

Inspection report for the property at 101 Stubbs Avenue, Monroe, LA 71201

This report is prepared exclusively for **Glynis Davis**
Inspected On: **2023-10-27**

Company Information

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[Published Report](#)



Nestled in the heart of the beautiful Monroe Garden District, this 2-bedroom, 2-bathroom antique home, exudes timeless charm with modern comforts. Located on a huge corner lot this home offers a detached 2 car garage/workshop and an additional apartment, along with a great back patio looking over the sprawling yard. With its vintage architecture and modernly styled detailing, the main residence showcases a combination of old-world vibes and modern convenience. The additional apartment on the premises presents an excellent option for a 3rd bedroom or for guest accommodations, adding an extra layer of versatility to this property.



Inspected By:

Michael Burroughs , LA
State License #LHI 10044,
ASHI 202398

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection. The Visual Inspection Service provided by this company does not itself offer any warranty or insurance for the purchaser of this service. **Further, the Visual Inspection Service provides no guarantees that all problems or adverse conditions will be found in and around a property. Neither the inspection company nor the inspector assumes responsibility for defects or adverse conditions discovered after the inspection.**

Nothing in this report should be construed as advice to the client to purchase, or not to purchase, the property.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. The Visual Inspection Service is performed in accordance with the **Standards of Practice** as published by the **Louisiana State Board of Home Inspectors** and according to these standards, is intended to provide the client with a better understanding of the property conditions, as **observed** at the time of the inspection. The observation is limited to a **visual** survey of **certain fixed components and systems** of a property. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Without full use of all utilities, the inspector may extrapolate conclusions which cannot be confirmed during the inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will a limit defined scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

The "Uniform Building Inspection Report" referenced narrative book

You as a buyer, need all the information you can get to make an informed decision regarding your purchase... and you need it fast.

The report includes referenced narrative corresponding to items inspected to provide your with **a maximum amount of information in the shortest period of time**. You must read the preprinted, or hand written narratives corresponding to each checked item to have read the entire report. The report, including the use of signifying letter codes, is the professional opinion of the inspector, based on the accessibility of the certain fixed components surveyed.

The reporting system is designed for varying levels of surveys and /or inspections. Be aware that the Visual Survey performed to the Louisiana State Board of Home Inspectors Standards does not address all items in the Survey finding Tables.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often

contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

 **Review:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature. It is recommended that this finding, and all associated components, be reviewed and corrected as needed by a qualified licensed contractor.

 **Recommended Preventive Maintenance:**
These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace. Most of these types of findings are an appearance issue and repairs should decrease deterioration.



Improve: Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.



Monitor: Monitor the situation on a regular basis. Items that should be watched to see if correction may be needed in the future. Correction by a qualified licensed contractor, if and when necessary, are recommended



Due Diligence: Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.



Efficiency: Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status. Repair, alteration, or replacement usually improves efficiency of the component or system.



Note: Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

Description: *Detailed description of various aspects of the property noted during the inspection.*

Pest Inspection

The home inspection company nor the home inspector will preform a Pest Inspection. We recommend that you engage the services of a license Pest control company for the Pest and Wood destroying Pest inspection. While the inspection company looks for the damage done these pest, the inspector is not a pest expert and relies on the information provided by the Pest Inspector in respect to pest in a home.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Moisture Meter Testing

Where moisture meter testing is indicated in this report a Protimeter Survey Master Dual Function was used.

Summary

Major Concerns

⚠️ **ED-5 Exteriors and Decks:** Overall, a cohesive plan is needed for the exterior envelope of this building. There are multiple issues and defects that require repair now, or in the near term. For this reason, a cohesive plan is needed. Hire a qualified general contractor to further evaluate this exterior envelope and make repairs as recommended to ensure reliable performance. Examples of observations and red flags found during inspection today include:

Localized caulking failure

- At window to trim junctures
- At window sills
- At siding to trim junctures
- At exposed locations
- At door trim junctures

Localized paint failure

- At exposed locations
- Peeling paint noted
- On the exposed locations above the roofline
- Repair could necessitate some environmental control for older lead paint

Indications of possible concealed water damage

- Where kick-out flashings are inadequate at roof to wall junctures

⚠️ **A-2 Attic:** Liberties have been taken with good framing practices on this roof frame that could create unreliable performance from this roof structure. Multiple red flags were noted during inspection:

- There is a pronounced sag in the middle of the running ridge.
- Multiple repairs were noted inside the attic with some odd sistered 2/4 material on top of a very humble looking home made truss that appears to be the original roof frame.
- There is another large sag of the roof and the addition appears to be poorly attached to the home.
- At the entry porch the front post is clearly rotted and making poor connections to the roof frame.
- Sagging or bellies were also noted in the field of the roof indicating sagging rafters.
- Over notching of the rafters.

I recommend hiring a framing contractor or structural engineer to further evaluate and repair this roof frame. Implement repairs as recommended. Refer to line 9200 & 9230 of the Uniform Building Inspection Report Binder.

🔧 **G-2 Grounds:** Portions of the walkway flatwork around the home are settling creating trip hazards. Hire a qualified general contractor to further investigate and repair to eliminate all trip hazards and ensure a reliable walking surface.

🔧 **G-5 Grounds:** Front step rise uneven at the top. Refer to line 0390 of the Uniform Building Inspection Report Binder.

🔧 **G-6 Grounds:** Rear exterior stairs hand and guard rails improper. Refer to line 0290 of the Uniform Building Inspection Report Binder.

🔧 **G-7 Grounds:** Exterior steps installation questionable. Refer to line 0280 of the Uniform Building Inspection Report Binder.

🔧 **G-8 Grounds:** The gates for the fencing are sagging and require adjustment / repair for proper operation.

🔧 **G-9 Grounds:** Localized damage was noted to the fencing - see Rear side. Implement carpentry repairs as needed. Fence appears to be tilted in various locations. Gates appear to need adjustment. Refer to line 0640, 0630 and 0510 of the Uniform Building Inspection Report Binder.

🔧 **ED-3 Exteriors and Decks:** Masonry siding cracked possibly indicating foundation movement or defect. These cracks may only be a masonry issue and not foundational as the foundation is a pier and beam system.

