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RESIDENTIAL REPORT

1**6 S***t St
New Orleans LA 7****

S***** M******

JULY 31, 2019

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What follows is the full, detailed report of the home inspection.

SUMMARY

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- 4.2.3 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Signs of pests

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5.1.3 Attic, Insulation & Ventilation - Attic Insulation: Improper Installation

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6.4.1 Heating - Vents, Flues & Chimneys: Flue observed

6.4.2 Heating - Vents, Flues & Chimneys: Fireplace & chimney

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6.5.2 Heating - Presence of Installed Heat Source in Each Room: System produced acceptable temperature differential

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7.3.1 Cooling - Distribution System: Insulation Missing or Damaged

7.3.2 Cooling - Distribution System: HVAC equipment not properly air sealed

7.4.1 Cooling - Presence of Installed Cooling Source in Each Room: System produced adequate temperature differential

7.4.2 Cooling - Presence of Installed Cooling Source in Each Room: Broken function control

8.1.1 Plumbing - Main Water Shut-off Device: Water pressure

8.2.1 Plumbing - Drain, Waste, & Vent Systems: Improper Connection

8.2.2 Plumbing - Drain, Waste, & Vent Systems: Proper P-traps installed

9.1.1 Electrical - Service Entrance Conductors: Utility conductors in contact with tree limb

9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Improper use of a black insulated wire

9.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper marking of wire

9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged

9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Malfunctioning outlet

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- 9.4.6 Electrical - Lighting Fixtures, Switches & Receptacles: Exposed wiring.
- 9.4.7 Electrical - Lighting Fixtures, Switches & Receptacles: Lights & fans observed
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- 9.5.1 Electrical - GFCI & AFCI: Tested GFCIs
- 9.6.1 Electrical - Smoke Detectors: No smoke detectors observed.
- 10.1.1 Doors, Windows & Interior - Doors: Doors
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- 10.3.1 Doors, Windows & Interior - Floors: Moderate Wear
- 10.3.2 Doors, Windows & Interior - Floors: Threshold missing.
- 10.3.3 Doors, Windows & Interior - Floors: Threshold damaged.
- 10.3.4 Doors, Windows & Interior - Floors: Growth on shower seam
- 10.4.1 Doors, Windows & Interior - Walls: Questionable workmanship.
- 10.5.1 Doors, Windows & Interior - Ceilings: No observed defects
- 10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
- 10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinets & countertops observed.

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Vacant

Age of Building
10 - 90 years

Style
Craftsman

Date of Inspection
2019-07-31

Type of Building
Single Family

Temperature (approximate)
75 Fahrenheit (F)

Weather Conditions
Clear

Summarized Findings

Here are the issues or defects observed during the inspection that deserve special attention. The details for each can be found within the body of the report that follows.

1.) tree limb was pressing utility's power lines;

2.) handrail was missing at stairway to rear room;

3.) there was evidence of animal(s) in crawlspace;

4.) attic insulation improperly installed and/or inadequate;

5.) missing flashing where roof meets siding and siding improperly was in contact with shingles;

6.) flashing around roof penetrations not properly sealed;

7.) standing water noted in crawlspace (two places);

8.) smoke detectors were absent;

9.) collection of electrical defects (improper black wire on breaker panel's ground bus, damaged cover plates, ungrounded outlets, loose junction box, etc.);

10.) curvature/depression in rear-most roof section;

11.) dryer exhaust hose was improper;

12.) thresholds were either missing and/or cracked;

13.) brick pier at North side was cracked;

14.) insulation of ductwork in crawlspace was damaged; and

15.) drain pipe under kitchen sink may be improper.

Scope & Exclusions

The pre-inspection authorization agreement has been executed and is in effect.

2: ROOF

Information

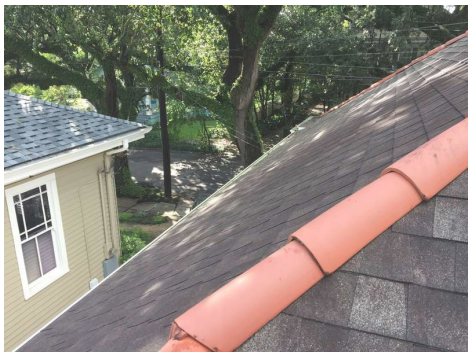
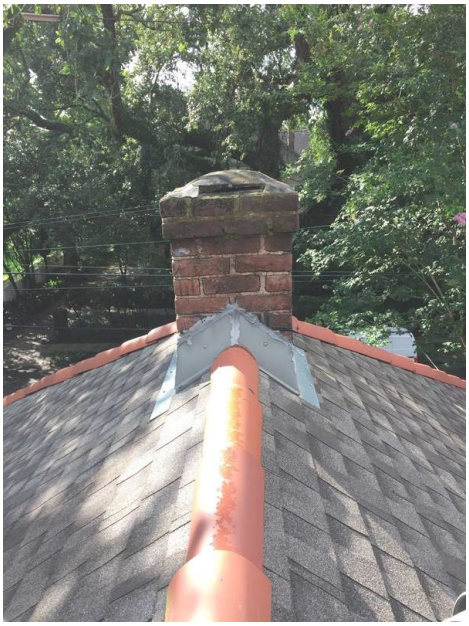
Inspection Method
Roof

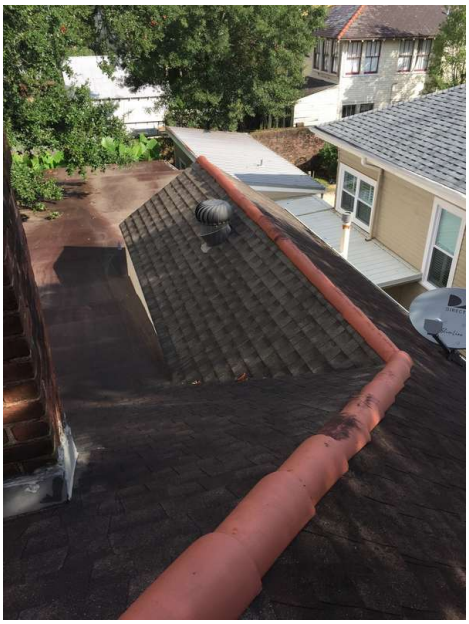
Roof Type/Style
Combination

Roof Drainage Systems: **Gutter Material**
Aluminum

Flashings: **Material**
Aluminum, Asphalt

Views of the roof.

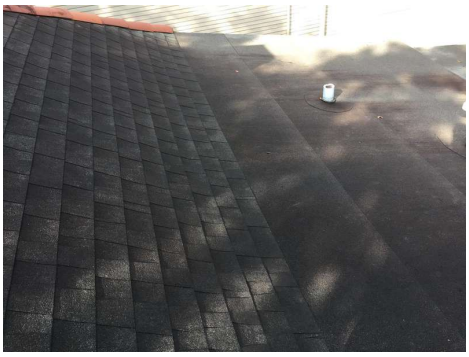





Coverings: **Material**

Asphalt

Single layer installation--*not* installed on top of pre-existing layer(s) of shingles.



Observations

2.1.1 Coverings

CURVATURE IN THE ROOF DECK

OVER REAR SUNROOM

The plane of the roof has a visible depression. May be a sign of damage or improper installation of decking or underlayment. Recommend qualified roofing professional evaluate.

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

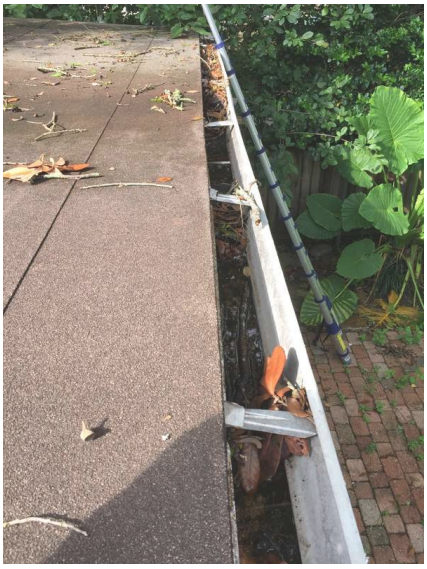
DEBRIS

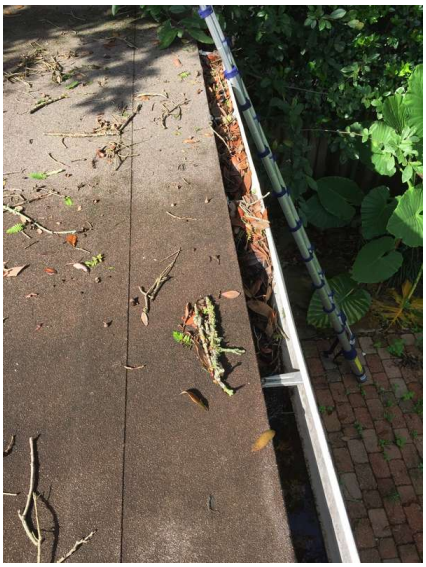
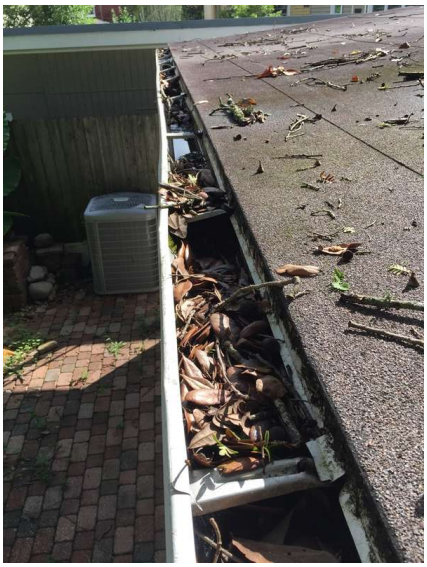
Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

DOWNSPOUTS MISSING

REAR SOUTH CORNER

Home was missing a downspout. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install a downspout extension that drain away from the foundation.

