



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:

Dennis Lochard, LHI #11032, MHIB #0734



FOR THE PROPERTY AT:

109 Limoges 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. 3181
109 Limoges 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. 3181
For inspection at:
109 Limoges 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

109 Limoges Street, Duson, LA April 15, 2022

Report No. 3181

www.lochardhomeinspection.com

SUMMARY

ROOFING

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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 \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Rot or insect damage

Some of the soffit fascia boards are 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



1. *Rot or insect damage*

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

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2. 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



3. Rot or insect damage

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Masonry deterioration](#)

The bricks need some tuck point maintenance.

Implication(s): Weakened structure | Chance of structural movement

Task: Repair

Time: Regular maintenance

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4. Masonry deterioration

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Broken](#)

There are several broken panes in the windows.

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

Task: Replace

Time: Regular maintenance



5. Broken

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Electrical

OPTIONAL \ Electrical

Condition: • Other

Units C & D had no power. The inspector was unable to test any of the electrical service to units C & D

Task: Further evaluation

Time: Regular maintenance

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Three of the four outlets in the west bedroom in unit A have the hot and neutral wires reversed.

Implication(s): Electric shock

Task: Repair

Time: Regular maintenance



6. *Reversed polarity*

Condition: • Not mounted properly

The dryer outlet in unit D is not mounted properly.

Task: Repair

Time: Regular maintenance

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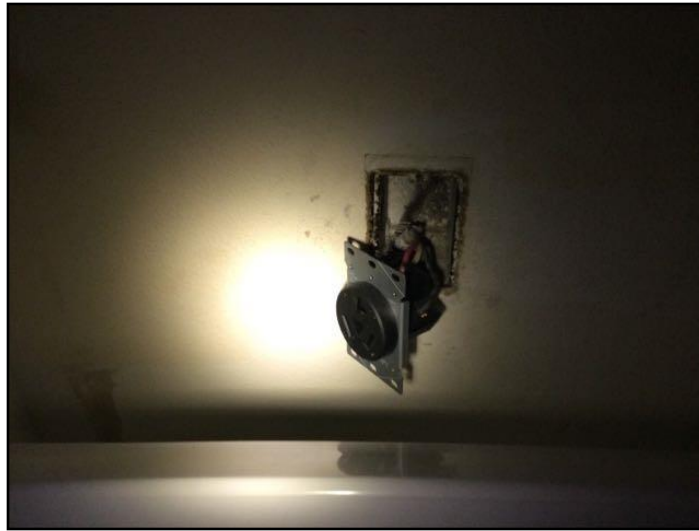
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7. Not mounted properly

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

The kitchen outlets in units B, C & D do not have GFCI protection. The age of the building (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

Condition: • [Missing](#)

There are broken or missing switch and outlets in all four of the units. Also, there are cover screws missing on all four of the electrical panel sub panels.

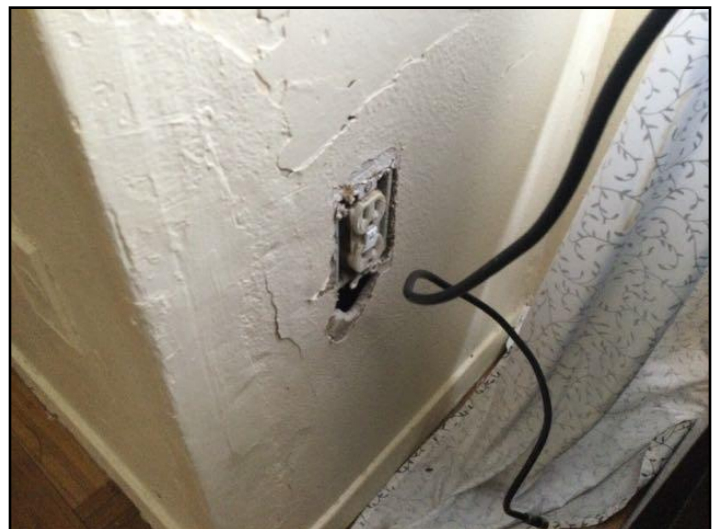
Implication(s): Electric shock

Task: Replace

Time: Regular maintenance



8. Missing



9. Missing

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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

Time: Regular maintenance

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • [Inoperative](#)

The smoke detectors in unit A are not functional. Also, the smoke detectors in unit B 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 \ Life expectancy

Condition: • Past life expectancy

The heater in unit A appears to be the original heater. Typical life expectancy is 18 to 25 years. The inspector recommends having the heater serviced every year. The inspector also recommends budgeting for replacement.

