

Inspection report for the property at  
**2108 Bienvielle, Monroe, LA**

This report is prepared exclusively for **Sue Kuruvilla**  
On: **2022-07-30**

**Company Information**

QED Service

318-376-0482

[mike.qedservice@gmail.com](mailto:mike.qedservice@gmail.com)

<http://WWW.QEDService.com>

Inspector: Michael Burroughs : LA State License #LHI 10044,

ASHI 202398

[Published Report](#)



Overall, this is a new construction house that is typical for its age and type. The materials and construction practices used are within typical minimum construction standards. I did note a punch list of repair items - please see the complete report. The concern that stands out, however, is the venting attic baffles are installed improper and upside down. This will prevent them from venting the attic. Please see the full report for specific details.

# 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 you 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:

 **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.

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

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

**Completed:** Items that were initially an issue but have since been completed.

 **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 perform a Pest Inspection. We recommend that you engage the services of a licensed 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

## Reviews

- 🔗 **GC-3 General Comments:** Typical concrete cracks noted in concrete
- 🔗 **GC-4 General Comments:** Earth settlement noted under patio slab.
- 🔗 **G-3 Grounds:** gate not installed at time of inspection.
- 🔗 **ED1-2 Exteriors and Decks:** Masonry weep holes missing over garage door.
- 🔗 **ED1-3 Exteriors and Decks:** gaps noted at garage door weather strip.
- 🔗 **ED1-4 Exteriors and Decks:** Threshold loose and needs to be sealed.
- 🔗 **ED1-5 Exteriors and Decks:** Doors not properly closing and engaging the door seals.
- 🔗 **ED1-6 Exteriors and Decks:** Doors appear to be out of square or not properly installed. This is based on the visual gapping around the door at seal.
- 🔗 **ES1-2 Electric Service:** Inadequate labeling of the electric panel circuit breakers was noted during inspection. This should be corrected for improved safety.
- 🔗 **EDFW-1 Electric Distribution and Finish Wiring:** Open junction boxes noted in attic space.
- 🔗 **EDFW-2 Electric Distribution and Finish Wiring:** Wiring stripped too far in panel.
- 🔗 **EDFW-3 Electric Distribution and Finish Wiring:** Exterior lights appear to be caulked /sealed at masonry on all sides - the lower part should not be sealed to allow for any moisture that may enter to be able to drain out.
- 🔗 **HCFV-2 Heating, Cooling, Fireplaces and Ventilation:** Flex ducting being crushed in attic in various locations.
- 🔗 **HCFV-3 Heating, Cooling, Fireplaces and Ventilation:** Ducting not properly supported.
- 🔗 **HCFV-4 Heating, Cooling, Fireplaces and Ventilation:** Tape joints coming loose at plenum.
- 🔗 **HCFV-5 Heating, Cooling, Fireplaces and Ventilation:** Dehumidifier present in system
- 🔗 **P2-2 Plumbing:** Evaporator coil drainage line improper.
- 🔗 **P2-3 Plumbing:** Box wire clamp missing at water heater.
- 🔗 **AP-9 Additional Plumbing:** open pipes noted at pool equipment.
- 🔗 **I-2 Interior:** gaps noted at carpet to tile flooring.
- 🔗 **I-3 Interior:** Uneven stairs risers.

🔧 **I-4 Interior:** A guardrail is needed for the interior stairs to eliminate a safety hazard, especially for children. Railings with openings no larger than 4 inches are recommended for all stairs with three or more stairs. Handrails that have returns into the walls are needed for the length of the stairs. Hire a carpenter to repair and bring guardrail and handrail up to modern standards.

🔧 **I-5 Interior:** Windows difficult to operate - may be out of square.

🔧 **K-1 Kitchen:** There is no refrigerator for the kitchen - you will need to buy and install one.

🔧 **LF-1 Laundry Facilities:** present but not tested by inspector.

🔧 **LF-2 Laundry Facilities:** Caulk and seal dryer vent to wall.

