



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:

Dennis Lochard, LHI #11032, MHIB #0734



FOR THE PROPERTY AT:

107 Meudon Street
Duson, LA 70529

PREPARED FOR:

AUSTIN KINCHEN
MITCH MILLER

INSPECTION DATE:

Friday, April 15, 2022



Lochard Home Inspection
207 Alva Road
Youngsville, LA 70592

985-265-0731
LHI #11032

www.lochardhomeinspection.com
dplochard@outlook.com

Dennis Lochard



April 15, 2022

Dear Austin Kinchen and Mitch Miller,

RE: Report No. 3182
107 Meudon Street
Duson, LA
70529

Thanks very much for choosing Lochard Home Inspection to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Louisiana and Mississippi Standards of Practice and the American Society of Home Inspectors (ASHI) Standards of Practice. This document defines the scope of a home inspection and is available at:

https://lsbhi.state.la.us/wp-content/uploads/2020/03/standards_of_practice_and_code_of_ethics_october_2017.pdf

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Dennis Lochard
on behalf of
Lochard Home Inspection

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INVOICE

April 15, 2022

Clients: Austin Kinchen and Mitch Miller

Report No. 3182
For inspection at:
107 Meudon Street
Duson, LA
70529
on: Friday, April 15, 2022

Fourplex inspection	\$800.00
Termite Inspection	\$65.00
Discount	(\$100.00)
Total	<u>\$765.00</u>

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SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

WALLS \ Wood siding

Condition: • [Paint or stain - needed](#)

The exterior wood siding needs caulking and paint.

Implication(s): Shortened life expectancy of material

Task: Repair

Time: Regular maintenance



1. *Paint or stain - needed*

Condition: • [Rot or insect damage](#)

Some of the wood siding is damaged due to water and/or potential WDI.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Task: Repair or replace

Time: Regular maintenance

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



2. Rot or insect damage

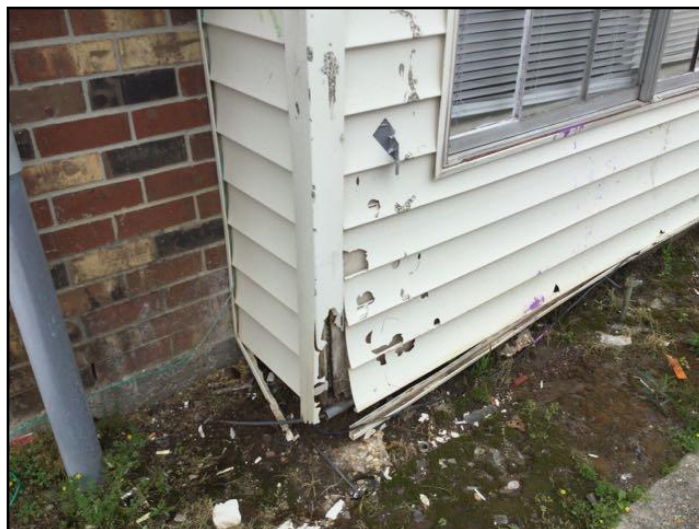
WALLS \ Vinyl siding

Condition: • Damage

There are holes in the vinyl siding. The inspector recommends repair or replacement in order to prevent water penetration.

Task: Repair or replace

Time: Regular maintenance



3. Damage

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Broken](#)

There are broken panes in some of the windows.

Implication(s): Chance of water entering building | Chance of pests entering building | Increased heating and cooling costs | Reduced comfort

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Replace

Time: Regular maintenance



4. Broken

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

The outlet on the north wall in the dining room in unit B is not functional.

Implication(s): Equipment inoperative

Task: Repair

Time: Regular maintenance



5. Inoperative

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • [Ungrounded](#)

All of outlets in the west bedroom in unit C have open grounds.

Implication(s): Electric shock

Task: Repair

Time: Regular maintenance



6. Ungrounded

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The GFCI outlet in the east bathroom in unit B has failed. The outlet trips with the outlet's test button, but the outlet does not cut power. The inspector recommends replacing the outlet.