Recommendation

Contact a qualified gutter contractor

2.3.1 Flashings

MISSING

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. There was evidence of a repair of water damage, likely due to a lack of flashing. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.

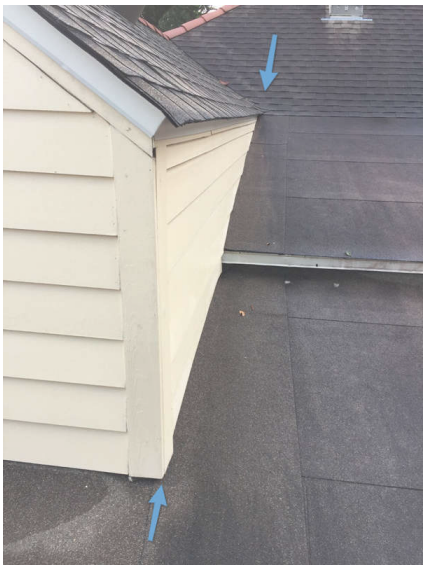
2.3.2 Flashings

MISSING COUNTER & STEP FLASHING

Flashing should be installed where sloping roof covering meets a vertical surface/wall. Further, the siding that covers the flashing should be held back from direct contact with the roof covering. Recommend a qualified roofing professional evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



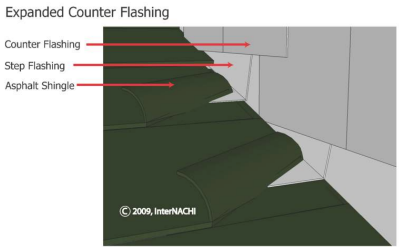
lack of gap and proper flashing

lack of gap between siding and shingles

lack of gap between siding and shingles

lack of gap between siding and shingles

lack of gap between siding and shingles



EXAMPLE: gap between siding and shingles

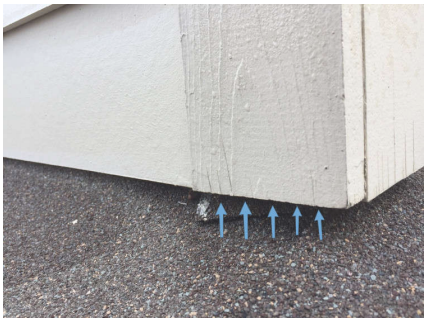
2.3.3 Flashings

MISSING HEADWALL FLASHING

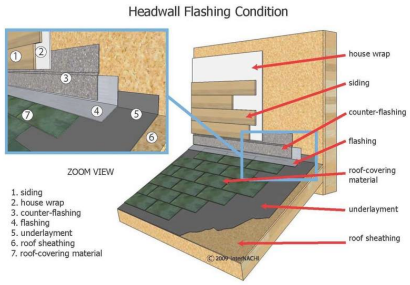
Flashing should be installed where roof shingles meet a vertical surface/wall.

Recommendation

Contact a qualified roofing professional.



If cut edge lacks sealing (i.e. primer), may be vulnerable to water intrusion



2.3.4 Flashings

DRIP EDGE

Drip edge is properly installed.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

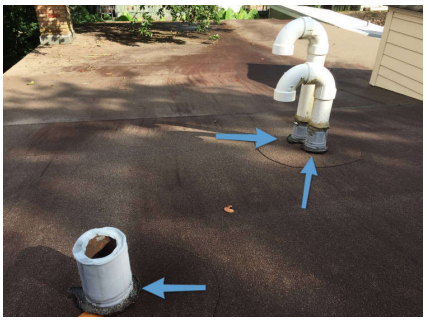
LOOSE/SEPARATED

ROOF

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing professional evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Style
Clapboard

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material

Wood

The majority of the siding is beveled clapboard, with the exception of the facade employing the drop channel style.

drop channel at facade

repainted patches

Exterior Doors: Exterior Entry Door

Front & South side

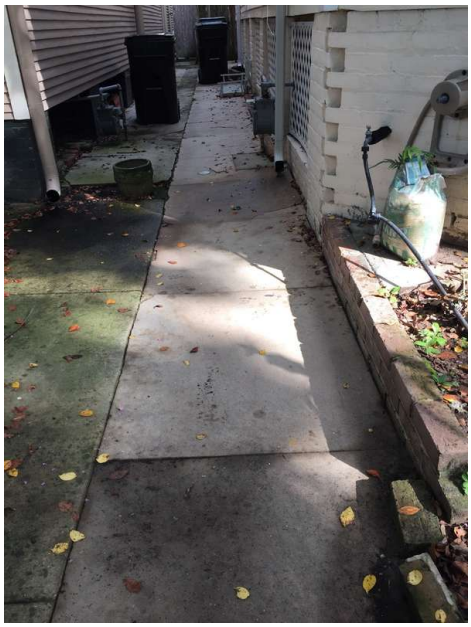
Wood

No defects observed.

Walkways, Patios & Driveways: Material

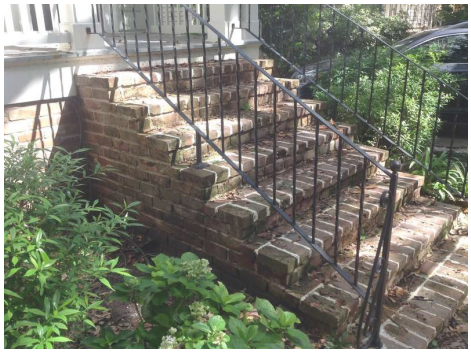
Brick, Concrete, Pavers

No defects observed.



Decks, Balconies, Porches & Steps: Material

Wood



Observations

3.1.1 Siding, Flashing & Trim

SIDING WOOD ROT

SOUTH ALLEY

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of inadequate moisture seal, especially at a cut edge of wood. Recommend a carpenter evaluate and remedy.

Recommendation

Contact a qualified carpenter.

Image in mirror shows lack of primer/sealant

3.1.2 Siding, Flashing & Trim

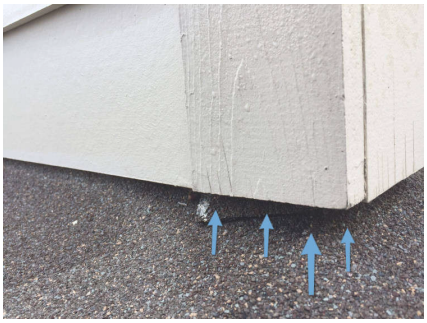
INADEQUATE MOISTURE SEALING

ROOF HEADWALL

Conditions were present at one or more points on the exterior that may lead to deterioration of siding. Inadequate moisture seal, especially at a cut edge of wood, may lead to moisture intrusion and result in wood rot. Recommend a carpenter evaluate and remedy.

Recommendation

Contact a qualified carpenter.



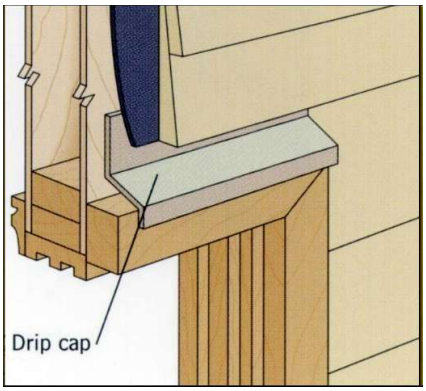
3.1.3 Siding, Flashing & Trim

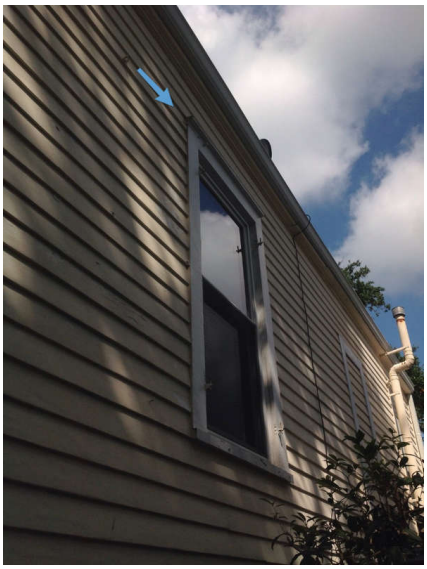
MISSING FLASHING ABOVE WINDOW FRAME

One or more windows were missing "drip cap flashing." Without this flashing, it is more likely the window will be susceptible to moisture intrusion and result in wood rot. Recommend a qualified contractor evaluate and remedy.