Implication(s): Equipment failure | No heat for building

Task: Service

Time: Regular maintenance

FURNACE \ Filter

Condition: • [Dirty](#)

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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



12. Dirty

HEATING CONTROL \ Thermostat

Condition: • Not functional

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

Task: Repair or replace

Time: Regular maintenance



13. Not functional

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Cooling & Heat Pump

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



14. Insulation - missing



15. Insulation - missing

Plumbing

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

The water heater in unit A was manufactured in 2010. Typical life expectancy is 8 to 12 years. The inspector recommends inspecting the water heaters for leaks annually. The inspector also recommends budgeting for replacement.

Implication(s): No hot water

Task: Inspect annually

Time: Regular maintenance

Condition: • Past life expectancy

The water heaters in units C & D were manufactured in 2004. 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

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

Condition: • Missing handle

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The handles are missing on three of the exterior faucets.

Task: Replace

Time: Regular maintenance



16. Missing handle



17. Missing handle

FIXTURES AND FAUCETS \ Faucet

Condition: • [Stiff or inoperative](#)

The cold water faucet handle is not functional on the tub in the west bathroom in unit A. Also, the cold water faucet handle is not functional on the tub in the east bathroom in unit B. Also, the shower activation knob is not functional on the tub in the east bathroom in unit B.

Implication(s): System inoperative or difficult to operate

Task: Repair or replace

Time: Regular maintenance



18. Stiff or inoperative

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FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

The west bathroom sink drain in unit A is clogged.

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

Task: Clean

Time: Regular maintenance

Interior

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

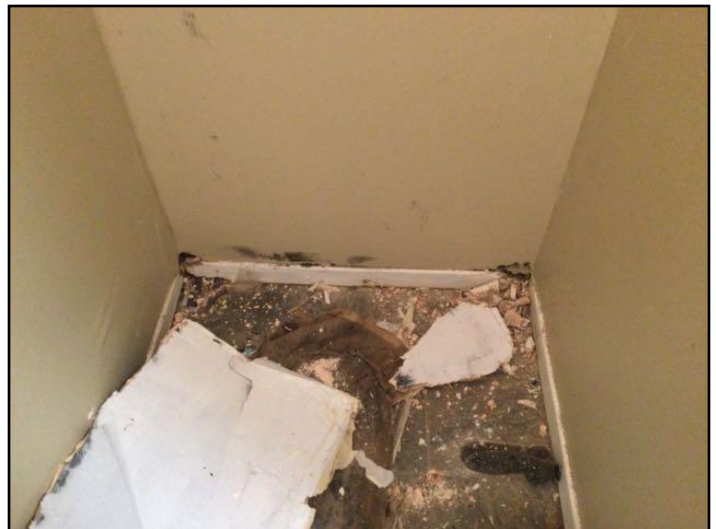
The inspector noted past water damage and potential mold on the ceilings and walls in units A & B. The inspector recommends further evaluation by a mold specialist and remediation if required.

Task: Further evaluation

Time: Regular maintenance



19. Water damage



20. Water damage

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21. Water damage



22. Water damage

EXHAUST FANS \ General notes

Condition: • [Inoperative](#)

The exhaust fans are not functional in both of the bathrooms in unit B.

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 B was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: If necessary

APPLIANCES \ Range

Condition: • Burner inoperative

The range in unit B was tested and was functional, except for the right rear burner. Also, the "surface unit" light stays lit all of the time

Implication(s): System inoperative

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Dishwasher

Condition: • Inoperative

The dishwasher in unit B was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: Regular maintenance

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APPLIANCES \ Waste disposal

Condition: • Inoperative

The garbage disposal in unit C was tested, but was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Dryer

Condition: • Missing exterior cover

The exterior covers are missing on the dryer vents.

Task: Replace

Time: Regular maintenance



23. Missing exterior cover



24. 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

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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 & C were vacant. Unit D was partially furnished, but not 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.