Implication(s): Electric shock

Task: Replace

Time: Regular maintenance



7. Test faulty on GFCI/GFI (Ground Fault...

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

The inside cover is missing on the main electrical shut offs for units A and D. Also, one of the breaker slot covers is missing on the electrical subpanel in unit A. Also, the cover is missing on the HVAC subpanel in unit D.

Implication(s): Electric shock

Task: Replace

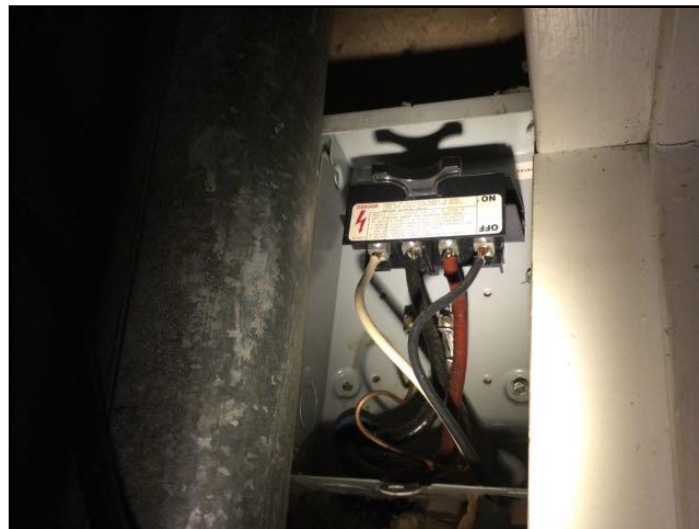
Time: Regular maintenance



8. Missing



9. Missing



10. Missing

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

There are lights that are not functional in all four of the units. The bulbs may be burned out or are missing.

Implication(s): Inadequate lighting

Task: Replace

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Regular maintenance

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • [Inoperative](#)

The smoke detectors in unit A are chirping. Fire departments recommend replacing smoke detectors in every 10 years. The inspector recommends replacing all of the smoke detectors in all four of the units.

Implication(s): Fire hazard

Task: Replace

Time: Regular maintenance

Heating

FURNACE \ General notes

Condition: • Service Furnace

The heater in unit A was tested, but was not functional.

Task: Service

Time: Regular maintenance

FURNACE \ Filter

Condition: • [Dirty](#)

The HVAC filters need to be replaced. The inspector recommends replacing the filters and having the HVAC systems cleaned and serviced.

Implication(s): Increased heating costs | Reduced comfort

Task: Replace

Time: Regular maintenance



11. Dirty

HEATING CONTROL \ Thermostat

Condition: • Not functional

The thermostat was not functional in unit D. The inspector was unable to test the heater or the air conditioner in unit D.

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Repair or replace

Time: Regular maintenance



12. Not functional

Cooling & Heat Pump

AIR CONDITIONING \ General notes

Condition: • Service air conditioner

The air conditioner in unit A was tested, but was not functional.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Service

Time: Regular maintenance

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

Some of the insulation is missing around the air conditioning refrigerant lines.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Replace

Time: Regular maintenance

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

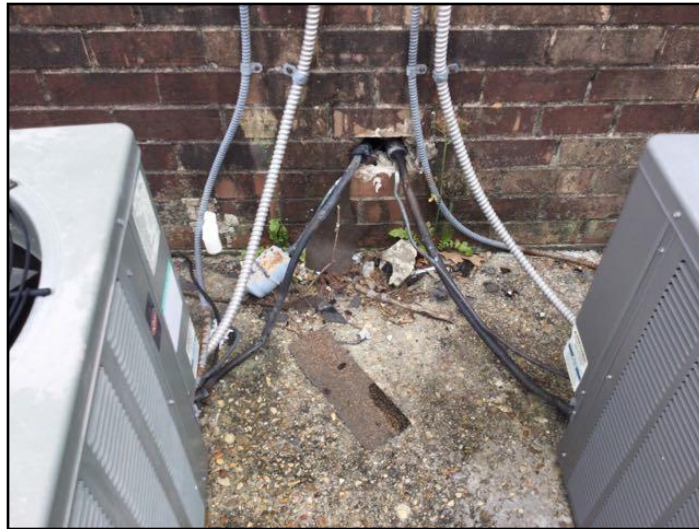
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