🔧 **LF-3 Laundry Facilities:** dryer vent duct faulty.

🔧 **B-2 Bathrooms:** appears to loose on floor.

🔧 **B-4 Bathrooms:** Shower control valve handle not secured.

🔧 **B-5 Bathrooms:** Tub spout not installed.

🔧 **A-1 Attic:** bottles with liquid noted in attic space.

🔧 **A-3 Attic:** Holes cut into spray foam insulation in various locations.

🔧 **A-4 Attic:** Attic insulation amiss - appears to be holed in various locations in the attic.

## Improves

🏠 **HCFV-1 Heating, Cooling, Fireplaces and Ventilation:** lumber in pans by be limiting or blocking need drainage in overflow pans.

## Due Diligences

🔍 **GC-1 General Comments:** As this is a newer construction building, there is a chance that building plans, permits, drainage plans, construction records, a list of sub-contractors and warranty information may be available. I recommend trying to obtain and keep this information for your records and for future re-sale.

🔍 **AP-1 Additional Plumbing:** The central vacuum system was not tested during inspection. These systems are beyond the scope of this inspection. I recommend inquiring with the seller for any additional information:

- Is this system functioning?
- Are there recommended maintenance or servicing tips for keeping the system clean and functioning?
- Some of these system have a filter that requires cleaning and others require replacing a bag.

## Completed Items

**G-2 Grounds:** Newer-looking drainage work was noted on this house site - see the PVC drain lines. Disclose any additional information about the scope and extent of this work and any plans for this work in case future repairs or modifications are needed.

## Notes

- ✦ **FSD-1 Fuel Storage and Distribution:** gas shut off valve located at meter on side of home.
- ✦ **ES1-1 Electric Service:** meter base
- ✦ **P2-1 Plumbing:** This shows the location of the water meter at the street side of the house.
- ✦ **AP-3 Additional Plumbing:** Irrigation system not part of the home inspection. Recommend having owner demo the system before purchase.
- ✦ **AP-4 Additional Plumbing:** none located
- ✦ **AP-6 Additional Plumbing:** none present
- ✦ **AP-7 Additional Plumbing:** none present
- ✦ **AP-8 Additional Plumbing:** present but not part of the home inspection.
- ✦ **I-6 Interior:** none present at time of inspection.
- ✦ **B-3 Bathrooms:** Flooring sloped entering the shower.
- ✦ **A-2 Attic:** Spray foam insulation noted.
- ✦ **CS3-1 Crawl Space:** none present

# The Professional Real Estate Inspection Report

---

## General Comments

### Building Characteristics, Conditions and Limitations

**Style of Home:** Contemporary

**Type of Building :** Residential Single Family (1 story)

**Approximate Square Footage:** 2000

*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:** New Construction

**Attending the Inspection:** Buyer

**Occupancy:** Unoccupied

**Animals Present:** No

**Weather during the inspection:** Light Rain

**Approximate temperature during the inspection:** Over 80[F]

**Ground/Soil surface conditions:** Damp

**🔍 (GC-3) Review:** Typical concrete cracks noted in concrete



**🔍 (GC-4) Review:** Earth settlement noted under patio slab.



🔍 **(GC-1) Due Diligence:** As this is a newer construction building, there is a chance that building plans, permits, drainage plans, construction records, a list of sub-contractors and warranty information may be available. I recommend trying to obtain and keep this information for your records and for future re-sale.

This house was vacant / unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for home inspection, especially the piping and wiring systems which have not been subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example, septic systems may initially function and then fail under regular daily use. Plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not in use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to backup. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection.

## Grounds

### General Grounds Photos



## Drainage and Site

**Clearance to Grade:** Standard

**Site Description:** Flat

**(G-2) Completed:** Newer-looking drainage work was noted on this house site - see the PVC drain lines. Disclose any additional information about the scope and extent of this work and any plans for this work in case future repairs or modifications are needed.