🔧 **ED-4 Exteriors and Decks:** Masonry siding mortar joints missing or damaged in numerous locations.

🔧 **ED-6 Exteriors and Decks:** Siding and roof trims appear damaged in various locations. Refer to line 1310 of the Uniform Building Inspection Report Binder.

🔧 **ED-7 Exteriors and Decks:** Soffit /eaves damaged or cracked in various locations. Refer to line 1450 of the Uniform Building Inspection Report Binder.

🔧 **ED-8 Exteriors and Decks:** Windows appear to be painted shut. Refer to line 1530 of the Uniform Building Inspection Report Binder.

🔧 **ED-10 Exteriors and Decks:** Window screens missing from various locations. Refer to line 1550 of the Uniform Building Inspection Report Binder.

🔧 **G1-1 Garage:** Exposed electrical splices noted in numerous locations in the garage. Electrical wiring exposed where it can be damaged. Surface installed non metallic sheathed cable is exposed and can be damaged. Junction box covers are missing in numerous locations. Refer to line 5440,5300, 5340,& 5310 of the Uniform Building Inspection Report Binder.

🔧 **G1-2 Garage:** Tree limbs in contact with detached garage. Refer to line 0660 & 0680 of the Uniform Building Inspection Report Binder.

🔧 **G1-3 Garage:** Wood siding in contact with earth and damaged. Refer to line 0800 of the Uniform Building Inspection Report Binder.

🔧 **G1-4 Garage:** Detached garage roof appear to be near the end of life. Refer to line 1020 of the Uniform Building Inspection Report Binder.

🔧 **ES-2 Electric Service:** Anchoring pulling loose noted. Refer to line 5040 of the Uniform Building Inspection Report Binder.

🔧 **ES-3 Electric Service:** Electrical service passes through trees

🔧 **EDFW-1 Electric Distribution and Finish Wiring:** Knock outs missing from junction box. Refer to line 5310 & 5340 of the Uniform Building Inspection Report Binder.

🔧 **EDFW-2 Electric Distribution and Finish Wiring:** Nonmetallic sheathed cable installed on the exterior of the buildings. Refer to line 5440 of the Uniform Building Inspection Report Binder.

🔧 **EDFW-3 Electric Distribution and Finish Wiring:** Wiring laying on earth under the home. Refer to line 5360 of the Uniform Building Inspection Report Binder.

🔧 **EDFW-4 Electric Distribution and Finish Wiring:** The open electrical junction box in the garage and crawl space and attic needs to be covered for improved safety. This is as simple as installing a cover plate over the box to protect the wiring. Sometimes, an extension ring is needed if finishes are covering the box. Repair as needed for improved safety.

🔧 **EDFW-6 Electric Distribution and Finish Wiring:** *Hire a licensed electrician to eliminate all open grounds.* This is a common condition in older buildings (prior to 1962) where three prong receptacles have been installed on an older two wire system. This creates a safety hazard as it is false advertising; appliances that rely on an equipment ground to discharge a fault can be plugged into ungrounded circuits. This disables the important safety feature of an equipment ground. Proper repair can include:

- Running an equipment grounding conductor or a new three-wire circuit
- Filling the third prong of the receptacle or restoring a two-prong receptacle or
- Installing GFCI protection for this circuit and labeling the open ground receptacles

If GFCI protection is used, the outlets on this circuit should be labeled so it is clear they are ungrounded and GFCI protected. Examples of locations where open grounds were found include: Refer to line 5600 of the Uniform Building Inspection Report Binder.

🔧 **EDFW-7 Electric Distribution and Finish Wiring:** Outlets near water do not appear to be GFCI protected.

🔧 **HCFV-2 Heating, Cooling, Fireplaces and Ventilation:** Heater exhaust flue too close to combustibles. Refer to line 2150 and 9670 of the Uniform Building Inspection Report Binder.

🔧 **HCFV-3 Heating, Cooling, Fireplaces and Ventilation:** Heater exhaust vent improper and needs review or repair. Refer to line 2150 of the Uniform Building Inspection Report Binder.

🔧 **P-3 Plumbing:** Copper water lines under the home are not insulated. Refer to line 4440 of the Uniform Building Inspection Report Binder.

🔧 **I-3 Interior:** Doors appear to be out of square and dragging on jambs. Refer to line 7300 & 7310 of the Uniform Building Inspection Report Binder.

🔧 **K-2 Kitchen:** Exhaust fan appears to need service and cleaning. Refer to line 8100 of the Uniform Building Inspection Report Binder.

🔧 **B-4 Bathrooms:** Caulking and sealing of the shower walls at wall joints, tub joints and plumbing fixtures in bathrooms.

🔧 **A-3 Attic:** The attic insulation is out of position and incomplete in places. For improved energy efficiency and to reduce heat loss, I recommend repairing incomplete thermal barriers and re-insulate to modern standard or to best possible levels. Be sure to seal up all air leakage points during repairs and prior to insulating to modern standard be sure all projects such as wiring and

bath fans have been completed. Refer to line 9700 & 9710 of the Uniform Building Inspection Report Binder.

 **A-4 Attic:** Gable vent screens damaged. Refer to line 9620 of the Uniform Building Inspection Report Binder.

 **A-5 Attic:** The attic and roof cavity ventilation look to be inadequate. Standards recommend open ventilation levels in a ratio of 1 to 150 of the attic area. During re-roofing, I recommend having a roofing company evaluate the level of ventilation on this roof and improve with ridge, soffit, core or other vents as recommended. Additional ventilation will likely be recommended by a roofing contractor when re-roofing.

 **CS-1 Crawl Space:** The crawl space could not be accessed during inspection. The access below the building was inadequate for me to crawl; this limits the scope of this home inspection and increases risks of hidden problems. General standards recommend an 18 by 24 inch access opening and at least 30 inches of clearance between the framing and the ground. This access and the below house clearances need to be improved / repaired so that the entire crawl area can be inspected. Implement repairs as needed and then re-inspect.

 **CS-2 Crawl Space:** Crawlspace access door damaged and faulty. Refer to line 9410 of the Uniform Building Inspection Report Binder.