13. Insulation - missing

Plumbing

OPTIONAL \ Plumbing

Condition: • Water turned off

The water to unit A was turned off. The inspector could not test any of the plumbing, including sinks, toilets, tubs, showers, dishwasher, garbage disposal, exterior faucets and water heater. The inspector recommends re-inspecting the plumbing after the water is turned on.

Task: Further evaluation

Time: Regular maintenance

SUPPLY PLUMBING \ Water shut off valve

Condition: • [Missing or cannot be located](#)

The handles are missing on two of the main water shut offs.

Implication(s): Chance of water damage to structure, finishes and contents | Difficult to service

Task: Replace

Time: Regular maintenance

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



14. Missing or cannot be located



15. Missing or cannot be located

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

The water heater in unit B was manufactured in 1996. The water heater in unit D appears to be the original and has significant rust. Typical life expectancy is 8 to 12 years. The inspector recommends inspecting the water heaters annually for leaks. The inspector also recommends budgeting for replacement.

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Task: Inspect annually

Time: Regular maintenance

WATER HEATER \ Capacity

Condition: • [Inadequate](#)

The water heater in unit B is a 30 gallon water heater, which is smaller than typical for a two bathroom house. The inspector recommends replacing the water heater with a 40 gallon water heater the next time the water heater needs to be replaced.

Implication(s): Inadequate hot water

Task: Replace

Time: When necessary

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • Missing handle

The handles are missing on the exterior faucets.

Task: Replace

Time: Regular maintenance

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



16. Missing handle



17. Missing handle

Interior

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

The inspector noted past water damage and potential mold on the ceilings and walls in all four of the units. The inspector recommends further evaluation by a mold specialist and remediation if required.

Task: Further evaluation

Time: Regular maintenance



18. Water damage



19. Water damage

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



20. Water damage



21. Water damage

EXHAUST FANS \ General notes

Condition: • [Inoperative](#)

The exhaust fan is not functional in the east bathroom in unit D.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Refrigerator

Condition: • Inoperative

The refrigerator in unit A was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: If necessary

APPLIANCES \ Range

Condition: • Burner inoperative

The right front and right rear burners were not functional on the range in unit A.

Implication(s): System inoperative

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Dishwasher

Condition: • Inoperative

The dishwasher in unit D was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: Regular maintenance

SUMMARY

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

APPLIANCES \ Dryer

Condition: • Missing exterior cover

The exterior covers are missing on the dryer vents.

Task: Replace

Time: Regular maintenance



22. Missing exterior cover

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face:

- West

The front of the building faces west. The main entry doors to units A and C face north. The main entry doors to units B & D face south. Units A, B & D were vacant. Unit C was occupied. The weather was cloudy and raining and 71°.

Sloped roofing material: • Composition shingles

Sloped roof flashing material: • Metal

Approximate age:

- New

The roof appears to be newer. The inspector recommends asking the seller for the age of the roof.

Typical life expectancy: • 25-30 years

Limitations

Inspection performed:

- From the ground

The roof was inspected from the ground due to the height of the roof.

EXTERIOR

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • No gutters or downspouts

Gutter & downspout type: • N/A

Downspout discharge: • N/A

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Vinyl](#)

Wall surfaces and trim: • [Brick](#) • [Wood](#)

Driveway: • Concrete

Walkway: • Concrete

Exterior steps: • Metal

Recommendations

WALLS \ Wood siding

1. Condition: • [Paint or stain - needed](#)

The exterior wood siding needs caulking and paint.