## Driveways/Walkways/Flatwork

**Driveway:** Concrete

**Walkways:** Concrete

**Patios:** Concrete, Gravel

## Window and Stairwells

None Noted

---

## Grounds, Trees and Vegetation

**Trees/Vegetation too near building:** No

---

## Retaining Walls

**Retaining Wall Material:** None Noted

---

## Exterior Stairs

**Exterior Stairs:** None noted

---

## Fences

**Exterior Fencing:** Present

 **(G-3) Review:** gate not installed at time of inspection.



---

## Outbuildings, Trellises, Storage Sheds, Barns

Storage shed

---

# Exteriors and Decks

## Exterior Elevations

exterior views



## Siding and Trim

**Trim Material:** Metal, Plastic

**Siding Material:** Brick

🔗 (ED1-2) Review: Masonry weep holes missing over garage door.



🔗 (ED1-3) Review: gaps noted at garage door weather strip.



## Eaves

Vinyl

## Exterior Doors

Solid core, Glass panel doors

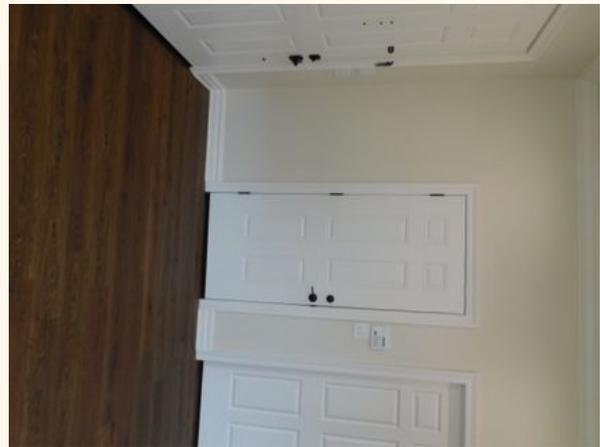
🔗 (ED1-4) Review: Threshold loose and needs to be sealed.



🔧 (ED1-5) Review: Doors not properly closing and engaging the door seals.



🔧 (ED1-6) Review: Doors appear to be out of square or not properly installed. This is based on the visual gapping around the door at seal.



---

## Exterior Window Frames

Vinyl, Metal

---

## Decks, Porches and Balconies

Present, concrete patio

**Structure:** Concrete

**Ledger Board:** Not applicable

**Guardrail:** Non-standard

**Decking Material:** Concrete over membrane'

**Posts, Beams and Footings:** Not Visible

---

# Fuel Storage and Distribution

---

## Oil Storage

None noted

---

## Propane Storage

None noted

---

## Gas Meter

Present

**Gas Shutoff Location:** meter

**Gas Pipe Materials:** Steel and flex pipe

 **(FSD-1) Note:** gas shut off valve located at meter on side of home.



---

## Gas, Propane and Oil Piping

**Gas Piping Materials Noted:** Steel, CSST

# Garage

---

## Garage General

**Garage Type:** Attached

---

## Garage Doors and Automatic Openers

**Overhead Garage Door Type:** Metal

**Automatic Garage Opener:** Present

**Garage Occupant Door:** Fire Rated

---

## Garage Floor

**Garage Slab:** Concrete

# Roof, Chimney and Gutters

---

## Roof Materials

**Method of Roof Inspection:** Viewed with binoculars, Viewed at top of ladder

**Roof Style:** Hip

**Flashings:** Present and Visually Standard

*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:** Architectural grade composition shingle