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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): • [Wood](#)

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

Driveway: • Concrete

Walkway: • Concrete

Exterior steps: • Metal

Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

1. Condition: • Rot or insect damage

Some of the soffit fascia boards are 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



25. Rot or insect damage

WALLS \ Wood siding

2. 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

EXTERIOR

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26. *Paint or stain - needed*

3. 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



27. *Rot or insect damage*

WALLS \ Masonry (brick, stone) and concrete

4. Condition: • [Masonry deterioration](#)

The bricks need some tuck point maintenance.

Implication(s): Weakened structure | Chance of structural movement

Task: Repair

Time: Regular maintenance

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28. Masonry deterioration

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

5. Condition: • [Broken](#)

There are several broken panes in the windows.

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

Task: Replace

Time: Regular maintenance



29. Broken

STRUCTURE

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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 south east corner of the building. Three of the covers were locked.



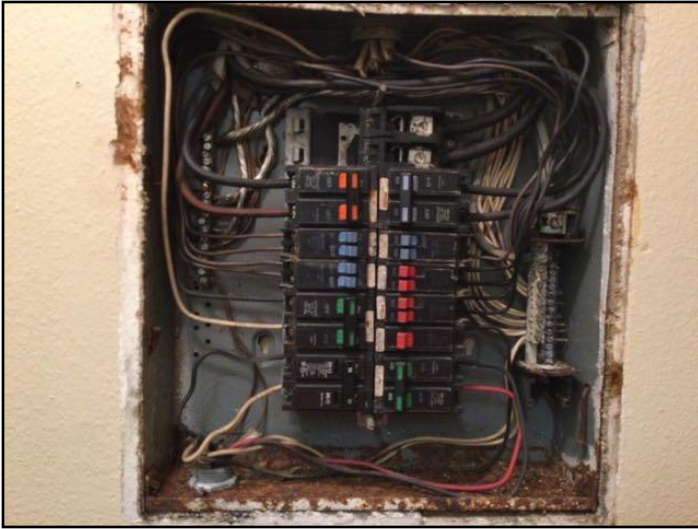
30. Breakers - exterior wall

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

Distribution panel type and location:

- Breakers - laundry room

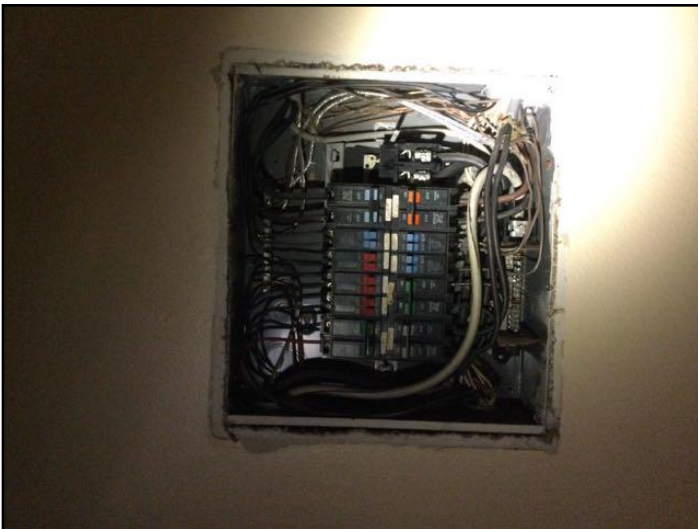
The electrical sub panels are in the laundry rooms in each unit.



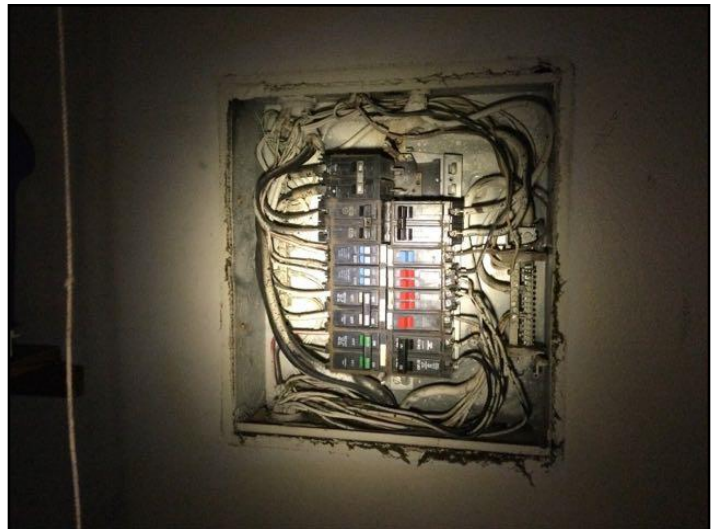
31. Breakers - laundry room



32. Breakers - laundry room



33. Breakers - laundry room



34. 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](#)

The bathroom outlets in all four of the units are GFCI protected.

