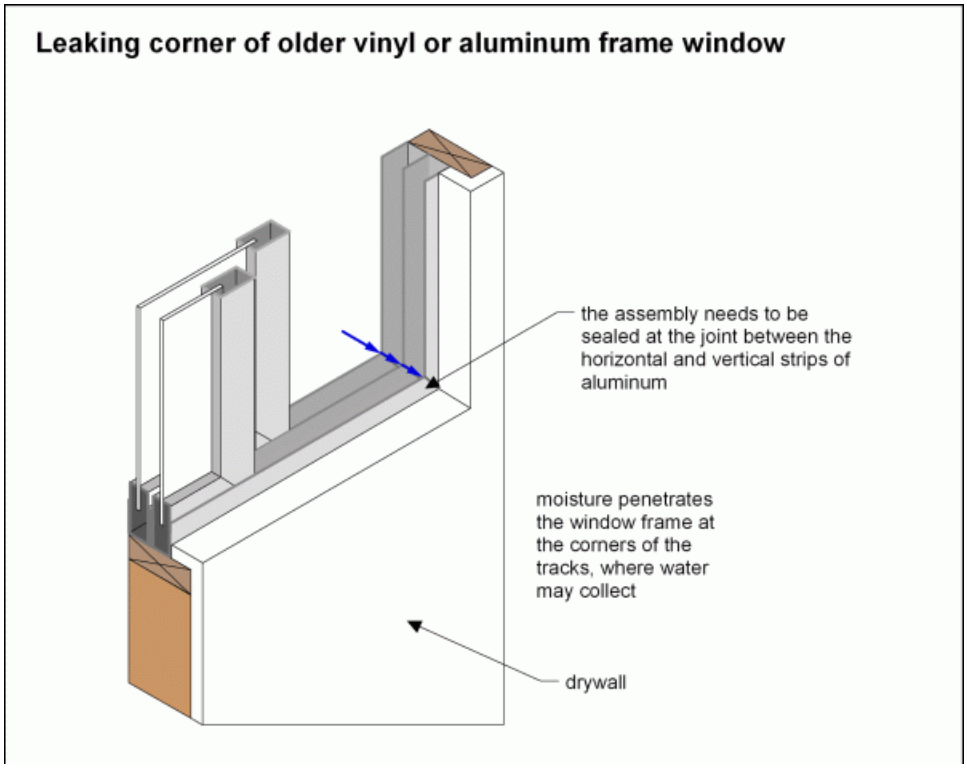
Buckled

WINDOWS \ General notes

Condition: • Water leaks

Wood windows are prone to leakage, especially if not properly maintained. It is not possible to verify that the windows leak in heavy rain during a home inspection.

Task: General and routine maintenance recommended on a routine basis.



Condition: • Inoperable
Location: 1428 Middle Bedroom
Task: Repair. Adjust

Inoperative

DOORS \ Doors and frames
Condition: • Does not latch properly
Location: 1428 Bedroom

Task: Repair. Adjust

Does not latch properly

Condition: • Damage

Location: 1428 Bedrooms (2 doors)

Task: Replace

Damage

Damage

Condition: • Dented metal door

Location: 1428 Front Door

Task: Replace as needed

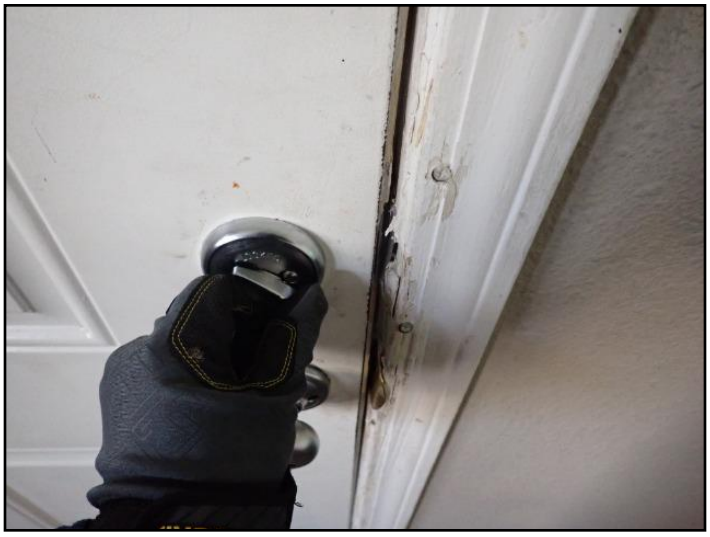
Dented

DOORS \ Hardware

Condition: • Does not latch properly

Location: 1428 Front Door Deadbolt

Task: Repair. Adjust



Does not latch properly

DOORS \ Interior trim

Condition: • Cracked

Location: 1428 Front Door

Task: Replace

Cracked

Cracked

CARPENTRY \ Cabinets

Condition: • Water damage

Location: 1428 Kitchen

Task: Replacement recommended. Possibility of hidden mold

Water damage

Water damage

CARPENTRY \ Countertops

Condition: • Entire top loose

Delaminated particle board under countertop. Countertop was loose.