**Approximate Age of Roof Covering:** New

**Overlay Roof:** No

---

## Chimneys

Present

**Chimney Material:** Metal

**Chimney Flue Liners:** None noted

---

## Skylights

None noted

---

## Gutters and Downspouts

**Gutter and Downspout Materials:** None

---

# Electric Service

---

## Electric Service Voltage Tested

**Service Voltage:** 120/240

 **(ES1-1) Note:** meter base



---

## Electric Service

**Service Entrance:** Below Ground

**Meter Base Amperage:** 200

---

## Electric Service Equipment

**Service Entrance (SE) conductor Size:** Copper, 2/0, 200 amps

**Main Panel Amperage:** 200 amps

**Electric Service Amperage:** 200 amps

**Main Electric Panel Location:** Garage, exterior left

---

## Sub Panel

**Service Conductor Size:** Copper, 1/0, 175 amps

**Sub Panel Amperage:** Listing not visible

**Sub Panel Location:** pool equipment

**Sub Panel Manufacturer:** GE

**🔧 (ES1-2) Review:** Inadequate labeling of the electric panel circuit breakers was noted during inspection. This should be corrected for improved safety.



## Generator Equipment

none present

## Appliance Disconnects

**Disconnects Noted:** Air Conditioner

## Electrical Grounding System

Present - Could Not Confirm

*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

Present - Could Not Confirm

*During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building are required to be "bonded" (connected) to the the building's electrical grounding system. Bonding*

creates a pathway to shunt static charges (that would otherwise build up on the system) to earth, and to provide a pathway to trip a breaker in the event that these bonded metallic components became energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor and they will be documented as repair items in the observations below if discovered.

# Electric Distribution and Finish Wiring

## Branch Wiring

**Wire Material:** Copper

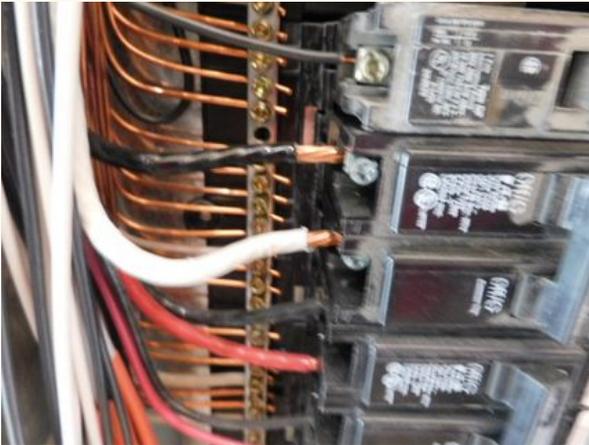
**Wiring Method:** Non-metallic sheathed cable

🔧 (EDFW-1) **Review:** Open junction boxes noted in attic space.





🔧 (EDFW-2) Review: Wiring stripped too far in panel.



## Receptacles and Fixtures

**Inspection Method:** Random Testing

**Electric Receptacles:** Three wire receptacles

🔧 (EDFW-3) Review: Exterior lights appear to be caulked /sealed at masonry on all sides - the lower part should not be sealed to allow for any moisture that may enter to be able to drain out.



## Ceiling Fans

**Ceiling Fans:** Present and Tested

The ceiling fans were tested and operating during inspection.

## Smoke and Carbon Monoxide Alarm Systems

**Smoke Alarms Noted:**  On Main Floor

## Solar / Photovoltaic Systems

none present

# Heating, Cooling, Fireplaces and Ventilation

## Heating System

**Energy Source:** Natural gas

**Heating Method:** Gas forced air furnace

*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:** Lennox

**Capacity:** 80,000 btu's

**Age:** New

## Air Filters

**Filtration Systems:** Electronic

*The heating and cooling system has an electrostatic air filter installed. This are above-average filtration systems that can be cleaned rather than a paper disposable filter. Be sure to clean the filter at least quarterly to ensure reliable air flow. Most of these filters have 4 pieces: 2 pre-filters and 2 main filters. Be sure to disconnect the power to the unit prior to cleaning.*

## Cooling Systems and Heat Pumps

**Data Plate:** Shown here

*This shows the data plate from the exterior compressor. 📷*



**Size:** 5 Tons  
**Energy Source:** Electric

 (HCFV-1) **Improve:** lumber in pans by be limiting or blocking need drainage in overflow pans.