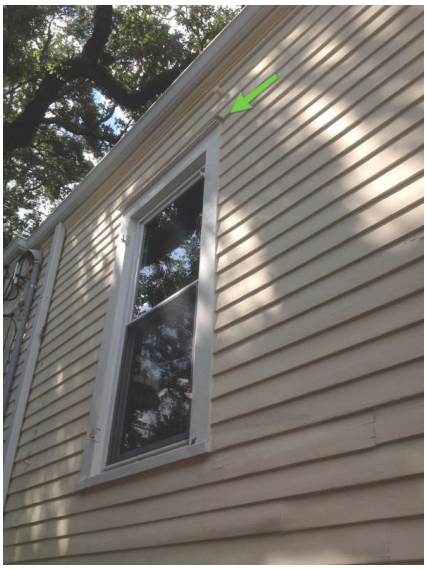
Recommendation

Contact a qualified professional.





drip cap flashing missing



example of drip cap flashing present

drip cap flashing missing

3.1.4 Siding, Flashing & Trim

SIDING & TRIM DAMAGED

REAR NORTH SIDE

Siding showed cracking, paint pealing and/or signs of attempted carpentry repair in one or more places. This is most likely due to moisture intrusion. Recommend a qualified siding contractor evaluate and remedy.

Recommendation

Contact a qualified carpenter.

3.1.5 Siding, Flashing & Trim

UNSEALED SIDING

NORTH SIDE

Bare wood of siding was visible through pealing paint. This can allow moisture intrusion and lead to wood rot. Recommend a qualified contractor evaluate and remedy.

Recommendation

Contact a qualified painting contractor.

3.1.6 Siding, Flashing & Trim

WOOD TO GROUND CONTACT

SOUTH ALLEY

Wood appeared to be in direct contract with grade. This can lead to moisture intrusion and potentially wood rot (especially if the cut end of wood has not been sealed). Further, there appeared to be a path for moisture to intrude beyond the wall and foundation, which can lead to deterioration and/or bio-organic growth. Recommend a qualified contractor evaluate and remedy.

Recommendation

Contact a qualified general contractor.

closeup

3.1.7 Siding, Flashing & Trim

FLASHING/TRIM IMPROPERLY INSTALLED

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.

3.3.1 Walkways, Patios & Driveways

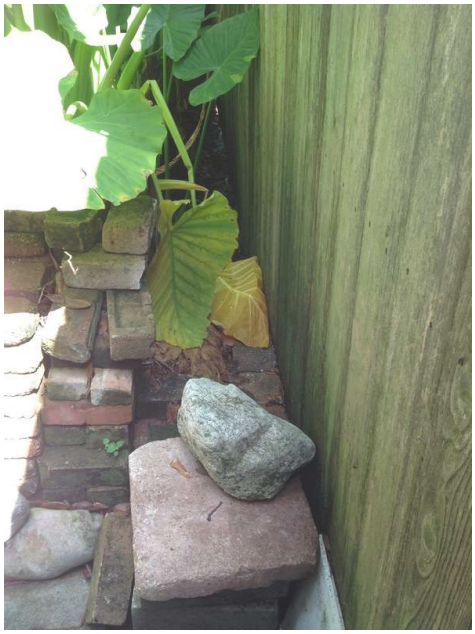
WOOD TO GROUND CONTACT

REAR

There were bricks on the ground and in contact with the wood fence. This creates a path for wood-destroying insects and prevents early visible detection of those insects and byproducts of their activity. Recommend a qualified person eliminate this proximity.

Recommendation

Contact a handyman or DIY project



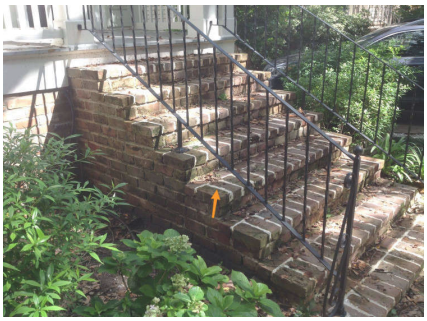
3.4.1 Decks, Balconies, Porches & Steps

QUESTIONABLE WORKMANSHIP OF MASONRY

There was questionable workmanship of the tuck and pointing of the front brick steps. Some of the mortar had been replaced, but the new mixture does not match the appearance or grit of the unrepaired mortar of the steps. Further, the color and grit of the new mortar did not appear typical for this area and this application. Recommend a qualified contractor evaluate and remedy.

Recommendation

Contact a qualified masonry professional.



closeup

3.5.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

FRONT NORTH CORNER

One or more sections of the eaves were damaged. This can allow moisture intrusion and lead to wood rot. Recommend qualified roofer evaluate and remedy.

Recommendation

Contact a qualified carpenter.

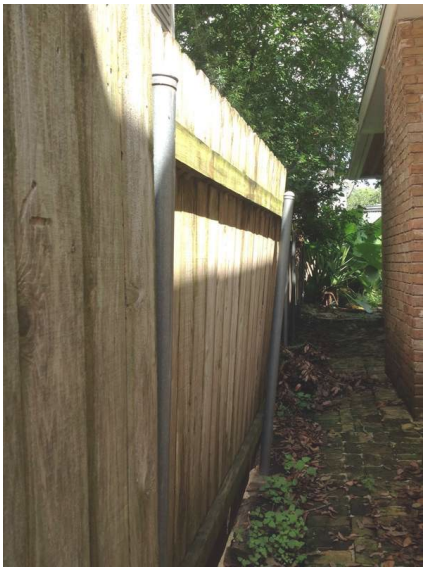
3.6.1 Vegetation, Grading, Drainage & Retaining Walls

FENCE IS LEANING AND/OR DAMAGED

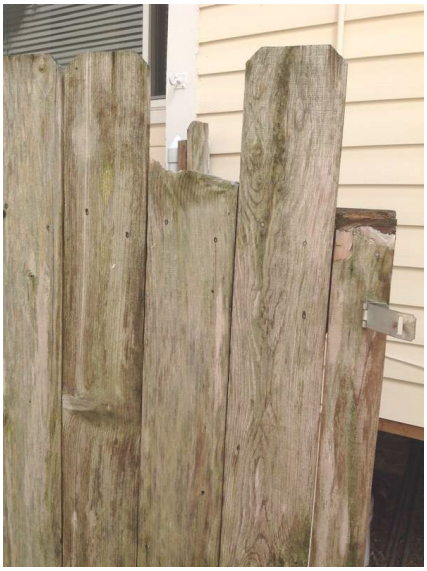
The fence at the South property boundary was leaning and may be burdened by overgrown vegetation. Also, the fence gate had a couple damaged boards. Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a handyman or DIY project



fence leaning



fence gate damaged

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

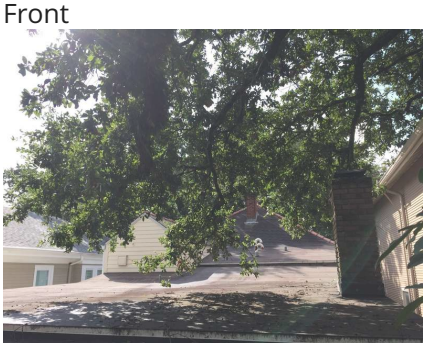
Recommendation

Contact a qualified tree service company.

Front

Rear South

Rear South



Rear South

3.6.3 Vegetation, Grading, Drainage & Retaining Walls

RETAINING WALL CRACKS

FRONT SOUTH

Retaining wall is showing signs of failing. Recommend qualified contractor evaluate and repair.

Recommendation

Contact a qualified landscaping contractor

3.6.4 Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF

REAR

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation

Contact a qualified handyman.

3.6.5 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION PROXIMITY

Tree too close to structure

Recommendation

Contact a qualified professional.

3.6.6 Vegetation, Grading, Drainage & Retaining Walls

INFORMATION ONLY

REAR

Information only: the rear property boundary transitions from wood fence to brick wall

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material
Brick

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Inaccessible

Floor Structure: Basement/Crawlspace Floor
Dirt

Inspection Method
Crawlspace Access, Visual

Limitations

Floor Structure

UNABLE TO INSPECT FLOOR STRUCTURE DUE TO PRESENCE OF SPRAY FOAM INSULATION

Spray foam insulation was present throughout the underside of the floor.