Implication(s): Shortened life expectancy of material

Task: Repair

Time: Regular maintenance



23. *Paint or stain - needed*

2. Condition: • [Rot or insect damage](#)

Some of the wood siding is damaged due to water and/or potential WDI.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Task: Repair or replace

Time: Regular maintenance

EXTERIOR

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



24. Rot or insect damage

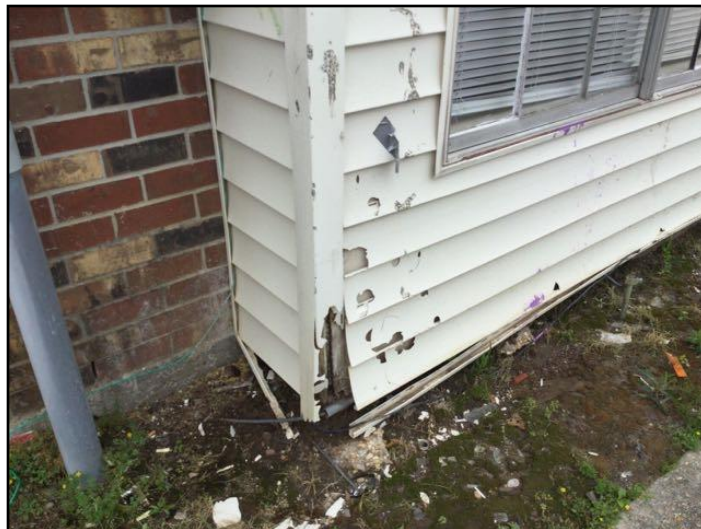
WALLS \ Vinyl siding

3. Condition: • Damage

There are holes in the vinyl siding. The inspector recommends repair or replacement in order to prevent water penetration.

Task: Repair or replace

Time: Regular maintenance



25. Damage

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

4. Condition: • [Broken](#)

There are broken panes in some of the windows.

Implication(s): Chance of water entering building | Chance of pests entering building | Increased heating and cooling costs | Reduced comfort

EXTERIOR

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Replace

Time: Regular maintenance



26. *Broken*

STRUCTURE

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Slab - concrete • [Joists](#)

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Rafters/ceiling joists • [Plywood sheathing](#)

Location of access to under-floor area: • N/A

Limitations

Attic/roof space: • Inspected from access hatch

Crawlspace: • N/A

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size:

- [100 Amps \(240 Volts\)](#)

Each unit has 100 amp service.

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location:

- [Breakers - exterior wall](#)

The main electrical shut off's are on the northwest corner of the building.



27. Breakers - exterior wall

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location:

- Breakers - laundry room

The electrical sub panels for each unit are in the laundry rooms.