## Heating and Cooling Distribution Systems

**Heat Source in Each Room:** Present

**Distribution Method:** Forced Air / Ducts

🔧 (HCFV-2) **Review:** Flex ducting being crushed in attic in various locations.



🔧 (HCFV-3) Review: Ducting not properly supported.



🔧 (HCFV-4) Review: Tape joints coming loose at plenum.



## Mechanical Ventilation Systems

**Bath Fan Ducting:** Ductwork not visible

*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.*

**Kitchen Fan Ducting:** Ducted to exterior

**Whole House Fans, Ventilation and HRVs:** Heat Recovery Ventilator

**🔍 (HCFV-5) Review: Dehumidifier present in system**



---

**Additional Heat Sources**

**Description:** n/a

---

**Gas Fireplaces**

**Fireplace Types:** n/a

---

**Solid Fuel Fireplaces**

**Fireplace Types:** n/a

# Plumbing

## Water Meter

Location of Water Meter Note, front of home

↗ **(P2-1) Note:** This shows the location of the water meter at the street side of the house.



## Water Service Supply

**Pipe Material:** Plastic, Copper

**Water Supply:** Public water

**Water Pressure:** 40 PSI

**Pressure Reducing Valve:** None noted

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

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

## Distribution Pipe

**Pipe Insulation:** Not visible

## Waste Pipe and Discharge

↗ **(P2-2) Review:** Evaporator coil drainage line improper.



🔧 (P2-3) Review: Box wire clamp missing at water heater.



## Water Temperature

**Water Temperature Measured During Inspection:** 120 Degrees F

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

## Exterior Hose Bibs

Operating

## Additional Sinks

None noted

# Additional Plumbing

## Sump Pumps and Drains

**Floor Drain:** None noted

**Sump Pumps:** None noted

## Sewage Ejector Pumps

**Location:** n/a

## Central Vacuum

🔍 **(AP-1) Due Diligence:** The central vacuum system was not tested during inspection. These systems are beyond the scope of this inspection. I recommend inquiring with the seller for any additional information:

- Is this system functioning?
- Are there recommended maintenance or servicing tips for keeping the system clean and functioning?
- Some of these system have a filter that requires cleaning and others require replacing a bag.



## Fire Suppression

n/a

## Irrigation

Present

🔗 **(AP-3) Note:** Irrigation system not part of the home inspection. Recommend having owner demo the system before purchase.



---

## Water Filters

📍 **(AP-4) Note:** none located

---

## Spa

Not present

---

## Water Features

📍 **(AP-6) Note:** none present

---

## Sauna

📍 **(AP-7) Note:** none present

---

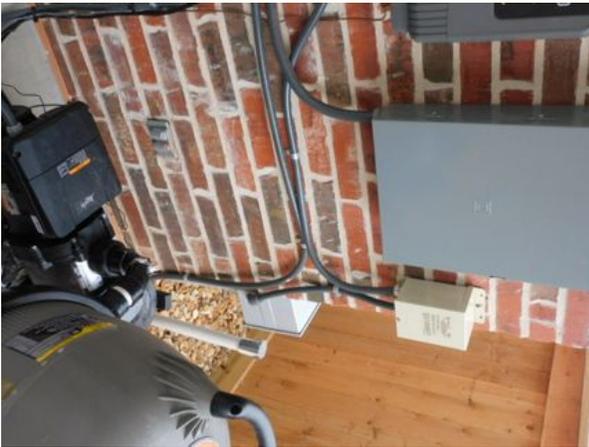
## Swimming Pools

🔧 **(AP-9) Review:** open pipes noted at pool equipment.