Wall Structure

CEILINGS WERE CLOSED AT THE TIME OF THE INSPECTION.

Not accessible to determine wall structure.

Ceiling Structure

LIMITED ACCESS TO VIEW CEILING STRUCTURE

ATTIC

Ceilings were covered with drywall on the interior. The attic floor did not coincide with the entire ceiling area and the attic floor was obscured with deck boards and/or insulation.

Observations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as brick piers age and the soil undergoes subsidence. Recommend monitoring for more serious shifting/displacement or consult a qualified foundation professional.

Recommendation

Contact a foundation contractor.

"stair step" crack along mortar lines

4.2.1 Basements & Crawlspaces

STANDING WATER

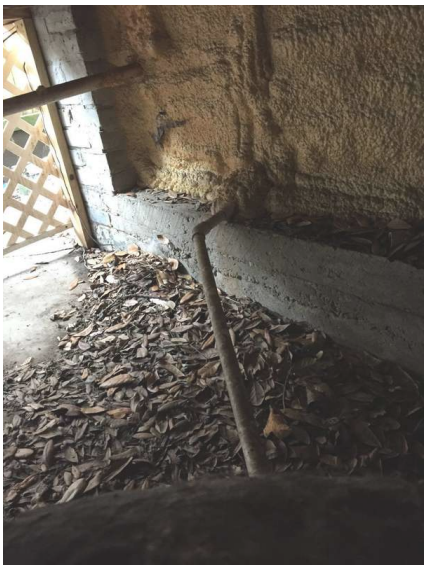
Standing water was noted in one area of the crawlspace. The source of the water appeared to be from a PVC drain pipe that travelled from the south alley across to nearly the north side of the crawlspace. Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a qualified professional.

standing water

PVC pipe - possible source of standing water



PVC pipe - possible source of standing water

4.2.2 Basements & Crawlspaces

HIGH MOISTURE LEVELS

NORTH REAR

Observed high moisture level was present on crawlspace floor at rear on North side. May have recently been standing water that has since absorbed into the soil. Recommend a qualified contractor evaluate and find potential source of moisture or provide improved drainage.

Recommendation

Contact a qualified professional.

4.2.3 Basements & Crawlspaces

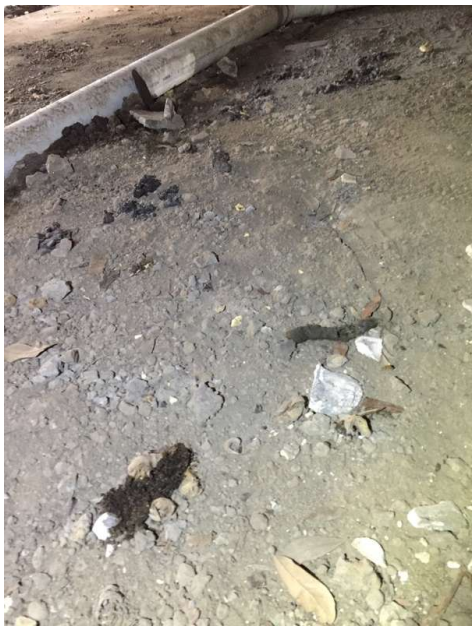
SIGNS OF PESTS

SOUTH TOWARD FRONT

There were several signs of animal feces in a 10' x 10' (approximate) area. Feral animals can harbor disease as well as cause damage to building materials, such as HVAC duct insulation. Recommend seal the grates and eliminate water sources as well as have a qualified professional evaluate and remedy.

Recommendation

Contact a qualified pest control specialist.



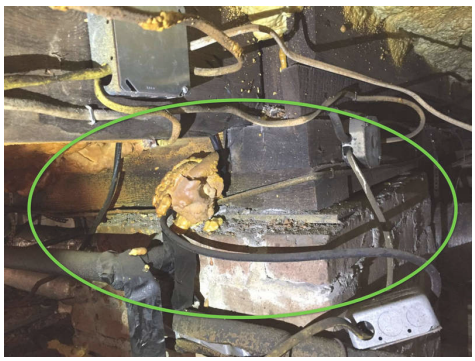
4.2.4 Basements & Crawlspaces

INSUFFICIENT TERMITE SHIELDS

There did not appear to be any termite shields at the top of the brick piers. Termite shields assist in detering termite efforts or provide a means to increase the inspectability of termite activity. Recommend obtaining advice and remedy from termite professional.

Recommendation

Contact a qualified pest control specialist.



4.2.5 Basements & Crawlspaces

WOOD-TO-GROUND CONTACT

Wood-to-ground contact facilitates access by wood-destroying insects to the dwelling structure. Debris in the crawlspace is providing that contact. Also, there are lumber forms around piers that should be evaluated (by a pest control professional) whether to be removed.

Recommendation

Contact a qualified handyman.

4.2.6 Basements & Crawlspaces

GRATING NOT SECURED

One or more of the wooden grates is not secured. This can allow unwanted animals to use the crawlspace. Recommend a qualified professional secure the grates.

Recommendation

Contact a qualified professional.

4.2.7 Basements & Crawlspaces

DEBRIS

There were remnants of low-voltage systems whose status is unknown and may not have been maintained or are no longer protected from damage. Recommend a qualified professional evaluate and remedy or remove.

Recommendation

Contact a qualified professional.

4.2.8 Basements & Crawlspaces

CRAWLSPACE DOES NOT SLOPE TO EXTERIOR

Portions of the crawlspace inclined toward the interior, instead of a "crown" at the center and sloping downward toward the perimeter of the house. This could promote standing water, which can facilitate several negative consequences (e.g. mildew, attract pests, etc.). Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a qualified professional.

slope toward piers at middle of structure

4.3.1 Floor Structure

EVIDENCE OF PRIOR REPAIR

NORTH SIDE TOWARD FRONT

There appeared to be a repair of one or more floor joists as evidenced by newer (non-original) wood. Recommend a qualified flooring or foundation contractor evaluate.

Recommendation

Contact a qualified flooring contractor

5: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
110 Volt

Dryer Vent
Metal (Flex)

Attic Insulation: R-value
10 (approximate)

Attic Insulation: Insulation Type
Batt, Fiberglass

Exhaust Systems: Exhaust Fans
Fan Only

Flooring Insulation
Foam

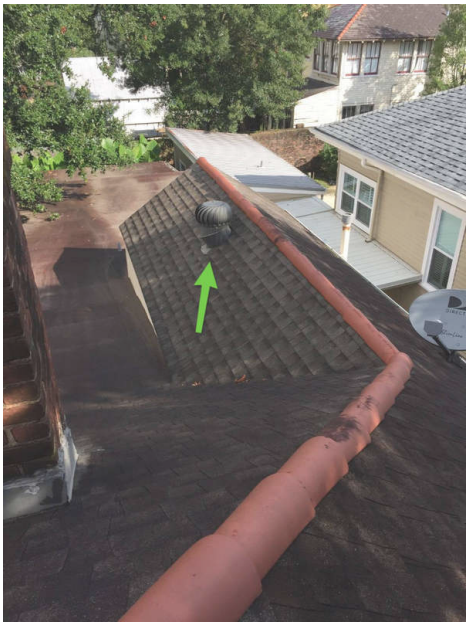
Ventilation: **Ventilation Type**

Passive

passive turbine attic vents

1st of 2 passive turbine attic vents

2nd of 2 passive turbine attic vents



passive turbine vent at inaccessible attic

Underfloor insulation: **Identification of spray foam installed**

Crawlspace

It appeared the majority of the underfloor insulation was closed cell spray foam, based on its rigid shell and resistance to pressure. It appeared that a section under the master bath (approximately) was open cell spray foam, based on its soft shell and relative lack of rigidity when pressed.

open cell spray foam

transition between types of spray foam

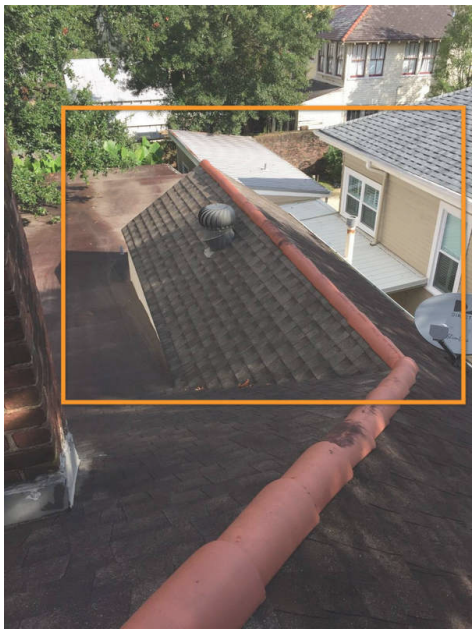
closed cell spray foam

Limitations

Attic Insulation

THE NORTH ATTIC SECTION WAS INACCESSIBLE

There did not appear to be any access hatch from inside the living space ceiling nor from the main attic.