ELECTRICAL

107 Meudon Street, Duson, LA April 15, 2022

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

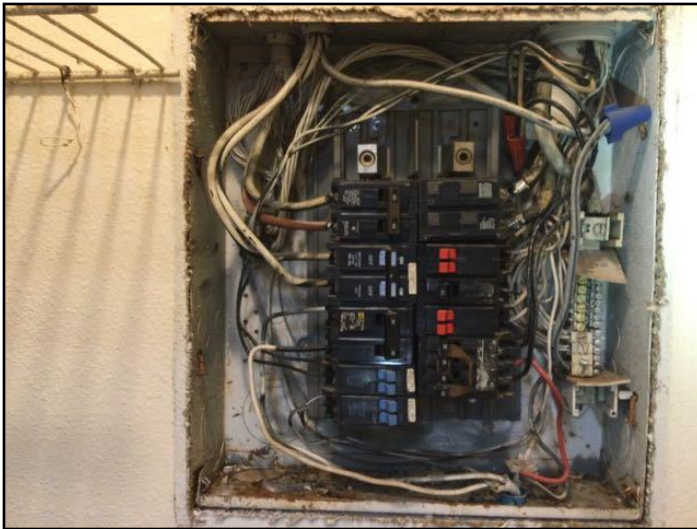
COOLING

INSULATION

PLUMBING

INTERIOR

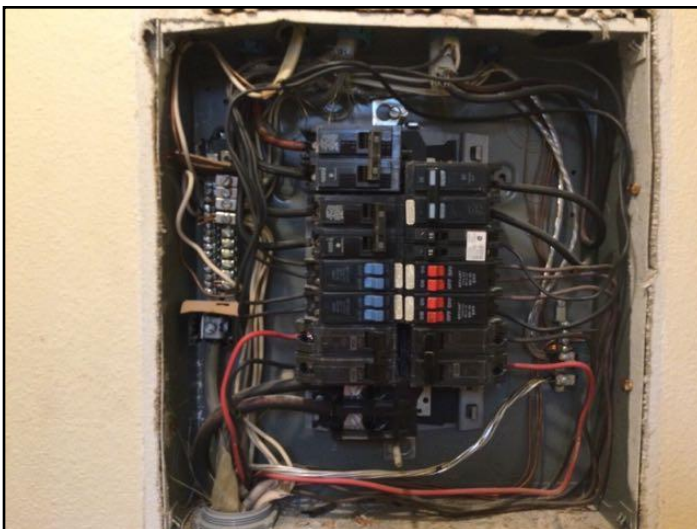
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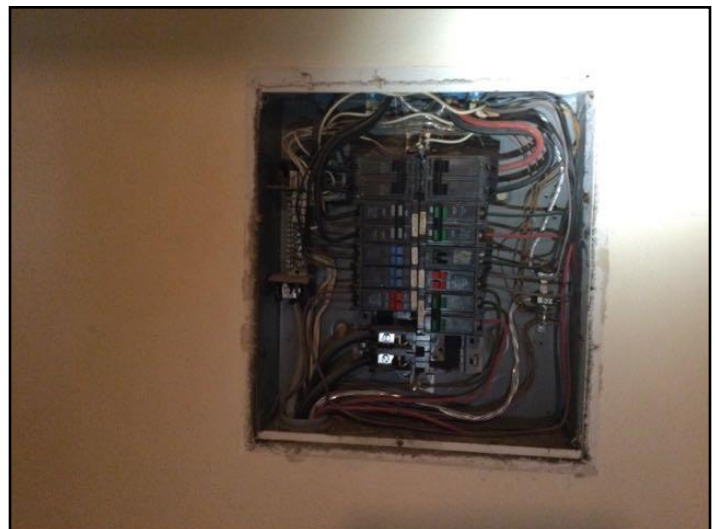
28. Breakers - laundry room



29. Breakers - laundry room



30. Breakers - laundry room



31. Breakers - laundry room

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • Aluminum to the sub panel. • Aluminum to major appliances

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

5. Condition: • [Inoperative](#)

The outlet on the north wall in the dining room in unit B is not functional.

Implication(s): Equipment inoperative

Task: Repair

Time: Regular maintenance



32. Inoperative

6. Condition: • [Ungrounded](#)

All of outlets in the west bedroom in unit C have open grounds.

Implication(s): Electric shock

Task: Repair

Time: Regular maintenance



33. Ungrounded

7. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The GFCI outlet in the east bathroom in unit B has failed. The outlet trips with the outlet's test button, but the outlet does not cut power. The inspector recommends replacing the outlet.

Implication(s): Electric shock

Task: Replace

Time: Regular maintenance



34. Test faulty on GFCI/GFI (Ground Fault...

8. Condition: • No GFCI (Ground Fault Circuit Interrupter) Not Required

The outlet in the west bathroom in unit C and the kitchen outlets in all four units do not have GFCI protection. The age of the home (1982) pre-dates the requirement in those areas (1973 exterior, 1975 bathroom, 1978 garage, 1986 kitchen).

The inspector recommends considering replacing the outlets with GFCI protected outlets as a safety improvement.