 **CS-3 Crawl Space:** No vapor barrier has been installed on the soils of this crawl space to contain the moisture in the ground. This is a conducive pest condition and can lead to high moisture conditions. Install a 6 mil. black plastic vapor barrier to cover all exposed earth. Refer to line 9750 of the Uniform Building Inspection Report Binder.

 **SB-1 Structure and Basement:** Signs of possible foundation movement noted in the masonry siding. Refer to line 1190, 9190 and 9070 of the Uniform Building Inspection Report Binder.

Recommended Maintenance Items

 **G-3 Grounds:** [Cracks](#) were noted in walkway flatwork. Regular sealing of small to moderate cracks with a quality exterior flexible sealant can minimize water penetration and prolong the life of the flatwork. Large cracks can present a more urgent need for repair, especially if the cracks lead to displacement and trip hazards.



- *No immediate repair appears necessary, though water will continue to deteriorate the surface until the flatwork is repaired or replaced.*

 **G-4 Grounds:** Pruning trees, branches and vegetation away from the house is recommended. Where trees, branches and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6-feet. All vegetation, including smaller landscaping such as grasses, flowers and shrubs should be kept 1-foot off the house to eliminate contact which could trap moisture against the building.

 **ED-2 Exteriors and Decks:** Fascia damaged and paint peeling.

 **ED-9 Exteriors and Decks:** Caulk and seal around door and window frames recommend. Refer to line 1910 of the Uniform Building Inspection Report Binder.

 **HCFV-7 Heating, Cooling, Fireplaces and Ventilation:** Signs of possible Microbial growth (suspected Mold) noted at a/c registers in various locations. Refer to line 7015 of the Uniform Building Inspection Report Binder.

Improves

 **ES-4 Electric Service:** Inadequate or unconfirmed labeling of the electric panel circuit breakers was noted during inspection. This should be corrected for improved safety.

 **HCFV-1 Heating, Cooling, Fireplaces and Ventilation:** Flex gas line enters the heating - this piping should be hard pipe to prevent the metal cabinet from rubbing on the thin wall flex gas line. Refer to line 4300 of the Uniform Building Inspection Report Binder.

 **HCFV-5 Heating, Cooling, Fireplaces and Ventilation:** Power supply cord laying in condensation pan under heating unit. Refer to line 2400 of the Uniform Building Inspection Report Binder.

 **HCFV-6 Heating, Cooling, Fireplaces and Ventilation:** Tape joints appear to be coming loose in duct work. Refer to line 2230 of the Uniform Building Inspection Report Binder.

 **B-2 Bathrooms:** Water closet loose on floor.

Monitors

 **RCG-1 Roof, Chimney and Gutters:** Shingles appear to be lifted in numerous locations which may allow wind damage or lifting to shingles. Refer to line 1010-1019 of the Uniform Building Inspection Report Binder.

 **RCG-2 Roof, Chimney and Gutters:** Shingles or roof deck appears to sag in various locations around the home. Refer to line 1000 -1009 of the Uniform Building Inspection Report Binder.

 **RCG-3 Roof, Chimney and Gutters:** Suspected roof repairs noted. Refer to line 1190 of the Uniform Building Inspection Report Binder.

 **HCFV-4 Heating, Cooling, Fireplaces and Ventilation:** Pan under evaporator coils and heating unit rusted. Refer to line 2830 of the Uniform Building Inspection Report Binder.

 **CS-4 Crawl Space:** Crawlspace venting questionable at the time of the inspection. Refer to line 9430 & 9440 of the Uniform Building Inspection Report Binder.

Due Diligences

 **P-2 Plumbing:** The main water pipe from the street to the home appears to be done with old galvanized steel pipe. This pipe could require updating at any time. Evaluation of this pipe is beyond the scope of this inspection as the pipe is not visible. Keep this pipe in mind for updating should you do any other digging in the front of the home between the house and the water meter.



- *Please also note that when updating older metal pipes, there is a risk of disabling important grounding systems for your electrical service. During updates to older metal pipes, consider*

having your electrical grounding and bonding systems further investigated and repaired as recommended by a licensed electrical contractor.

🔍 **P-4 Plumbing: A video camera sewer scope is recommended.** An evaluation of the sewer line below the ground is beyond the scope of this inspection. Due to the age and location of the building, a sewer scope is recommended to further evaluate the sewer line and the below ground connections between the house and the municipal sewer line. Sewer scopes are done using video cameras and can reveal the materials, condition and reliability of the sewer line. If that has been done recently, I recommend having a sewer scope performed.

Efficiencies

🍃 **A-1 Attic:** Attic access not insulated.

Notes

- 📍 **G-10 Grounds:** This property has outbuildings. These are beyond the scope of this inspection. The focus of this inspection is on the house.
- 📍 **G1-5 Garage:** Access impaired by storage items.
- 📍 **ES-1 Electric Service:** Meter base
- 📍 **ES-5 Electric Service:** None present at the time of the inspection.
- 📍 **EDFW-5 Electric Distribution and Finish Wiring:** The current occupant's belongings are restricting access to some of the electric receptacles. This is inhibiting access to and testing of some of the electric receptacles.
- 📍 **EDFW-8 Electric Distribution and Finish Wiring:** Alarms systems are not part of the home inspection.
- 📍 **EDFW-9 Electric Distribution and Finish Wiring:** None present at the time of the inspection.
- 📍 **P-1 Plumbing:** This shows the location of the water meter at the street side of the house.
- 📍 **AP-1 Additional Plumbing:** None present at the time of the inspection
- 📍 **AP-2 Additional Plumbing:** None present at the time of the inspection.
- 📍 **I-2 Interior:** Sags and patches noted in sheetrock in numerous locations.
- 📍 **I-4 Interior:** None present at the time of the inspection.
- 📍 **LF-1 Laundry Facilities:** Apparently, the washer and dryer appliances may not be included in this sale.
- 📍 **LF-2 Laundry Facilities:** The clothes dryer is apparently not included with the sale of the house. I recommend verifying this and budget accordingly.