Location: 1428 Kitchen

Task: Repair. Replace

Delamianted

Entire top loose

EXHAUST FANS \ Kitchen range exhaust system (range hood)

Condition: • Not vented to exterior

The kitchen vent is a recirculating type. It is recommended with gas ranges to have a vent that exhausts to the exterior.

Location: Kitchens

Task: Recommend venting to the exterior

Description and Inventory

Major floor finishes: • Laminate • Vinyl • Carpet

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Single/double hung • Wood • Aluminum

Glazing: • Double

Exterior doors - Description: • Metal • Hinged

Doors:

• Inspected

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

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Listed appliances checked for normal operation and appear to be functioning properly, with exceptions noted. • Refrigerator • Range/Oven • Range hood • Microwave oven

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

Kitchen ventilation: • Range hood • Recirculating type

Bathroom ventilation: • Exhaust fan

Limitations and Inspection Methods

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

Not tested/not in service:
• Oven
1426 oven full of storage. Unable to test

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

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

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

Appliances: • Refrigerator water and ice making functions are not tested. • Appliances are tested for basic functionality only. • The temperature accuracy of ovens and refrigerators is not measured.

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.

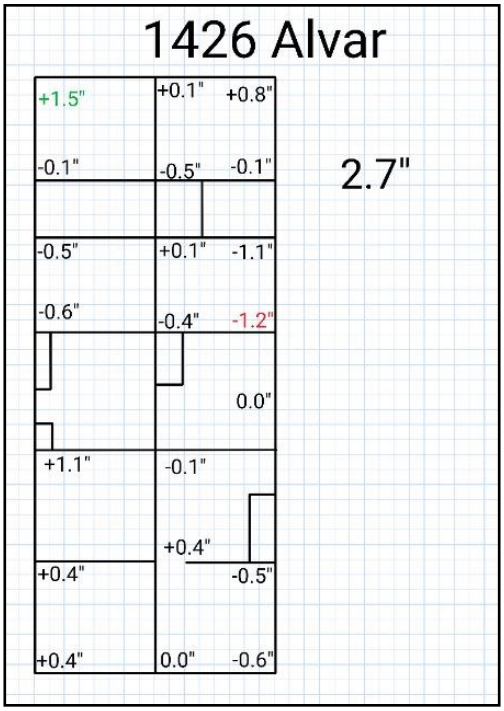
Task: Monitor only.

Description and Inventory

>2.0" Maximum Relative Elevation Differential:

• Within acceptable limits for this area, age and construction type

The maximum differential found was 2.7" as shown on the drawing below. According to one of the leading local engineering firms, the average differential for all residential foundations in the New Orleans area is about 3.2". The average for reinforced concrete slabs about 2.9" and for pier and beam foundations about 3.6". Allowances are made for floor coverings and materials. Additions and enclosed areas built with a designed slope are not included. All measurements taken are not shown. The drawing is not to scale and locations are approximate.



Locations approximate, not to scale

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: • The designated lead inspector is the first inspector listed below.

Weather: • Sunny

Approximate temperature: • 50°

Attendees: • Inspector - Beau Tanner, LHI No. 10804 • Inspector - Charles Axelrad, LHI No. 10822 • Buyer • Buyer's Agent • Tenants

Access to Property Provided by: • .Tenant

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate date of construction: • 1923

Approximate size of the property: • 1800 ft.²

Building type: • Two family (double) shotgun

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.

Chapter 3. Standards of Practice

§301. Minimum Standards

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

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

§303. Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. electrical system;

b. exterior system;

c. interior system;

d. heating and cooling systems;

e. plumbing system;

f. roofing system;

g. structural system;

h. insulation and ventilation system;

i. appliance system; or

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

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

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

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

Installed—attached such that removal requires tools.

PROFESSIONAL AND OCCUPATIONAL STANDARDS

LHI—an acronym for Licensed Home Inspector.

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

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

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

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

Observe—the act of making a visual examination.

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

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

Operate—to cause systems or equipment to function.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1689 (August 2004), LR 36:2861 (December 2010), LR 38:2532 (October 2012), LR 41:922 (May 2015), LR 41:1487 (August 2015), LR 43:1912 (October 2017).

§305. Purpose and Scope

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

B. Home inspectors shall:

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

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

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

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

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

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

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

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

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

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

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

d. state the name, license number, and contain the signature of all licensed home inspectors conducting the inspection and identify the lead inspector or the qualifying licensee performing the inspection.