Observations

5.1.1 Attic Insulation

DAMAGED

Insulation appears to have been pulled out and/or damaged. Recommend a qualified insulation contractor evaluate and repair.

Recommendation

Contact a qualified insulation contractor.

5.1.2 Attic Insulation

IMPROPER INSTALLATION

Attic insulation was improperly installed on both the underside of the roof deck as well as the attic floor. Insulation should only be installed at the demarcation between the conditioned (living) space and the unconditioned space. Because this attic is vented, it is unconditioned as it has uncontrolled air flow with the outdoors through two passive turbine vents. The unwanted heat in summer is bypassing the insulation on the underside of the roof deck. For a vented attic, there should only be comprehensive insulation on the attic floor. Recommend a qualified insulation contractor evaluate and correct.

Recommendation

Contact a qualified insulation contractor.

5.1.3 Attic Insulation

IMPROPER INSTALLATION

Attic insulation was improperly installed. There are large gaps lacking any insulation. This can create "cold spots" in winter and "hot spots" in summer. Proper installation of insulation eliminates all gaps, voids, and compressions. Recommend a qualified insulation contractor evaluate and correct.

Recommendation

Contact a qualified insulation contractor.

5.1.4 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Current standards call for a level of R-30 (corresponding to about 10" if using fiberglass batt). Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

5.3.1 Exhaust Systems

Safety Hazard

EXHAUST HOSE IS INEFFICIENT

The "accordian style" metal foil hose should be replaced with flexible semi-rigid metal hose or hard pipe because the ribs of the coil can catch and accumulate lint, thereby increasing the risk of a fire hazard.

Recommendation

Contact a qualified handyman.

5.3.2 Exhaust Systems

BATHROOM VENTS INTO ATTIC

GUEST BATH ON NORTH SIDE

There were no visible exhaust vents located while the vent was operating. Due to proximity, it is likely the bathroom fan exhausts directly overhead into the inaccessible attic. This may result in transport of humidity, buildup of moisture, and if there is an inability for the attic to dry, may result in bio-organic growth. Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a qualified HVAC professional.

6: HEATING

Information

Equipment: Brand
Carrier

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Normal Operating Controls: Thermostat
Hallway

Carrier brandname.

Distribution Systems: Ductwork
Insulated

Equipment: AFUE Rating
80%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

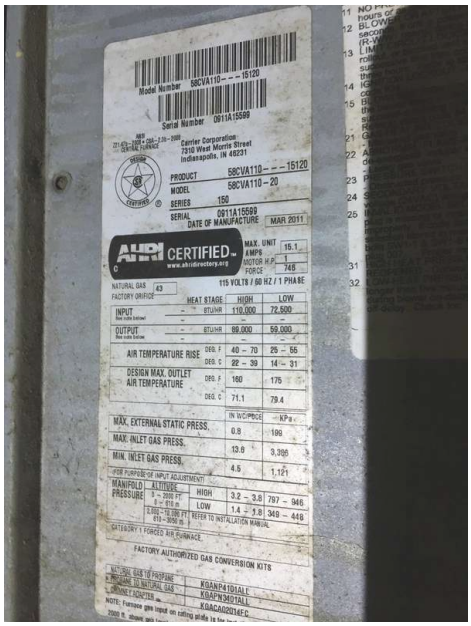
Equipment: nameplate & fabrication date
crawlspace

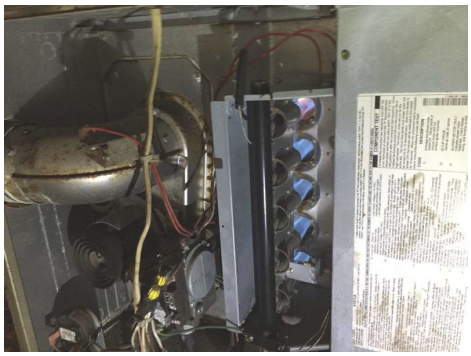
Make: Carrier

Model: 58CVA110---15120

Serial #: 0911A15599

Month & Year Fabricated: March 2011





Observations

6.4.1 Vents, Flues & Chimneys

FLUE OBSERVED

CRAWLSPACE TO NORTH SIDE

No defects observed.

6.4.2 Vents, Flues & Chimneys

FIREPLACE & CHIMNEY

Verified that spark screen and flue damper were functional.

Note: When the fireplace is not in use, check the position of the flue because it can be a large source of air leakage, which can counteract the HVAC system creating hot spots (in summer) and drafts (in winter).

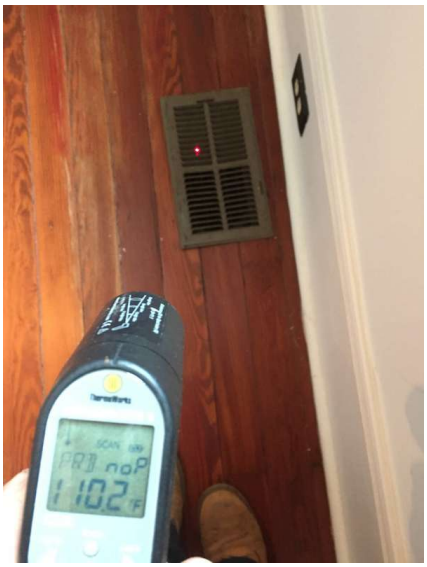
Recommend a qualified contractor evaluate full functionality of the fireplace and chimney.

Recommendation

Contact a qualified professional.

6.5.1 Presence of Installed Heat Source in Each Room

NO DEFECTS OBSERVED.



6.5.2 Presence of Installed Heat Source in Each Room

SYSTEM PRODUCED ACCEPTABLE TEMPERATURE DIFFERENTIAL

Temperature measured at supply register(s) and return grill.

798

7: COOLING

Information

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Crawlspace

Normal Operating Controls: Thermostat
Hallway

Cooling Equipment: nameplate & date of manufacture
rear yard

Make: Carrier

Model: 24ANB760A300

Serial #: 2411E22254

Month & Year Fabricated: June 2011

Cooling Equipment: **nameplate & date of manufacture**
crawlspace

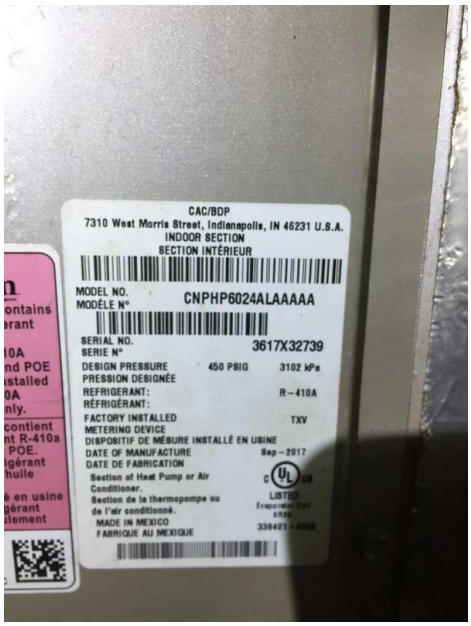
evaporator coil

Make: Carrier

Model: CNPHP6024ALAAAAA

Serial #: 3617X32739

Month & Year Fabricated: September 2017



Cooling Equipment: **SEER Rating**

17 SEER

Modern standards call for at least 13 SEER rating for new install.

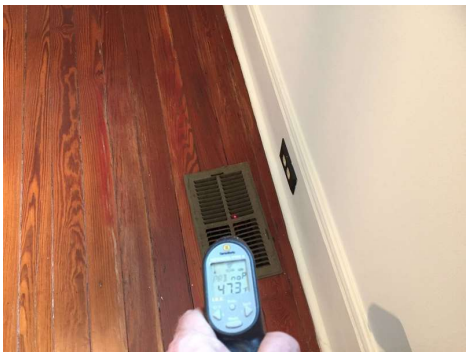
Read more on energy efficient air conditioningat Energy.gov.

Distribution System: **Configuration**

Central, Split

Insulated hard-metal ductwork.