• [GFCI - kitchen](#)

The kitchen outlet in unit A has been upgraded with GFCI protection.

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

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

Recommendations

OPTIONAL \ Electrical

6. Condition: • Other

Units C & D had no power. The inspector was unable to test any of the electrical service to units C & D

Task: Further evaluation

Time: Regular maintenance

DISTRIBUTION SYSTEM \ Outlets (receptacles)

7. Condition: • [Reversed polarity](#)

Three of the four outlets in the west bedroom in unit A have the hot and neutral wires reversed.

Implication(s): Electric shock

Task: Repair

Time: Regular maintenance



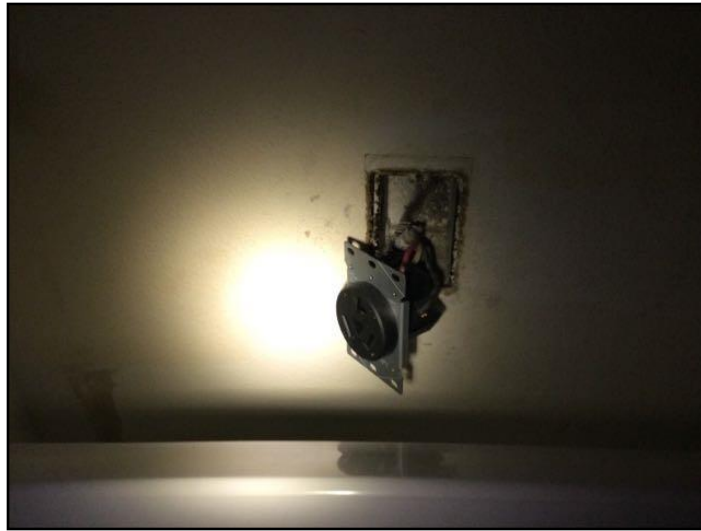
35. *Reversed polarity*

8. Condition: • Not mounted properly

The dryer outlet in unit D is not mounted properly.

Task: Repair

Time: Regular maintenance



36. Not mounted properly

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

The kitchen outlets in units B, C & D do not have GFCI protection. The age of the building (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

10. Condition: • [Missing](#)

There are broken or missing switch and outlets in all four of the units. Also, there are cover screws missing on all four of the electrical panel sub panels.

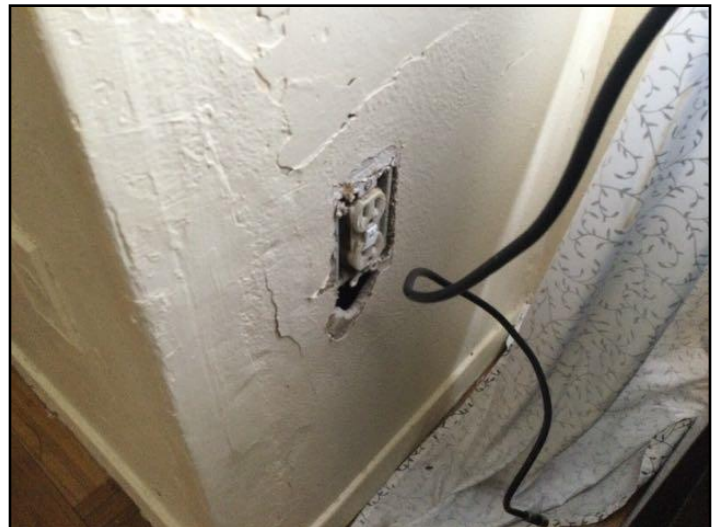
Implication(s): Electric shock

Task: Replace

Time: Regular maintenance



37. Missing



38. Missing



39. Missing

DISTRIBUTION SYSTEM \ Lights

11. 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)

12. Condition: • [Inoperative](#)

The smoke detectors in unit A are not functional. Also, the smoke detectors in unit B 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

Description

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

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

Furnace manufacturer:

• International Comfort

The heaters in units B, C & D could not be tested.