C. This Chapter does not limit home inspectors from:

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

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

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

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

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 38:2532 (October 2012), LR 43:1912 (October 2017).

§307. General Limitations

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

B. This Chapter applies only to residential resale buildings.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.
HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 41:922 (May 2015), LR 43:314 (February 2017).

§309. General Exclusions

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

1. life expectancy of any component or system;

2. the causes of any condition or deficiency;

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

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

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

9. hidden, concealed or latent defects;

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

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

B. Home inspectors are not required to:

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

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475 and R.S. 37:1478.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:922 (May 2015), repromulgated LR 41:2339 (November 2015), LR 43:314 (February 2017), LR 43:1913 (October 2017).

§311. Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;

2. framing;

3. columns; and

4. piers.

B. The home inspector shall describe the type of:

1. foundation;

2. floor structure;

3. wall structure;

4. columns;

5. piers;

6. ceiling structure; and

7. roof structure.

C. The home inspector shall:

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

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

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

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

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

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

§313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;

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

3. all readily accessible windows;

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.

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 or test:

a. low voltage systems;

b. central security systems, including but not limited to heat detectors, motion detectors, control pads, carbon monoxide detectors, smoke detectors or any associated devices;

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), LR 43:1913 (October 2017).

§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 fire screens 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), LR 43:314 (February 2017).

§325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;

2. steps, stairways, balconies, and railings;

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

4. all doors; and

5. all readily accessible windows.

B. The home inspector shall:

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

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

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

C. The home inspector is not required to inspect:

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

2. carpeting;

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

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 solicit to repair, replace or upgrade for compensation, any system or component of the home which the inspector noted as deficient or unsafe in his home inspection report, or any other type of service on the home upon which he has performed a home inspection from the time of the inspection until the date of the act of sale on the home inspected.

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

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

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

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

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

13. The LHI shall not disseminate or distribute advertising, marketing, or promotional materials which are fraudulent, false, deceptive, or misleading with respect to the

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

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

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1693 (August 2004), LR 36:2863 (December 2010), LR 37:2406 (August 2011), LR 41:924 (May 2015), repromulgated LR 41:2339 (November 2015), amended LR 43:315 (February 2017), LR 43:1913 (October 2017).

Recommendations for further evaluations or repairs: Updated 11/12/2021

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

Turner Foundation Repairs - Robert Turner, Contractor Structural 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 & Electrical Contractor
504-874-1956
amelanconservices@gmail.com

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

Rooster Construction - Mostly Shoring and foundation
504-920-8776
Roosternola@gmail.com

Automatic Driveway Gates (repair and installation):

Bohnenstiehl Electric, Inc
504-834-0351

Exterior Waterproofing

R.Volker Waterproofing
504-382-6945

Environmental: Asbestos, Mold Remediation:

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

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

Crawlspace Moisture Solutions, Mold Remediation, Duct Cleaning:

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

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

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

Swimming Pool Inspections, Maintenance and Repair:

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

Electrical Inspections and Repairs:

Bill Schell Electric
Cell: 504-975-1593

Rollins & Sons Electrical Services
504-710-5859

Heating and Air Conditioning:

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

Alliance AC and heating (central and mini-splits)
Office: 504-316-3441

Comfort Specialists (Available for emergency services)
504-218-7165
comfortspecialists@yahoo.com
www.comfortnola.com

Plumbing Repairs:

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

Clem's Plumbing - They also do video plumbing
Office: 504-731-3586

Paul D. Plumber
504-912-7600

West Plumbing
504-382-0973

Video Plumbing Inspections:

Hy-Tech Video Plumbing
Office: 504-258-8597 (call or text)

Schaff Plumbing Inspections
Office: 504-416-1540
Schaffplumbing@outlook.com

Termite Inspections, Certificates and Treatment:

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

All Pest – Termite
Office: 504-279-7378

D A Exterminating (Ask for Derek)
Metairie Office: 504-888-4941

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

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

Mackel Roofing - Brian Mackel
Office: 504-975-8477

Suburban Roofing & Siding
504-861-7663

Elevator Service, Maintenance and Repair:

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

Fencing and Decks:

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

Insulation, SPF and Energy Audit:

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

Handyman – smaller jobs various, under $7500

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

Jimy Higginbotham
203-209-3579
jimyhigginbotham@gmail.com

Stucco:

Dutch Boy Stucco & Waterproofing - Inspections and Repairs
504-339-5229

Landscaping, Subsurface drainage, Grading:

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

Plastering:

Poree Plastering, LLC
504-473-8413
jporeeplastering@gmail.com

Stained Glass:

Attenhofer's Stained Glass Studio
504-834-3967
attenhofers@mac.com

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.