Presence of Installed Cooling Source in Each Room: Supply Registers



Observations

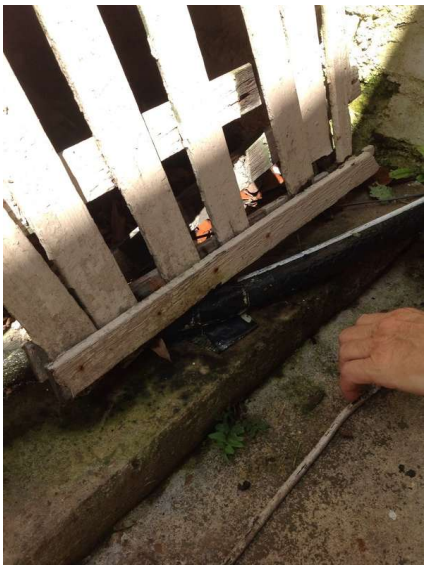
7.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

The refrigerant line is compressed and/or damaged in multiple places in the crawlspace and along its travel to the condenser in the rear yard. Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend qualified professional evaluate and remedy.

Recommendation

Contact a qualified HVAC professional.



7.3.1 Distribution System

INSULATION MISSING OR DAMAGED

CRAWLSPACE.

The insulation surrounding the hard metal ductwork was missing or damaged in several locations. Damaged or missing insulation can cause energy loss and condensation was observed dripping from ducts onto the ground in the crawlspace. Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a qualified HVAC professional.

bare duct due to damaged insulation

7.3.2 Distribution System

HVAC EQUIPMENT NOT PROPERLY AIR SEALED

The hard metal equipment (e.g. the plenum) is not properly air sealed, which is inefficient, may exacerbate the formation of condensation in the crawlspace, and may tax the air conditioner's ability to meet the comfort needs within the home. Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a qualified professional.

7.4.1 Presence of Installed Cooling Source in Each Room

SYSTEM PRODUCED ADEQUATE TEMPERATURE DIFFERENTIAL

Measured temperature at supply register(s) and return filter.

7.4.2 Presence of Installed Cooling Source in Each Room

BROKEN FUNCTION CONTROL

SUNROOM

The window air conditioner function control did not function reliably. After testing it for cooling and heating, the fan failed to turn off when positioned the knob in the appropriate position. Recommend qualified service technician evaluate and remedy.

Recommendation

Contact a qualified professional.

8: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
At curb
East

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Galvanized

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Capacity
226 gallons/hour gallons

Hot Water Systems, Controls, Flues & Vents: Location
mechanical/plumbers closet

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Drain, Waste, & Vent Systems: Drain Size

Unknown

Water Supply, Distribution Systems & Fixtures: Distribution Material

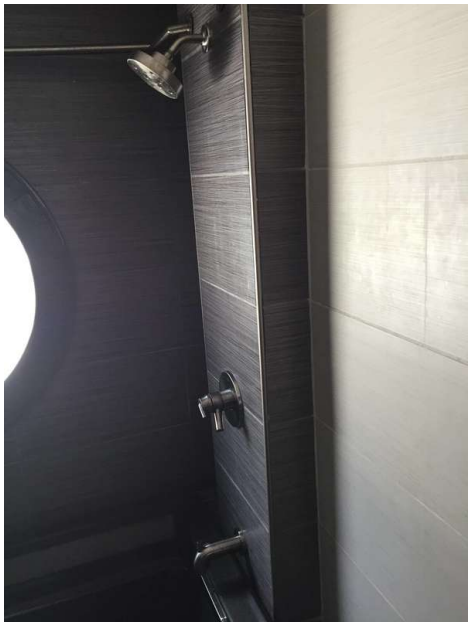
Copper, Galvanized

galvanized

copper

Water Supply, Distribution Systems & Fixtures: Fixtures

Tested operation of faucets and drains.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: **nameplate & fabrication date**
mechanical/plumbers closet

Make: Mr. Steam

Model: MS400EC1

Serial Number: 926707

Month & Year Fabricated: March 2011

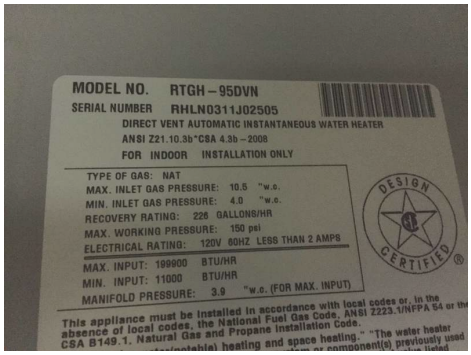
Hot Water Systems, Controls, Flues & Vents: **nameplate & fabrication date**
mechanical/plumbers closet

Make: Rheem

Model: RTGH-95DVN

Serial Number: RHLN0311J02505

Month & Year Fabricated: March 2011



Combustion air intake & exhaust vented through roof

Limitations

Fuel Storage & Distribution Systems

GAS SHUT OFF

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.

Observations

8.1.1 Main Water Shut-off Device

WATER PRESSURE

FRONT SOUTH

Water pressure was measured and is adequate.

8.2.1 Drain, Waste, & Vent Systems

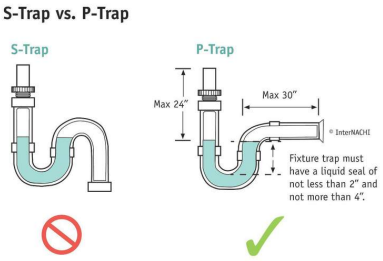
IMPROPER CONNECTION

KITCHEN

A potentially improper connection was observed at the drain under the kitchen sink. This may be an S-trap. An S-trap occurs when the drain curves again following the P-trap. Further, because it descends through the floor, there is no visual confirmation that this drain is vented close by. Recommend a qualified plumber evaluate and remedy.

Recommendation

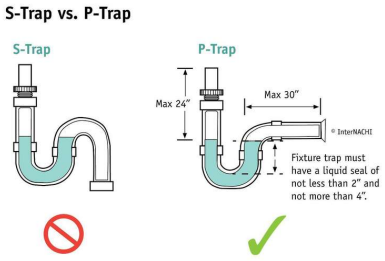
Contact a qualified plumbing contractor.



8.2.2 Drain, Waste, & Vent Systems

PROPER P-TRAPS INSTALLED

The drains appear to have the proper P-traps and no S-traps were observed. S-traps are not allowed because under the right conditions, a siphon can occur that evacuates the water barrier allowing sewer gas to enter the home.


S-Trap vs. P-Trap
S-Trap
P-Trap
Max 24"
Max 30"
© InterNACHI
Fixture trap must have a liquid seal of not less than 2" and not more than 4".

9: ELECTRICAL

Information

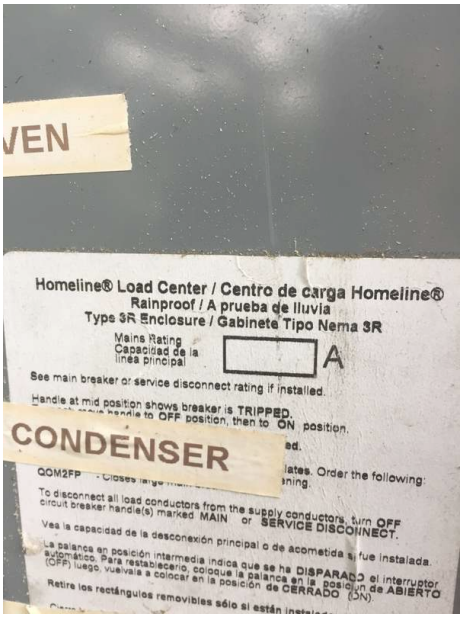
Service Entrance Conductors: Electrical Service Conductors
North
Overhead, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Right

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

main breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: **Wiring Method**

Romex

GFCI & AFCI: **Recommendation: Upgrade to Arc Fault/GFCI Breakers**

There were no AFCI breakers at the time of this inspection. When the breaker panel was installed, arc-fault circuit interrupters (AFCI) may not have been required. However, AFCIs are currently required to protect inhabitants by defeating a circuit when it detects anomalies (such as sparks) that could lead to electrical fires. Combination AFCIs and ground fault circuit interrupters (GFCIs) are made to replace circuit breakers, so this is a safety improvement than can be made entirely within the breaker panel.

Observations

9.1.1 Service Entrance Conductors

Safety Hazard

UTILITY CONDUCTORS IN CONTACT WITH TREE LIMB

FRONT NORTH

The conductors from the utility pole are in contact and under tension because they encounter a tree limb before they reach the weatherhead at the house. Recommend contacting Entergy New Orleans for them to evaluate and remedy.

Recommendation

Contact a qualified professional.

one view

alternate view

9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

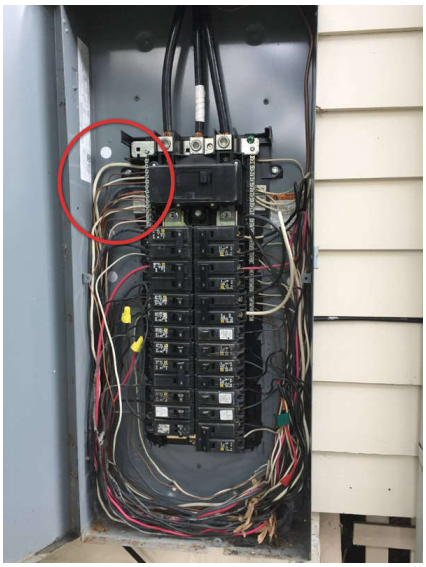
Safety Hazard

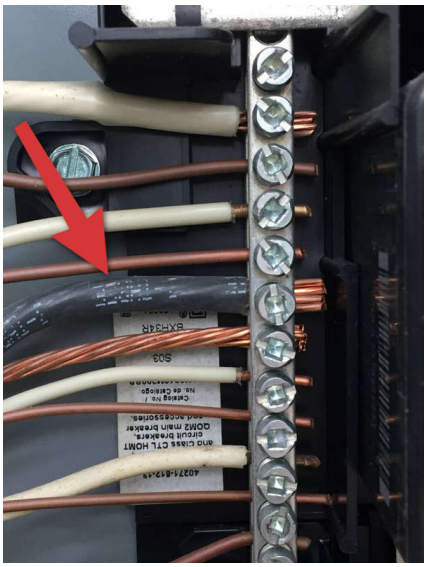
IMPROPER USE OF A BLACK INSULATED WIRE

There was a black insulated wire connected to the ground bus bar. Generally, a black insulated wire designates a "hot" or "live" ungrounded conductor. A neutral conductor may only be gray or white insulation and ground may be bare copper. Recommend a qualified electrician evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.





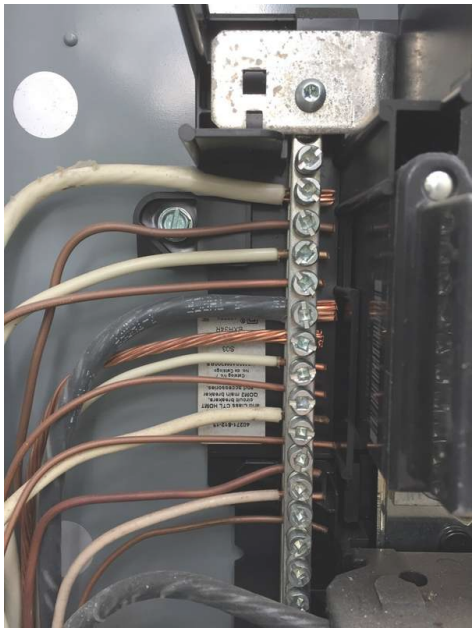
9.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER MARKING OF WIRE

A wire with white insulation is typically considered a "neutral" conductor. If a white insulated wire is used to carry current (i.e. is a "hot" conductor), the electrician must designate this by marking the white insulation with black (e.g. electrical tape). This breaker panel contains two instances of branch circuits leaving breakers on white insulated wires that have no such designation as "hot" conductors. Refer to a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

COVER PLATES DAMAGED

SUNROOM

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.

9.4.2 Lighting Fixtures, Switches & Receptacles

MALFUNCTIONING OUTLET

LAUNDRY ROOM

Tested outlet and observed malfunction (open ground). Recommend qualified electrician evaluate and remedy.

Recommendation

Contact a qualified professional.

9.4.3 Lighting Fixtures, Switches & Receptacles

UNGROUNDED RECEPTACLE

LAUNDRY ROOM

One receptacle was ungrounded but has live voltage. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage, and the exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.

two-prong (ungrounded receptacle)

live voltage

9.4.4 Lighting Fixtures, Switches & Receptacles

EXPOSED WIRING

FRONT ROOM

There were (apparently) two low-voltage wires exiting an outlet. Wire splices and connections must be contained within junction boxes. Recommend a low-voltage electrician evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.

9.4.5 Lighting Fixtures, Switches & Receptacles

UNSECURED WIRING

CRAWLSPACE

There were one or more junction boxes hanging loose. All electrical junction boxes must be securely mechanically fastened. Recommend a qualified electrician evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.

9.4.6 Lighting Fixtures, Switches & Receptacles

EXPOSED WIRING.

CRAWLSPACE

One or more junction boxes were not completely covered. All electrical splices must be in covered junction boxes. Recommend qualified electrician evaluate and remedy.

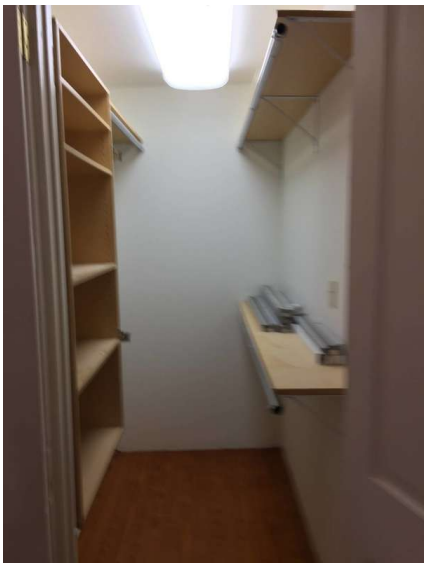
Recommendation

Contact a qualified electrical contractor.

9.4.7 Lighting Fixtures, Switches & Receptacles

LIGHTS & FANS OBSERVED

A representative sample of light and fan switches were tested and no defects observed.



9.4.8 Lighting Fixtures, Switches & Receptacles

Safety Hazard

INADEQUATE PROTECTION OF WIRES

Wires entering/exiting enclosures must be protected from damage, including abrasion from metal edges. Here, there were no grommets or cable clamps to ensure the metal edges would not cut the insulation. Recommend a qualified electrician evaluate and remedy.

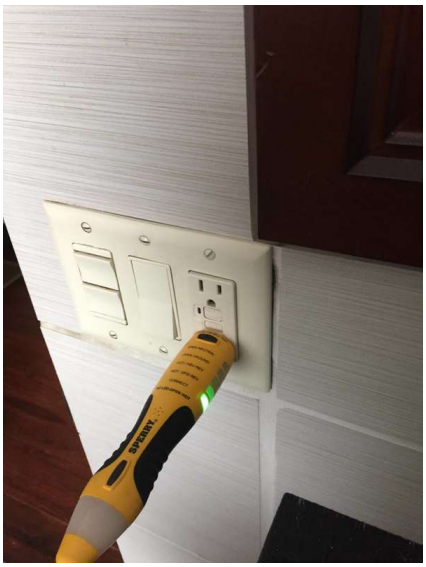
Recommendation

Contact a qualified electrical contractor.

9.5.1 GFCI & AFCI

TESTED GFCIS

No defects observed.



9.6.1 Smoke Detectors

Safety Hazard

NO SMOKE DETECTORS OBSERVED.

There were no smoke detectors observed at the time of this inspection. Recommend a qualified contractor evaluate and remedy.

Recommendation

Contact a qualified professional.

10: DOORS, WINDOWS & INTERIOR

Information

Windows: **Window Type**
Double-hung, Single Pane

Windows: **Window Manufacturer**
Unknown

Floors: **Floor Coverings**
Hardwood, Tile

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Plaster

Countertops & Cabinets: **Countertop Material**
Granite

Countertops & Cabinets: **Cabinetry**
Wood

Observations

10.1.1 Doors

DOORS

No observed defects.

10.2.1 Windows

PAINTED SHUT

One or more windows are painted shut. Recommend windows be restored to functional use.

Recommendation

Contact a qualified window repair/installation contractor.

10.2.2 Windows

WINDOWS TESTED/OBSERVED

Of those windows tested or observed that were not painted shut, there were no deficiencies noted.

dual glazed

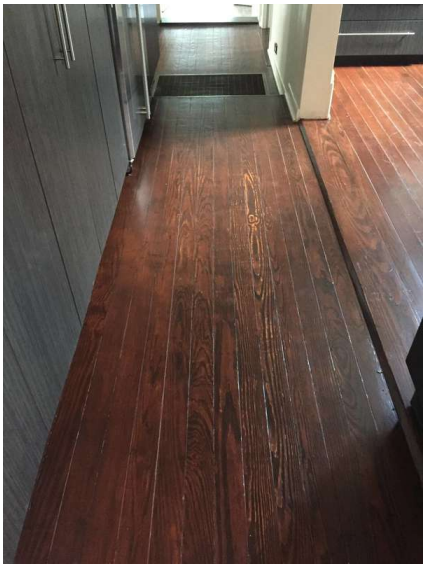
10.3.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear. Some of the hardwood floors showed a moderate amount of "cupping," which could indicate an elevated moisture level in the flooring. Recommend monitoring through other seasons (of lower ambient humidity) and contact a qualified flooring contractor to evaluate and remedy.

Recommendation

Contact a qualified flooring contractor



10.3.2 Floors

Safety Hazard

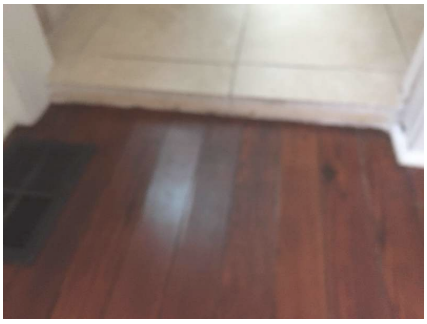
THRESHOLD MISSING.

HALLWAY-TO-KITCHEN

There was an unfinished transition between different flooring materials in two locations. A gap or a change in level can be a trip or injury hazard. Recommend a qualified contractor evaluate and remedy.

Recommendation

Contact a qualified flooring contractor



10.3.3 Floors

THRESHOLD DAMAGED.

This wood threshold moved when weight was applied to it. Threshold appeared to be cracked. Recommend qualified contractor evaluate and remedy.

Recommendation

Contact a qualified flooring contractor

10.3.4 Floors

GROWTH ON SHOWER SEAM

MASTER BATH

There was a dark matter lining the seam where the glass shower stall met the tile floor. It may have accumulated due to moisture. Recommend a qualified professional evaluate and remedy.

Recommendation

Contact a qualified professional.

10.4.1 Walls

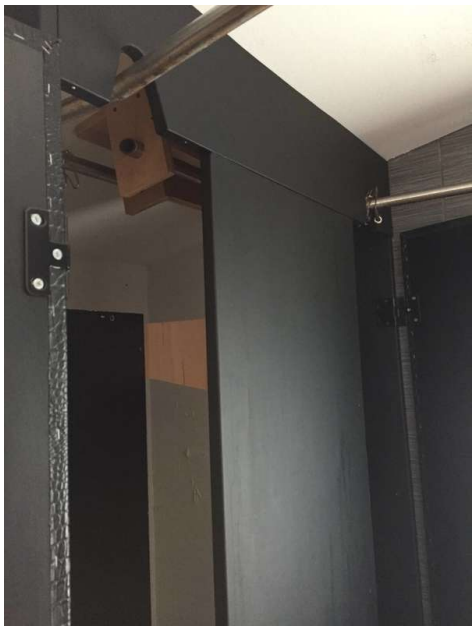
QUESTIONABLE WORKMANSHIP.

GUEST BATHROOM

There appeared to be a closet wall constructed around the shower curtain rods. This appears as an awkward form and function conflict. This also presents an indeterminate protection of contents in the closet as they would be subject to humidity from shower and bath steam.

Recommendation

Contact a qualified professional.



10.5.1 Ceilings

NO OBSERVED DEFECTS

No defects in the ceilings were observed at the time of inspection.

10.6.1 Steps, Stairways & Railings

Safety Hazard

NO HANDRAIL

REAR

Stairway had no handrails. Any stairway of four or more risers should have a handrail on at least one side. Recommend a qualified contractor install a handrail.

Recommendation

Contact a qualified handyman.

10.7.1 Countertops & Cabinets

CABINETS & COUNTERTOPS OBSERVED.

No defects observed.

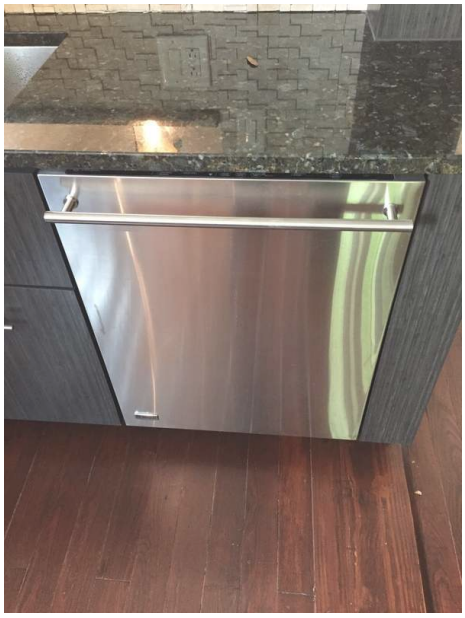
11: BUILT-IN APPLIANCES

Information

Appliances tested.
Kitchen & Laundry

All appliances tested for basic operation. No defects observed.

Dishwasher: Brand
GE



Refrigerator: Brand
GE

Dishwasher: nameplate & fabrication date

Make: GE Monogram
Model: ZBD6920P30SS
Serial #: LV725102B
Month & Year Fabricated:

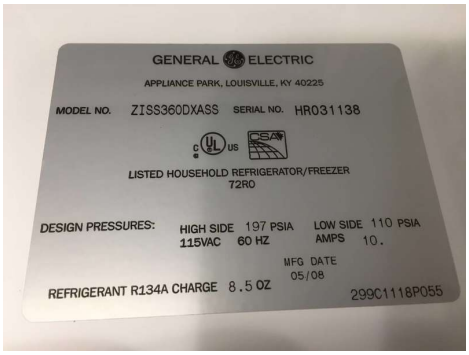
Refrigerator: **nameplate & date of manufacture**

Make: GE Monogram

Model: ZISS360DXASS

Serial #: HR031138

Month & Year Fabricated:



Range/Oven/Cooktop: **Range/Oven Energy Source**

Electric

electric cooktop

electric cooktop

electric cooktop

Range/Oven/Cooktop: **Range/Oven Brand**

GE

Range/Oven/Cooktop: **Exhaust Hood Type**

Vented

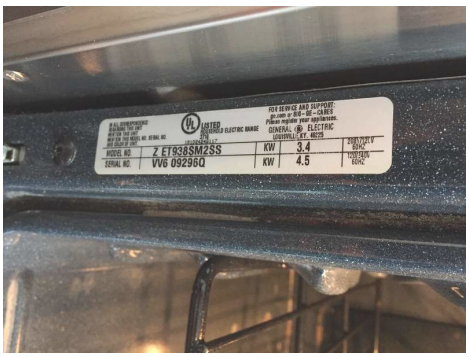
Range/Oven/Cooktop: **nameplate & date of manufacture**

Make: GE Monogram

Model: ZET938SM2SS

Serial #: VV609296Q

Month & Year Fabricated:



Built-in Microwave: **nameplate & date of manufacture**

Make: GE Monogram
Model: ZSC1201NSS01
Serial #: GV300239K
Month & Year Fabricated: April 2011

Garbage Disposal: **nameplate & date of manufacture**

Make: insinkerator
Model: Badger-5
Serial #: 11091615073
Month & Year Fabricated:

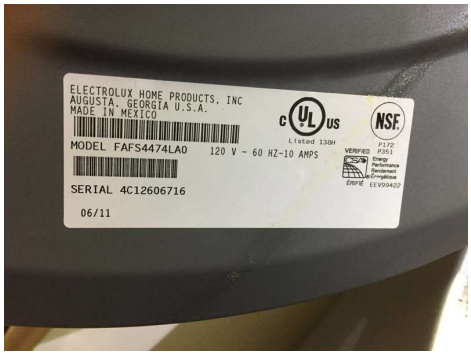
Clothes Washing Machine: **nameplate & date of manufacture**

Make: Electrolux

Model: FAFS4474LA0

Serial #: 4C12606716

Month & Year Fabricated: June 2011



Clothes Dryer: **nameplate & date of manufacture**

Make: Electrolux

Model: FASE7074LA0

Serial #: 4010904093

Month & Year Fabricated: March 2011

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Louisiana State Board of Home Inspectors

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.

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LHI—an acronym for Licensed Home Inspector.

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

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

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

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

Observe—the act of making a visual examination.

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

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

Operate—to cause systems or equipment to function.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§305. Purpose and Scope

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

B. Home inspectors shall:

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

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

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

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

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

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

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

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

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

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

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

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

C. This Chapter does not limit home inspectors from:

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

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

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

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

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

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

§307. General Limitations

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

B. This Chapter applies only to residential resale buildings.

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

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

§309. General Exclusions

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

1. life expectancy of any component or system;

2. the causes of any condition or deficiency;

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;

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

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;

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

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

B. The home inspector shall:

1. describe wall cladding materials;

2. operate all entryway doors;

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

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

C. The home inspector is not required to inspect:

1. shutters, awnings, and similar seasonal accessories;

2. fences;

3. presence of safety glazing in doors and windows;

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

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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;

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

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

B. The home inspector shall describe:

1. energy sources; and

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

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

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

E. The home inspector is not required to:

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

2. operate automatic safety controls;

3. inspect or operate air duct dampers; or

4. inspect:

a. heat exchangers;

b. humidifiers;

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

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2. determine indoor air quality.

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

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004).

§329. Built-In Kitchen Appliances

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

1. permanently installed dishwasher; through its normal cycle;

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

3. trash compactor;

4. garbage disposal;

5. ventilation equipment or range hood;

6. permanently installed microwave oven; and

7. any other built-in appliance.

B. The home inspector is not required to inspect:

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

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

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

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

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

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