Task: Replace

DISTRIBUTION SYSTEM \ Cover plates

9. Condition: • [Missing](#)

The inside cover is missing on the main electrical shut offs for units A and D. Also, one of the breaker slot covers is missing on the electrical subpanel in unit A. Also, the cover is missing on the HVAC subpanel in unit D.

Implication(s): Electric shock

Task: Replace

Time: Regular maintenance



35. Missing



36. Missing



37. Missing

DISTRIBUTION SYSTEM \ Lights

10. Condition: • [Inoperative](#)

There are lights that are not functional in all four of the units. The bulbs may be burned out or are missing.

Implication(s): Inadequate lighting

Task: Replace

Time: Regular maintenance

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

11. Condition: • [Inoperative](#)

The smoke detectors in unit A are chirping. Fire departments recommend replacing smoke detectors in every 10 years. The inspector recommends replacing all of the smoke detectors in all four of the units.

Implication(s): Fire hazard

ELECTRICAL

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Replace

Time: Regular maintenance

Description

Heating system type: • [Electric plenum heater](#)

Fuel/energy source: • [Electricity](#)

Furnace manufacturer:

• International Comfort

The heater in unit B was tested and was functional. The heater in unit D could not be tested.

Model number: FMA4P1800AT & FMA4P3000A *Serial number:* V161464612 & V141061845

Furnace manufacturer: • The heater in unit A was tested, but was not functional. It is a Fedders, model BWRE024S7DA, serial number HT590876 • The heater in unit C was tested and was functional. However, the make, model and serial number were not visible.

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • Not determined • 1.5 Ton • 2 Ton • 2.5 Ton

Efficiency: • [Conventional](#)

Approximate age:

• Unable to determine

• [6 years](#)

The heater in unit B was manufactured in 2016.

• [8 years](#)

The heater in unit D was manufactured in 2014.

• [42 years](#)

The heater in unit A appears to be the original heater.

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

Main fuel shut off at: • N/A

Air filter: • 16" x 20" • 20" x 20" • 1" thick

Chimney liner: • [Not required](#)

Recommendations

FURNACE \ General notes

12. Condition: • Service Furnace

The heater in unit A was tested, but was not functional.

Task: Service

Time: Regular maintenance

FURNACE \ Filter

13. Condition: • [Dirty](#)

The HVAC filters need to be replaced. The inspector recommends replacing the filters and having the HVAC systems cleaned and serviced.

Implication(s): Increased heating costs | Reduced comfort

Task: Replace

Time: Regular maintenance



38. Dirty

HEATING CONTROL \ Thermostat

14. Condition: • Not functional

The thermostat was not functional in unit D. The inspector was unable to test the heater or the air conditioner in unit D.

Task: Repair or replace

Time: Regular maintenance



39. Not functional

Description

Air conditioning type: • [Air cooled](#)

Manufacturer:

- International Comfort

The air conditioner in unit C was tested and was functional.

Model number: R4A530AKB100 *Serial number:* X192246173

- Weather King

The air conditioner in unit A was not functional. The air conditioner in unit B was tested and was functional. The air conditioner in unit D could not be tested.

Model number: 13AJA24A01 (2 units) & 13AJA30A01757 *Serial number:* 7653N320908188, 7729N350802236 & mp; 8343W211209222

Cooling capacity: • [2 Tons](#) • [2.5 Tons](#)

Compressor approximate age:

- 3 years

The air conditioner in unit C was manufactured in May 2019.

- 10 years

The air conditioner in unit D was manufactured in March 2012.

- 13 years

The air conditioner in unit A was manufactured in August 2009.

- 14 years

The air conditioner in unit B was manufactured in August 2008.

Typical life expectancy: • 20-25 years

Temperature difference across cooling coil:

- 17°

The inspector measured 17° of difference on the air conditioner in unit B.

- 21°

The inspector measured 21° of difference on the air conditioner in unit C.

- Acceptable temperature difference: 14° to 22°

- This suggests good performance.