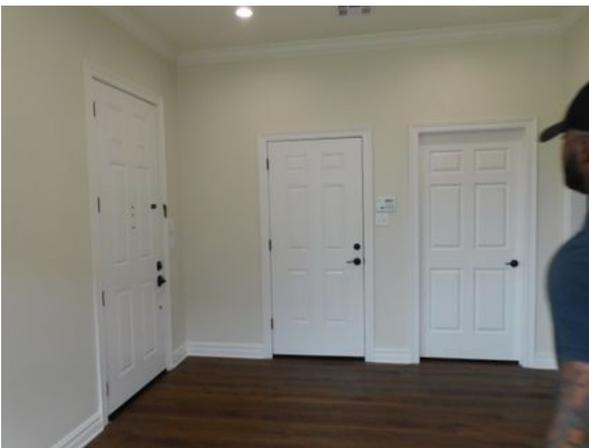
⚡ (AP-8) Note: present but not part of the home inspection.





# Interior

## General Interior Photos





## Floors and Floor Materials

**Floor Materials:** Concrete, Wood, Tile, Carpet

**Floor Settlement:** None noted

**?** (I-2) **Review:** gaps noted at carpet to tile flooring.



## Walls, Ceilings, Trim and Closets

**Wall and Ceiling Materials:** Drywall

## Wall Insulation and Air Bypass

**Wall Insulation:** Not Visible

## Stairs and Railings

to attic space

🔧 (I-3) **Review:** Uneven stairs risers.



🔧 (I-4) **Review:** A guardrail is needed for the interior stairs to eliminate a safety hazard, especially for children. Railings with openings no larger than 4 inches are recommended for all stairs with three or more stairs. Handrails that have returns into the walls are needed for the length of the stairs. Hire a carpenter to repair and bring guardrail and handrail up to modern standards.



## Windows

**Window Glazing:** Double pane

**Interior Window Frame:** Metal

**Window Styles:** Double hung

🔧 (I-5) **Review:** Windows difficult to operate - may be out of square.



---

## Elevators

✦ (I-6) **Note:** none present at time of inspection.

---

# Kitchen

## Sinks and Faucets

Tested

---

## Cabinets and Countertops

**Countertop Material:** Slab Surface

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

**Cabinet Material:** Wood

---

## Refrigerators

**Refrigerator:** None noted

**🔑 (K-1) Review:** There is no refrigerator for the kitchen - you will need to buy and install one.

## Ranges, Ovens and Cooktops

**Range/ Oven /Cook-tops:** Electric

## Disposers

**Disposer:** Operated

## Appliances General

**Insta-Hot:** n/a

**Trash Compactor:** n/a

## General Kitchen Condition

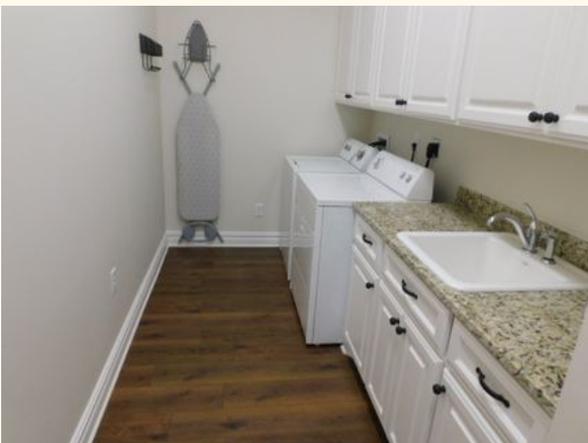
Standard

# Laundry Facilities

## Washer

Not tested

**🔑 (LF-1) Review:** present but not tested by inspector.



## Dryer

Not tested

**Power Source:** Electric

**Exhaust Duct:** Ducted to Exterior

🔧 (LF-2) **Review:** Caulk and seal dryer vent to wall.



🔧 (LF-3) **Review:** dryer vent duct faulty.



## Laundry Sinks

Tested

## Laundry Ventilation

**Type:** Passive vent

# Bathrooms

## General Bathroom Photos



## Sinks and Cabinets

Tested

## Toilet

Tested

**🔧 (B-2) Review:** appears to loose on floor.

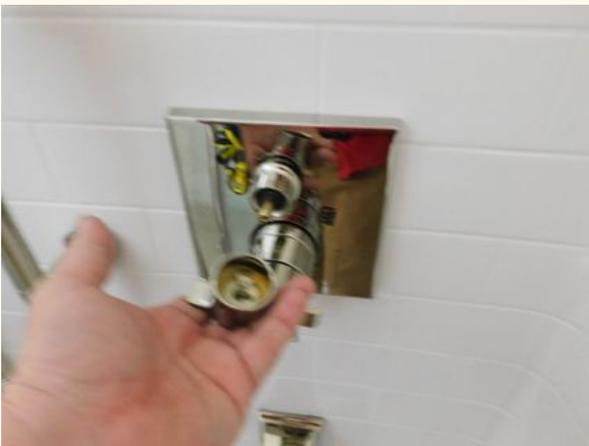




## Bathtub / Shower

Tested

**🔧 (B-4) Review:** Shower control valve handle not secured.



**🔧 (B-5) Review:** Tub spout not installed.



✦ (B-3) Note: Flooring sloped entering the shower.



---

## Bathroom Ventilation

**Type:** Bath fan

---

## General Bath Condition

Standard

---

# Attic

---

## Attic Access

Walked

🔍 (A-1) Review: bottles with liquid noted in attic space.



🔍 (A-2) Note: Spray foam insulation noted.



## Roof Framing and Sheathing

**Rafters:** 2x6, Truss

**Sheathing:** Plywood

## Attic Insulation

**Insulation Type:** Rigid foam, open cell foam

**Approximate Insulation R-Value on Attic Floor:** 60

**Approximate Insulation R-Value on Attic Ceiling:** Not needed

**Approximate Insulation R-Value on Attic Walls:** Not visible

🔍 (A-3) Review: Holes cut into spray foam insulation in various locations.



🔧 (A-4) **Review:** Attic insulation amiss - appears to be holed in various locations in the attic.

## Attic and Roof Cavity Ventilation

**Attic Ventilation Method:** None noted

# Crawl Space

## General Crawl Space

🔍 (CS3-1) **Note:** none present

## Crawl Space Access

**Method of Inspection:** NA

## Vapor Barrier

**Vapor Barrier Material:** None Present

## Crawl Space Ventilation

**Ventilation Method:** n/a

---

## Posts and Footings

n/a

---

## Insulation

**Insulation Type:** n/a

---

## Moisture Conditions

n/a

---

# Structure and Basement

---

## Foundation

**% of Foundation Not Visible:** 10%

**Evidence of Seismic Protection:** Not visible

**Building Configuration:** Slab on grade

**Foundation Description:** Poured concrete

---

## Floor, Wall and Ceiling Framing

**Wall Framing:** Not visible

**Wall Sheathing:** Not visible

**Floor Framing:** Not visible

**Sub-Floor Material:** Not applicable

**Ceiling Framing:** Not visible

---

## Basement

None

---

## Basement Moisture

None noted, Not applicable

---

# Checking Out Procedure

---

## Check Out List

**Oven:**  Off

**Lights:**  Off  Realtor Still in House

**Heating and Cooling:**  Restored to Pre-inspection temperatures

**Appliances:**  Off / finishing cycle

# Invoice -- The Professional Real Estate Inspection Report

**Report #** 220726B

**Inspection Date:** 2022-07-30

**Property inspected for:**

Sue Kuruvilla  
2108 Bienville  
Monroe, LA

Inspection Fee	\$345.00
State Report Filing Fee	\$7.50
	<b>\$352.50</b>
	<b>DUE</b>

**Thank you for your business!**

QED Service  
C/O Michael Burroughs  
2203 Essex Street  
Monroe, LA 71201  
318-376-0482

---

QED Service  
318-376-0482  
[Mike.QEDService@gmail.com](mailto:Mike.QEDService@gmail.com)  
[WWW.QEDService.com](http://WWW.QEDService.com)

Inspected by Michael Burroughs , LA State Inspector License No. LHI 10044, ASHI 202398