Model number: FMA4P3000A & FEM4P2400A (2 units) *Serial number:* V141062089, A161574164 & V151167316

• Magic Chef

The heater in unit A was tested and was functional.

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

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

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

Efficiency: • [Conventional](#)

Approximate age:

• [6 years](#)

The heater in unit C was manufactured in 2016.

• [7 years](#)

The heater in unit D was manufactured in 2015.

• [8 years](#)

The heater in unit B was manufactured in 2014.

• [40 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: • 20" x 20" • 1" thick

Chimney liner: • [Not required](#)

Recommendations

FURNACE \ Life expectancy

13. Condition: • Past life expectancy

The heater in unit A appears to be the original heater. Typical life expectancy is 18 to 25 years. The inspector recommends having the heater serviced every year. The inspector also recommends budgeting for replacement.

Implication(s): Equipment failure | No heat for building

Task: Service

Time: Regular maintenance

FURNACE \ Filter

14. Condition: • [Dirty](#)

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

HEATING

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Implication(s): Increased heating costs | Reduced comfort

Task: Replace

Time: Regular maintenance



40. Dirty



41. Dirty

HEATING CONTROL \ Thermostat

15. Condition: • Not functional

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

Task: Repair or replace

Time: Regular maintenance



42. Not functional

COOLING & HEAT PUMP

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Description

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

Manufacturer:

- Goodman

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

Model number: GSC130241AE *Serial number:* 0807644160

- International Comfort

The air conditioners in units B, C and D could not be tested

Model number: NXA424GKC101 (3 units) *Serial number:* E151204451, E152221800 & E154701174

Cooling capacity: • [2 Tons](#)

Compressor approximate age:

- 7 years

The air conditioners in unit B, C & D were manufactured in 2015.

- 14 years

The air conditioner in unit A was manufactured in 2008.

Typical life expectancy: • 20-25 years

Temperature difference across cooling coil:

- 15°

The inspector measured 15° of difference on the air-conditioner in unit A.

- Acceptable temperature difference: 14° to 22°

- This suggests good performance.

Recommendations

AIR CONDITIONING \ Refrigerant lines

16. 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

COOLING & HEAT PUMP

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43. Insulation - missing



44. Insulation - missing

INSULATION AND VENTILATION

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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](#) • Turbine 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.



45. 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: E40LB6-45 100 *Serial number:* 1641103589843

• Whirlpool.

The water heater in unit A was tested and was functional. The water heaters in units C & D could not be

Model number: E2F40LD045V (3 units) *Serial number:* 1052T409500, 0446107974 & 0409115478

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

Water heater approximate age:

• 6 years

The water heater in unit B was manufactured in 2016.

• 12 years

The water heater in unit A was manufactured in 2010.

• 18 years

The water heaters in units C & D were manufactured in 2004.

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

One of the four exterior faucets was tested and was functional.

Recommendations

WATER HEATER \ Life expectancy

17. Condition: • [Near end of life expectancy](#)

The water heater in unit A was manufactured in 2010. Typical life expectancy is 8 to 12 years. The inspector recommends inspecting the water heaters for leaks annually. The inspector also recommends budgeting for replacement.

Implication(s): No hot water

Task: Inspect annually

Time: Regular maintenance

18. Condition: • Past life expectancy

The water heaters in units C & D were manufactured in 2004. 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

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

19. Condition: • Missing handle

The handles are missing on three of the exterior faucets.

Task: Replace

Time: Regular maintenance



46. Missing handle

47. Missing handle

FIXTURES AND FAUCETS \ Faucet

20. Condition: • [Stiff or inoperative](#)

The cold water faucet handle is not functional on the tub in the west bathroom in unit A. Also, the cold water faucet handle is not functional on the tub in the east bathroom in unit B. Also, the shower activation knob is not functional on the tub in the east bathroom in unit B.

Implication(s): System inoperative or difficult to operate

Task: Repair or replace

Time: Regular maintenance



48. Stiff or inoperative

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

21. Condition: • [Slow drains](#)

The west bathroom sink drain in unit A is clogged.

PLUMBING

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

Task: Clean

Time: Regular maintenance

Description

Major floor finishes: • Linoleum

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

Windows: • Metal

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

Range fuel: • Electricity

Appliances:

- Refrigerator
- Range
- Dishwasher

Units B, C & D have dishwashers

- Waste disposal

Units A & C have garbage disposals.

- Range hood

The range hood in unit A was tested and was 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 C could not be tested.

Model number: 100-2 *Serial number:* 20101148435

- Disposall

The garbage disposal in unit a was tested and was functional.

Model number: GFC290 02 *Serial number:* DF3083891

Inventory Dishwasher:

- Frigidaire

The dishwasher in unit B was tested, but was not functional. The dishwasher in unit C could not be tested

Model number: FDB510LCS3 & FDB510LCS1 *Serial number:* TH82199670 & TH53612788

Inventory Dishwasher: • The dishwasher in unit D could not be tested. It is a Roper, model RUD4000MQ0, serial number FS3652375

Inventory Range:

- GE

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The range in unit A was tested and was functional.

Model number: JBS15 H1WW Serial number: SG167877P

- Hotpoint

The range in unit B was tested and was functional, except for the right rear burner. also, the "surface unit" light that stays lit all of the time

Model number: Not visible Serial number: Not visible

- Whirlpool

The range in unit C could not be tested.

Model number: RF302BXXG1 Serial number: RK2850700

Inventory Range: • The range in unit C could not be tested. The make, model and serial number were not visible.

Inventory Refrigerator:

- Hotpoint

The refrigerator in unit C could not be tested.

Model number: HTR16ABSHRCC Serial number: RT751726

- Kenmore

The refrigerator in unit B was tested, but was not functional.

Model number: Not visible Serial number: Not visible

- Whirlpool

The refrigerator in unit A was tested and was functional.

Model number: Not visible Serial number: Not visible

Recommendations

WALLS \ Plaster or drywall

22. Condition: • [Water damage](#)

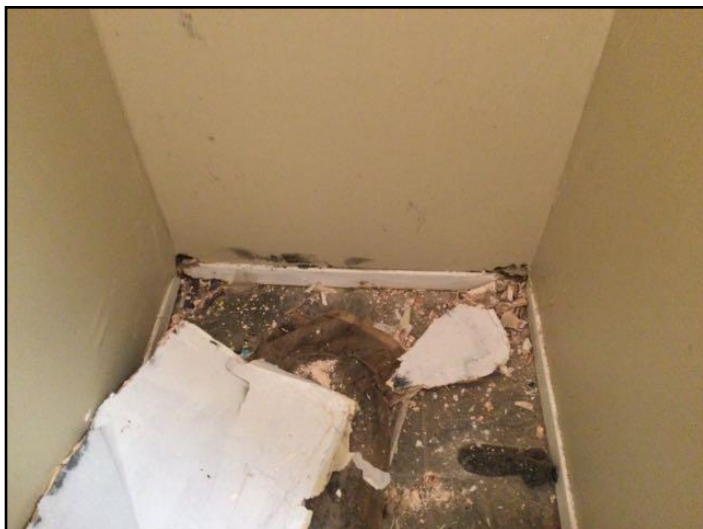
The inspector noted past water damage and potential mold on the ceilings and walls in units A & B. The inspector recommends further evaluation by a mold specialist and remediation if required.

Task: Further evaluation

Time: Regular maintenance



49. Water damage



50. Water damage



51. Water damage



52. Water damage

EXHAUST FANS \ General notes

23. Condition: • [Inoperative](#)

The exhaust fans are not functional in both of the bathrooms in unit B.

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 B was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: If necessary

APPLIANCES \ Range

25. Condition: • Burner inoperative

The range in unit B was tested and was functional, except for the right rear burner. Also, the "surface unit" light stays lit all of the time

Implication(s): System inoperative

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Dishwasher

26. Condition: • Inoperative

The dishwasher in unit B was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Waste disposal

27. Condition: • Inoperative

The garbage disposal in unit C was tested, but was not functional.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: Regular maintenance

APPLIANCES \ Dryer

28. Condition: • Missing exterior cover

The exterior covers are missing on the dryer vents.

Task: Replace

Time: Regular maintenance



53. Missing exterior cover



54. Missing exterior cover

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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.

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» 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