Recommendations

AIR CONDITIONING \ General notes

15. Condition: • Service air conditioner

The air conditioner in unit A was tested, but was not functional.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Service

Time: Regular maintenance

AIR CONDITIONING \ Refrigerant lines

16. Condition: • [Insulation - missing](#)

COOLING & HEAT PUMP

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

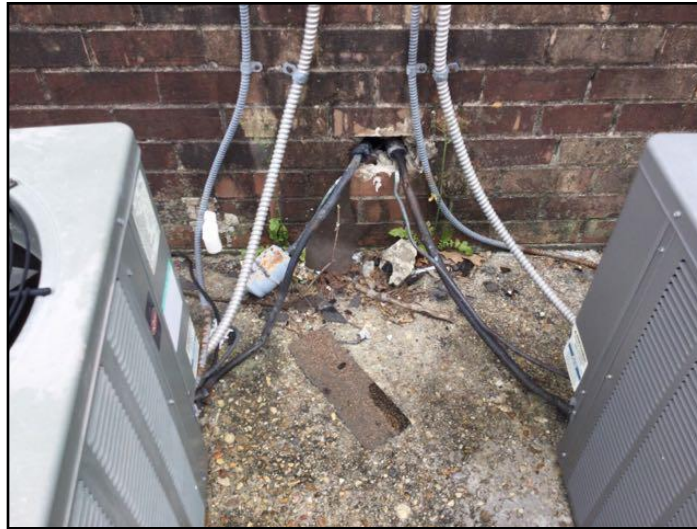
REFERENCE

Some of the insulation is missing around the air conditioning refrigerant lines.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Replace

Time: Regular maintenance



40. *Insulation - missing*

INSULATION AND VENTILATION

107 Meudon Street, Duson, LA April 15, 2022

Report No. 3182

www.lochardhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • 2 inches

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation material: • Not visible

Description

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

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• West

The main water shut offs are on the west side of the building.



41. West

Water heater type: • [Conventional](#)

Water heater location: • Closet

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• US Craftmaster

The water heater in unit B was tested and was functional.

Model number: E2E30LD035V *Serial number:* 9605154685

• Whirlpool.

The water heater in unit A could not be tested. The water heater in unit C was tested and was functional.

Model number: E2F40LD045V & E40LB6-45 100 *Serial number:* 0435138672 & 1641103589844

Water heater manufacturer: • The water heater in unit D was tested and was functional. However, the inspector noted significant rust on the tank. The water heater is a Hotstream. The model and serial number were not visible.

Water heater tank capacity: • [30 gallons](#) • [40 gallons](#)

Water heater approximate age:

• Unable to determine

The water heater in unit D appears to be the original water heater.

• 6 years

The water heater in unit C was manufactured in 2016.

- 18 years

The water heater in unit A was manufactured in 2004.

- 26 years

The water heater in unit B was manufactured in 1996.

Water heater typical life expectancy: • 8 to 12 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#) • [ABS plastic](#)

Main gas shut off valve location: • N/A - there is no gas service to the home.

Exterior hose bibb (outdoor faucet): • Present

Recommendations

OPTIONAL \ Plumbing

17. Condition: • Water turned off

The water to unit A was turned off. The inspector could not test any of the plumbing, including sinks, toilets, tubs, showers, dishwasher, garbage disposal, exterior faucets and water heater. The inspector recommends re-inspecting the plumbing after the water is turned on.

Task: Further evaluation

Time: Regular maintenance

SUPPLY PLUMBING \ Water shut off valve

18. Condition: • [Missing or cannot be located](#)

The handles are missing on two of the main water shut offs.

Implication(s): Chance of water damage to structure, finishes and contents | Difficult to service

Task: Replace

Time: Regular maintenance



42. Missing or cannot be located



43. Missing or cannot be located

WATER HEATER \ Life expectancy

19. Condition: • Past life expectancy

The water heater in unit B was manufactured in 1996. The water heater in unit D appears to be the original and has significant rust. Typical life expectancy is 8 to 12 years. The inspector recommends inspecting the water heaters annually for leaks. The inspector also recommends budgeting for replacement.