The Professional Real Estate Inspection Report

General Comments

Building Characteristics, Conditions and Limitations

Grounds

General Grounds Photos

Drainage and Site

Driveways/Walkways/Flatwork

Window and Stairwells

Grounds, Trees and Vegetation

Retaining Walls

Exterior Stairs

Fences

Outbuildings, Trellises, Storage Sheds, Barns

Exteriors and Decks

Exterior Elevations

Siding and Trim

Eaves

Exterior Doors

Exterior Window Frames

Decks, Porches and Balconies

Fuel Storage and Distribution

Oil Storage

Propane Storage

Gas Meter

Gas, Propane and Oil Piping

Garage

Garage General

Garage Doors and Automatic Openers

Garage Floor

Roof, Chimney and Gutters

Roof Materials

Chimneys

Skylights

Gutters and Downspouts

Electric Service

- Electric Service Voltage Tested
- Electric Service
- Electric Service Equipment
- Sub Panel
- Generator Equipment
- Appliance Disconnects
- Electrical Grounding System
- Electrical Bonding System

Electric Distribution and Finish Wiring

- Branch Wiring
- Receptacles and Fixtures
- Ceiling Fans
- Smoke and Carbon Monoxide Alarm Systems
- Low Voltage Wiring
- Solar / Photovoltaic Systems

Heating, Cooling, Fireplaces and Ventilation

- Heating System
- Vents and Flues
- Air Filters
- Cooling Systems and Heat Pumps
- Heating and Cooling Distribution Systems
- Mechanical Ventilation Systems
- Additional Heat Sources
- Gas Fireplaces
- Solid Fuel Fireplaces

Plumbing

- Water Meter
- Water Service Supply
- Distribution Pipe
- Waste Pipe and Discharge
- Water Heater
- Water Temperature
- Exterior Hose Bibs
- Additional Sinks

Additional Plumbing

- Sump Pumps and Drains

Sewage Ejector Pumps

Central Vacuum

Fire Suppression

Interior

General Interior Photos

Floors and Floor Materials

Walls, Ceilings, Trim and Closets

Wall Insulation and Air Bypass

Stairs and Railings

Interior Doors

Windows

Elevators

Kitchen

General Kitchen Photos

Sinks and Faucets

Cabinets and Countertops

Ventilation Method

Refrigerators

Dishwasher

Ranges, Ovens and Cooktops

Disposers

Appliances General

General Kitchen Condition

Laundry Facilities

Washer

Dryer

Laundry Sinks

Laundry Ventilation

Bathrooms

General Bathroom Photos

Sinks and Cabinets

Toilet

Bathtub / Shower

Bathroom Ventilation

General Bath Condition

Attic

Attic Access

- Roof Framing and Sheathing
- Attic Insulation
- Attic and Roof Cavity Ventilation

Crawl Space

- General Crawl Space
- Crawl Space Access
- Vapor Barrier
- Crawl Space Ventilation
- Posts and Footings
- Insulation
- Moisture Conditions

Structure and Basement

- Foundation
- Floor, Wall and Ceiling Framing
- Basement
- Basement Moisture

Checking Out Procedure

- Check Out List

General Comments

Building Characteristics, Conditions and Limitations

Style of Home: Rustic

Type of Building : Residential Single Family (1 story)

Approximate Square Footage: 2500

***Description:** The approximate square footage listed here is listed as a courtesy and is based off of public records and disclosure. An evaluation of square footage of the buildings and property lines is beyond the scope of this inspection.*

Approximate Year of Original Construction: 1950's

***Description:** Unless the wiring in the building has been fully updated, this building likely has wiring that predates the late 1980's. Branch circuit wiring installed in buildings built prior to the late 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. **Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius.** Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring. It is beyond the scope of this inspection to determine if any such incompatible components are installed. Based on the age of this building, be aware that such components may be present.*

***Description:** In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection. If you wish to seek additional information, I recommend contacting an environmental lab or industrial hygienist.*

Weather during the inspection: Clear

Grounds

General Grounds Photos

(G-1) (no modifier): grounds view



Drainage and Site

- Clearance to Grade:** Standard
- Downspout Discharge:** Above grade
- Site Description:** Flat

Driveways/Walkways/Flatwork

- Driveway:** Concrete
- Walkways:** Concrete
- Patios:** Concrete

🔧 (G-2) Review: Portions of the walkway flatwork around the home are settling creating trip hazards. Hire a qualified general contractor to further investigate and repair to eliminate all trip hazards and ensure a reliable walking surface.



🔧 (G-3) Recommended Preventive Maintenance:
Cracks were noted in walkway flatwork. Regular sealing of small to moderate cracks with a quality exterior flexible sealant can minimize water penetration and prolong the life of the flatwork. Large

cracks can present a more urgent need for repair, especially if the cracks lead to displacement and trip hazards.



- *No immediate repair appears necessary, though water will continue to deteriorate the surface until the flatwork is repaired or replaced.*



Window and Stairwells

None Noted

Grounds, Trees and Vegetation

Trees/Vegetation too near building: Yes - Prune Vegetation off House



(G-4) Recommended Preventive Maintenance:

Pruning trees, branches and vegetation away from the house is recommended. Where trees, branches and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended as many rodents can jump 6-feet. All vegetation, including smaller landscaping such as grasses, flowers and shrubs should be kept 1-foot off the house to eliminate contact which could trap moisture against the building.

Retaining Walls

Retaining Wall Material: None Noted

Exterior Stairs

Exterior Stairs: None noted

🔧 (G-5) Review:

Front step rise uneven at the top. Refer to line 0390 of the Uniform Building Inspection Report Binder.



🔧 (G-6) Review: Rear exterior stairs hand and guard rails improper. Refer to line 0290 of the Uniform Building Inspection Report Binder.



🔧 (G-7) Review:

Exterior steps installation questionable. Refer to line 0280 of the Uniform Building Inspection Report Binder.



Fences

Exterior Fencing: Present, Sagging Gates and Fencing, Localized Damage to Fencing

🔧 (G-8) Review: The gates for the fencing are sagging and require adjustment / repair for proper operation.

🔧 (G-9) Review: Localized damage was noted to the fencing - see Rear side. Implement carpentry repairs as needed. Fence appears to be tilted in various locations. Gates appear to need adjustment. Refer to line 0640, 0630 and 0510 of the Uniform Building Inspection Report Binder.



Outbuildings, Trellises, Storage Sheds, Barns

Storage shed

📍 (G-10) Note:

This property has outbuildings. These are beyond the scope of this inspection. The focus of this inspection is on the house.



Exteriors and Decks

Exterior Elevations

(ED-1) (no modifier):

Side view



Siding and Trim

Trim Material: Wood

Siding Material: Brick, Fiber-cement, Asbestos cement

Description:

This building has an old cement shingle siding system that likely contains asbestos. Please note that asbestos testing and identification are beyond the scope of this inspection. These shingles have not been installed for many years and often have a number of cracked and damaged shingles. These tile shingles are brittle and difficult to work with and replacement tiles can be difficult to find as they are no longer manufactured. It is common to use caulking and sealants to make improvised repairs to these shingles until a larger renovation type project is done. Sometimes these shingles are even installed on top of another layer of siding. Please note that if you wish to remove this siding, you will likely have a disposal liability and caution should be used when working with this siding as it may pose a health hazard. Tiles appear damaged in various locations around the home.



⚠️ (ED-5) Major Concern:

Overall, a cohesive plan is needed for the exterior envelope of this building. There are multiple issues and defects that require repair now, or in the near term. For this reason, a cohesive plan is needed. Hire a qualified general contractor to further evaluate this exterior envelope and make repairs as recommended to ensure reliable performance. Examples of observations and red flags found during inspection today include:



Localized caulking failure

- At window to trim junctures
- At window sills
- At siding to trim junctures
- At exposed locations
- At door trim junctures

Localized paint failure

- At exposed locations
- Peeling paint noted
- On the exposed locations above the roofline
- Repair could necessitate some environmental control for older lead paint

Indications of possible concealed water damage

- Where kick-out flashings are inadequate at roof to wall junctures

🔧 (ED-3) Review: Masonry siding cracked possibly indicating foundation movement or defect. These cracks may only be a masonry issue and not foundational as the foundation is a pier and beam system.



🔧 (ED-4) Review: Masonry siding mortar joints missing or damaged in numerous locations.



🔧 (ED-6) Review: Siding and roof trims appear damaged in various locations. Refer to line 1310 of the Uniform Building Inspection Report Binder.



 **(ED-2) Recommended Preventive Maintenance:**

Fascia damaged and paint peeling.



Eaves

Plywood

 **(ED-7) Review:** Soffit /eaves damaged or cracked in various locations. Refer to line 1450 of the Uniform Building Inspection Report Binder.



Exterior Doors

Solid core

Exterior Window Frames

Wood

 **(ED-8) Review:**

Windows appear to be painted shut. Refer to line 1530 of the Uniform Building Inspection Report Binder.



🔧 (ED-10) Review: Window screens missing from various locations. Refer to line 1550 of the Uniform Building Inspection Report Binder.

🔧 (ED-9) Recommended Preventive Maintenance:
Caulk and seal around door and window frames recommend. Refer to line 1910 of the Uniform Building Inspection Report Binder.



Decks, Porches and Balconies

Present

Description: To see a prescriptive guide for residential wood deck construction click [this link](#).

Structure: Concrete

Ledger Board: Not visible

Guardrail: Non-standard

Posts, Beams and Footings: Not Visible

Fuel Storage and Distribution

Oil Storage

None noted

Propane Storage

None noted

Gas Meter

Present

Gas Shutoff Location: Side of structure

Gas Pipe Materials: Steel and flex pipe

Gas, Propane and Oil Piping

Gas Piping Materials Noted: Steel, Copper

Garage

Garage General

Garage Type: Detached

⚠ (G1-1) Review: Exposed electrical splices noted in numerous locations in the garage. Electrical wiring exposed where it can be damaged. Surface installed non metallic sheathed cable is exposed and can be damaged. Junction box covers are missing in numerous locations. Refer to line 5440,5300, 5340,& 5310 of the Uniform Building Inspection Report Binder.



⚠ (G1-2) Review: Tree limbs in contact with detached garage. Refer to line 0660 & 0680 of the Uniform Building Inspection Report Binder.



🔗 (G1-3) Review: Wood siding in contact with earth and damaged. Refer to line 0800 of the Uniform Building Inspection Report Binder.



🔗 (G1-4) Review:
Detached garage roof appear to be near the end of life. Refer to line 1020 of the Uniform Building Inspection Report Binder.



Garage Doors and Automatic Openers

Overhead Garage Door Type: Metal

Automatic Garage Opener: manual

Garage Occupant Door: na

Garage Floor

Garage Slab: Concrete

📍 **(G1-5) Note:** Access impaired by storage items.



Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Viewed with binoculars

Roof Style: Gable

Flashings: Present and Visually Standard

***Description:** Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction or is penetrated. During inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during inspection will be reported on below if found.*

Roof Covering Materials: Three-tab composition shingle

Approximate Age of Roof Covering: 10-12 Years

Overlay Roof: No

👁️ **(RCG-1) Monitor:**

Shingles appear to be lifted in numerous locations which may allow wind damage or lifting to shingles. Refer to line 1010-1019 of the Uniform Building Inspection Report Binder.



👁️ **(RCG-2) Monitor:**

Shingles or roof deck appears to sag in various locations around the home. Refer to line 1000 -1009 of the Uniform Building Inspection Report Binder.



🕒 (RCG-3) Monitor:

Suspected roof repairs noted. Refer to line 1190 of the Uniform Building Inspection Report Binder.



Chimneys

None noted

Skylights

None noted

Gutters and Downspouts

Gutter and Downspout Materials: None

Electric Service

Electric Service Voltage Tested

Service Voltage: 120/240

Electric Service

Service Entrance: Above Ground

Meter Base Amperage: 200

🔧 (ES-2) Review:

Anchoring pulling loose noted. Refer to line 5040 of the Uniform Building Inspection Report Binder.



🔧 (ES-3) Review:

Electrical service passes through trees



📍 (ES-1) Note: Meter base



Electric Service Equipment

Main Panel Amperage: 200 amps

Electric Service Amperage: 200 amps

Main Electric Panel Location: Utility room

Panel Manufacturer: Eaton

🏠 (ES-4) Improve: Inadequate or unconfirmed labeling of the electric panel circuit breakers was noted during inspection. This should be corrected for improved safety.



Sub Panel

Service Conductor Size: na

Sub Panel Amperage: na

Sub Panel Location: nan

Sub Panel Manufacturer: na

Generator Equipment

✦ **(ES-5) Note:** None present at the time of the inspection.

Appliance Disconnects

Disconnects Noted: Air Conditioner

Electrical Grounding System

Present - Could Not Confirm

Description: During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible and there are not practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, there are many things that can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor and they will be documented in the observations below if discovered.

Electrical Bonding System

Bonding Noted on Gas Pipes

Description: Bonding connections were noted on the gas piping.

Electric Distribution and Finish Wiring

Branch Wiring

Wire Material: Copper

Wiring Method: Non-metallic sheathed cable, Rigid Conduit

🔧 (EDFW-1) Review:

Knock outs missing from junction box. Refer to line 5310 & 5340 of the Uniform Building Inspection Report Binder.



🔧 (EDFW-2) Review: Nonmetallic sheathed cable installed on the exterior of the buildings. Refer to line 5440 of the Uniform Building Inspection Report Binder.



🔧 (EDFW-3) Review: Wiring laying on earth under the home. Refer to line 5360 of the Uniform Building Inspection Report Binder.



🔧 (EDFW-4) Review:

The open electrical junction box in the garage and crawl space and attic needs to be covered for improved safety. This is as simple as installing a cover plate over the box to protect the wiring. Sometimes, an extension ring is needed if finishes are covering the box. Repair as needed for improved safety.



Receptacles and Fixtures

Inspection Method: Random Testing, Interior Belongings Obstructing Access

Electric Receptacles: Three wire receptacles

⚡ (EDFW-6) Review:

Hire a licensed electrician to eliminate all open grounds. This is a common condition in older buildings (prior to 1962) where three prong receptacles have been installed on an older two wire system. This creates a safety hazard as it is false advertising; appliances that rely on an equipment ground to discharge a fault can be plugged into ungrounded circuits. This disables the important safety feature of an equipment ground. Proper repair can include:

- Running an equipment grounding conductor or a new three-wire circuit
- Filling the third prong of the receptacle or restoring a two-prong receptacle or
- Installing GFCI protection for this circuit and labeling the open ground receptacles

If GFCI protection is used, the outlets on this circuit should be labeled so it is clear they are ungrounded and GFCI protected. Examples of locations where open grounds were found include: Refer to line 5600 of the Uniform Building Inspection Report Binder.



⚡ (EDFW-7) Review:

Outlets near water do not appear to be GFCI protected.



⚡ (EDFW-5) **Note:** The current occupant's belongings are restricting access to some of the electric

receptacles. This is inhibiting access to and testing of some of the electric receptacles.

Ceiling Fans

Ceiling Fans: Present and Tested

(no modifier): The ceiling fans were tested and operating during inspection.

Smoke and Carbon Monoxide Alarm Systems

Smoke Alarms Noted: On Main Floor

Smoke Alarms: Present

***Description:** During the home inspection, I did not test a representative sample of the smoke alarms by using the test button on the alarms. This is NOT an accurate test of the sensor just a test to see if the unit is powered. For reliability, fire marshals recommended updating smoke alarms every 10 years and changing batteries bi-annually. The latest data indicate that we should be using photoelectric technology in our smoke alarms for improved fire detection and to reduce problems with false alarms which can lead to disabling of this important safety system. Unfortunately, the alarms have to be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal fire safety, I recommend taking control of these important safety devices and learning about how to service and maintain your smoke alarm system to keep the building occupants safe. For more information, please read this link. [For more information, please read this link.](#)*

Low Voltage Wiring

✦ **(EDFW-8) Note:**
Alarms systems are not part of the home inspection.



Solar / Photovoltaic Systems

🚩 (EDFW-9) Note: None present at the time of the inspection.

Heating, Cooling, Fireplaces and Ventilation

Heating System

Energy Source: Natural gas

Heating Method: Gas forced air furnace

Description:

This house has a gas forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.



This shows an image of a heat exchanger.

Manufacturer: Bryant

Capacity: 80,000 btu's

Last Service Record: None

🏠 (HCFV-1) Improve:

Flex gas line enters the heating - this piping should be hard pipe to prevent the metal cabinet from rubbing on the thin wall flex gas line. Refer to line 4300 of the Uniform Building Inspection Report Binder.



Vents and Flues

🔧 (HCFV-2) Review:

Heater exhaust flue too close to combustibles. Refer to line 2150 and 9670 of the Uniform Building Inspection Report Binder.



Air Filters

Filtration Systems: Disposable

Description: The heating and cooling system has disposable air filters installed. These should be changed quarterly or more to ensure proper air flow at the furnace. Be sure to install the filters with the arrows pointing in the same direction as the air flow in the furnace.

Cooling Systems and Heat Pumps

Air Conditioning / Heat Pump: Air Conditioning Present

Description: The following list is a minimum set of requirements to be expected of heat pump or air conditioning servicing. I provide these as a courtesy to show they types of check-ups that should be expected from a professional servicing.

- Check compressor efficiency
- Check refrigerant level
- Check refrigerant line insulation
- Clean the condenser coil
- Change or clean air filters
- Inspect contactors and wiring
- Inspect drive-sheaves, pulleys and belts
- Check and adjust for proper air flow
- Clean the blower motor as needed
- Lubricate all motors and shaft bearings
- Check, calibrate and program the thermostats and be sure the thermostat has adequate batteries as needed
- Check unit smoke detector, clean filter if applicable
- Check safety disconnect, laser-temp -- check across contacts





Heating and Cooling Distribution Systems

Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts



(HCFV-7) Recommended Preventive Maintenance:

Signs of possible Microbial growth (suspected Mold) noted at a/c registers in various locations. Refer to line 7015 of the Uniform Building Inspection Report Binder.



(HCFV-6) Improve:

Tape joints appear to be coming loose in duct work. Refer to line 2230 of the Uniform Building Inspection Report Binder.



Mechanical Ventilation Systems

Bath Fan Ducting: Ductwork not visible

Kitchen Fan Ducting: Ductwork not visible

Description: Determining proper ventilation to the exterior from kitchen, bath and laundry fans can be tricky as exhaust fan ductwork is often concealed behind finishes and fan terminations can be all over the house from the roof to the foundation, presenting difficulties for systematically checking every fan termination. During inspection, every effort is made to verify proper terminations of fan vents to the exterior, but it is possible to miss something here that is latent or concealed.

Whole House Fans, Ventilation and HRVs: na

Additional Heat Sources

Description: na

Gas Fireplaces

Fireplace Types: na

Fan Present: na

LP Conversion Sticker Noted: na

Gas Shut off Noted: na

System Responded to Testing: na

Solid Fuel Fireplaces

Fireplace Types: na

Plumbing

Water Meter

Location of Water Meter Note

📍 **(P-1) Note:**

This shows the location of the water meter at the street side of the house.



Water Service Supply

Pipe Material: Copper, Galvanized, Plastic

Water Supply: Public water

Water Pressure: 30 PSI

Pressure Reducing Valve: None noted

Main Water Shut-off Location: Water Shut Off Location Noted

Description: This shows the location of the main water shut off located in the laundry room.

🔍 (P-2) Due Diligence:

The main water pipe from the street to the home appears to be done with old galvanized steel pipe. This pipe could require updating at any time. Evaluation of this pipe is beyond the scope of this inspection as the pipe is not visible. Keep this pipe in mind for updating should you do any other digging in the front of the home between the house and the water meter.



- Please also note that when updating older metal pipes, there is a risk of disabling important grounding systems for your electrical service. During updates to older metal pipes, consider having your electrical grounding and bonding systems further investigated and repaired as recommended by a licensed electrical contractor.



It looks as though the main water pipe to the house is older galvanized steel.

Distribution Pipe

Pipe Insulation: Not visible

Supply Pipe Materials: Copper, PVC

Description: Copper water supply pipes were installed. Copper pipes installed prior to the late 1980's may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. Note that testing for toxic materials such as lead, is beyond the scope of this inspection. Consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

Description: PVC pipe is a plastic pipe material not rated for temperatures greater than 80 degrees F.

🔧 (P-3) Review:

Copper water lines under the home are not insulated. Refer to line 4440 of the Uniform Building Inspection Report Binder.



Waste Pipe and Discharge

Discharge Type: Public Sewer - Buyer

Q (P-4) Due Diligence: A video camera sewer scope is recommended. An evaluation of the sewer line below the ground is beyond the scope of this inspection. Due to the age and location of the building, a sewer scope is recommended to further evaluate the sewer line and the below ground connections between the house and the municipal sewer line. Sewer scopes are done using video cameras and can reveal the materials, condition and reliability of the sewer line. If that has been done recently, I recommend having a sewer scope performed.

Water Heater

System Type: Tank

Energy Source: Gas

Water Temperature

Water Temperature Measured During Inspection: 120 Degrees F

Description: This thermal image shows approximate water temperature at the time of inspection.

Exterior Hose Bibs

Operating

Additional Sinks

Tested

Additional Plumbing

Sump Pumps and Drains

Floor Drain: None noted

Sump Pumps: None noted

Sewage Ejector Pumps

Location: na

Central Vacuum

✧ **(AP-1) Note:** None present at the time of the inspection

Fire Suppression

✧ **(AP-2) Note:** None present at the time of the inspection.

Interior

General Interior Photos

(I-1) (no modifier): Access impaired in numerous location by home owners possessions.





Floors and Floor Materials

Floor Materials: Wood, Tile

Walls, Ceilings, Trim and Closets

Wall and Ceiling Materials: Drywall

📍 **(I-2) Note:** Sags and patches noted in sheetrock in numerous locations.



Wall Insulation and Air Bypass

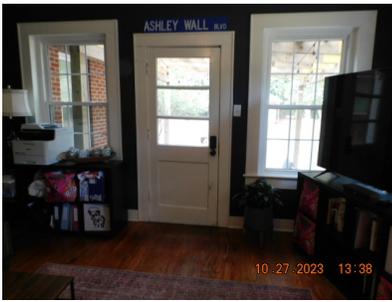
Wall Insulation: Not Visible

Stairs and Railings

None

Interior Doors

🔧 **(I-3) Review:** Doors appear to be out of square and dragging on jambs. Refer to line 7300 & 7310 of the Uniform Building Inspection Report Binder.



Windows

Window Glazing: Single pane

Interior Window Frame: Wood

Window Styles: Single hung

Elevators

✈ (I-4) **Note:** None present at the time of the inspection.

Kitchen

General Kitchen Photos

(K-1) (no modifier): photos



Sinks and Faucets

Tested

Cabinets and Countertops

Countertop Material: Slab Surface

Description: This is a great document From the [Natural Stone Institute](#) that covers maintenance and installation recommendations for slab surface stone countertops.

Ventilation Method

Fan Ducted to Exterior

🔧 (K-2) Review: Exhaust fan appears to need service and cleaning. Refer to line 8100 of the Uniform Building Inspection Report Binder.



Refrigerators

Refrigerator: Operating

Dishwasher

Dishwasher: Operated

Dishwasher Air Gap: Present

Ranges, Ovens and Cooktops

Range/ Oven /Cook-tops: Gas

Disposers

Disposer: Operated

Appliances General

Insta-Hot: na

Trash Compactor: na

General Kitchen Condition

Standard

Laundry Facilities

Washer

Front Loader, Not tested, Not included

📌 **(LF-1) Note:**

Apparently, the washer and dryer appliances may not be included in this sale.



Dryer

Not included

Power Source: Electric

Exhaust Duct: Ducted to Exterior

📌 **(LF-2) Note:** The clothes dryer is apparently not included with the sale of the house. I recommend verifying this and budget accordingly.

Laundry Sinks

None noted

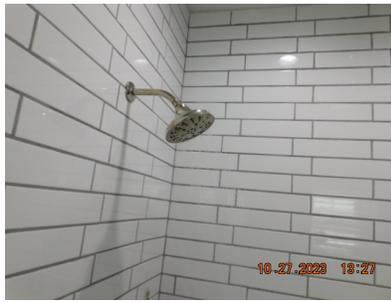
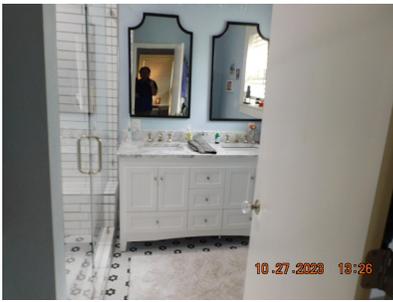
Laundry Ventilation

Type: Passive vent

Bathrooms

General Bathroom Photos

(B-1) (no modifier):



Sinks and Cabinets

Tested

Toilet

Tested

Bathtub / Shower

Tested

 **(B-2) Improve:**
Water closet loose on floor.



Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

🔧 (B-4) Review: Caulking and sealing of the shower walls at wall joints, tub joints and plumbing fixtures in bathrooms.



(B-3) Description:
Bathroom views.



Attic

Attic Access

Walked

🌿 (A-1) Efficiency:
Attic access not insulated.



Roof Framing and Sheathing

Rafters: 2x6, 2x8

Sheathing: Solid wood

⚠️ (A-2) Major Concern:

Liberties have been taken with good framing practices on this roof frame that could create unreliable performance from this roof structure. Multiple red flags were noted during inspection:

- There is a pronounced sag in the middle of the running ridge.
- Multiple repairs were noted inside the attic with some odd sistered 2/4 material on top of a very humble looking home made truss that appears to be the original roof frame.
- There is another large sag of the roof and the addition appears to be poorly attached to the home.
- At the entry porch the front post is clearly rotted and making poor connections to the roof frame.
- Sagging or bellies were also noted in the field of the roof indicating sagging rafters.
- Over notching of the rafters.



I recommend hiring a framing contractor or structural engineer to further evaluate and repair this roof frame. Implement repairs as recommended. Refer to line 9200 & 9230 of the Uniform Building Inspection Report Binder.

Attic Insulation

Insulation Type: Fiberglass

Approximate Insulation R-Value on Attic Floor: 30

Approximate Insulation R-Value on Attic Ceiling: 0

Approximate Insulation R-Value on Attic Walls: 0

🔧 (A-3) Review: The attic insulation is out of position and incomplete in places. For improved energy efficiency and to reduce heat loss, I recommend repairing incomplete thermal barriers and re-insulate to modern standard or to best possible levels. Be sure to seal up all air leakage points during repairs and prior to insulating to modern standard be sure all projects such as wiring and bath fans have been completed. Refer to line 9700 & 9710 of the Uniform Building Inspection Report Binder.



Attic and Roof Cavity Ventilation

Attic Ventilation Method: Gable vents

🔧 (A-4) Review:

Gable vent screens damaged. Refer to line 9620 of the Uniform Building Inspection Report Binder.



🔧 (A-5) Review:

The attic and roof cavity ventilation look to be inadequate. Standards recommend open ventilation levels in a ratio of 1 to 150 of the attic area. During re-roofing, I recommend having a roofing company evaluate the level of ventilation on this roof and improve with ridge, soffit, core or other vents as recommended. Additional ventilation will likely be recommended by a roofing contractor when re-roofing.



Crawl Space

General Crawl Space

🔧 (CS-1) Review:

The crawl space could not be accessed during inspection. The access below the building was inadequate for me to crawl; this limits the scope of this home inspection and increases risks of hidden problems. General standards recommend an 18 by 24 inch access opening and at least 30 inches of clearance between the framing and the ground. This access and the below house clearances need to be improved / repaired so that the entire crawl area can be inspected. Implement repairs as needed and then re-inspect.



Crawl Space Access

Method of Inspection: Viewed at access

🔧 (CS-2) Review:

Crawlspace access door damaged and faulty. Refer to line 9410 of the Uniform Building Inspection Report Binder.



Vapor Barrier

Vapor Barrier Material: None Present

(CS-3) Review:

No vapor barrier has been installed on the soils of this crawl space to contain the moisture in the ground. This is a conducive pest condition and can lead to high moisture conditions. Install a 6 mil. black plastic vapor barrier to cover all exposed earth. Refer to line 9750 of the Uniform Building Inspection Report Binder.



Crawl Space Ventilation

Ventilation Method: Exterior wall vents

(CS-4) Monitor:

Crawlspace venting questionable at the time of the inspection. Refer to line 9430 & 9440 of the Uniform Building Inspection Report Binder.



Posts and Footings

Standard

Insulation

Insulation Type: None noted

Moisture Conditions

Signs of prior drainage problems noted

Structure and Basement

Foundation

% of Foundation Not Visible: 50%

Evidence of Seismic Protection: Not visible

Building Configuration: Crawl space

Foundation Description: Masonry block, Brick

? (SB-1) Review: Signs of possible foundation movement noted in the masonry siding. Refer to line 1190, 9190 and 9070 of the Uniform Building Inspection Report Binder.



Floor, Wall and Ceiling Framing

Wall Framing: Not visible

Wall Sheathing: Not visible

Floor Framing: 2x6, 2x8

Sub-Floor Material: T&G

Ceiling Framing: Not visible

Basement

None

Basement Moisture

None noted

Checking Out Procedure

Check Out List

Oven: Off

Lights: Off

Heating and Cooling: Restored to Pre-inspection temperatures

Appliances: Off / finishing cycle

Invoice -- The Professional Real Estate Inspection Report

Report # 231025B

Inspection Date: 2023-10-27

Property inspected for:

Glynis Davis

101 Stubbs Avenue

Monroe, LA 71201

Inspection Fee

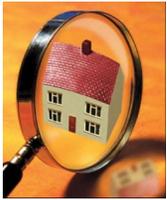
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DUE

Thank you for your business!

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