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Task: Inspect annually

Time: Regular maintenance

WATER HEATER \ Capacity

20. Condition: • [Inadequate](#)

The water heater in unit B is a 30 gallon water heater, which is smaller than typical for a two bathroom house. The inspector recommends replacing the water heater with a 40 gallon water heater the next time the water heater needs to be replaced.

Implication(s): Inadequate hot water

Task: Replace

Time: When necessary

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

21. Condition: • Missing handle

The handles are missing on the exterior faucets.

Task: Replace

Time: Regular maintenance



44. Missing handle



45. Missing handle

Description

Major floor finishes: • [Laminate](#) • Linoleum

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Metal

Exterior doors - type/material: • [Metal](#)

Range fuel: • Electricity

Appliances:

- Refrigerator
- Range
- Dishwasher

Units A, C & D have dishwashers.

- Waste disposal

Unit B has a garbage disposal.

- Range hood

The range hoods in all four units were tested and were functional.

Laundry facilities:

- Washer
- Dryer
- Vented to outside
- 240-Volt outlet

The dryer outlets are three prong outlets.

Kitchen ventilation: • Range hood

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • None

Inventory Garbage disposal (food waste grinder):

- Badger

The garbage disposal in unit B was tested and was functional. The garbage disposal was manufactured in 2022.

Model number: 100-2 *Serial number:* 22021407330

Inventory Dishwasher:

- Amana

The dishwasher in unit C was tested and was functional. The dishwasher appears to be newer.

Model number: ADB1400AGW3 *Serial number:* FA3834085

- GE

The dishwasher in unit D was not functional.

Model number: GSD830P-35WA *Serial number:* LG745277B

- Kenmore

The dishwasher in unit A was not functional.

Model number: 587.735700 *Serial number:* 00023890183

Inventory Range:

- Frigidaire

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR**
- REFERENCE

The range in unit C was tested and was functional.

Model number: FEF355ASC *Serial number:* VF22536954

• Hotpoint

The range in unit A was tested and was functional, except for the right front and right rear burners. The range in unit D was tested and was functional, except for the left front burner.

Model number: RB526DP1CC & RB5250A1AD *Serial number:* VZ217972R & DH164227D

• Whirlpool

The range in unit B was tested and was functional.

Model number: WFC310S0AW0 *Serial number:* R40919322

Inventory Refrigerator:

• Frigidaire

The refrigerator in unit A was not functional. The refrigerator in unit C was functional.

Model number: Not visible *Serial number:* Not visible

• Hotpoint

The refrigerator in unit B was tested and was functional.

Model number: CTX21BASNRAD *Serial number:* HH505605

• Kenmore

The refrigerator in unit D was tested and was functional.

Model number: Not visible *Serial number:* Not visible

Recommendations

WALLS \ Plaster or drywall

22. Condition: • [Water damage](#)

The inspector noted past water damage and potential mold on the ceilings and walls in all four of the units. The inspector recommends further evaluation by a mold specialist and remediation if required.

Task: Further evaluation

Time: Regular maintenance



46. Water damage



47. Water damage



48. Water damage



49. Water damage

EXHAUST FANS \ General notes

23. Condition: • [Inoperative](#)

The exhaust fan is not functional in the east bathroom in unit D.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Refrigerator

24. Condition: • Inoperative

The refrigerator in unit A was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: If necessary

APPLIANCES \ Range

25. Condition: • Burner inoperative

The right front and right rear burners were not functional on the range in unit A.

Implication(s): System inoperative

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Dishwasher

26. Condition: • Inoperative

The dishwasher in unit D was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Dryer

27. Condition: • Missing exterior cover

The exterior covers are missing on the dryer vents.

Task: Replace

Time: Regular maintenance



50. *Missing exterior cover*

END OF REPORT

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS