

Inspection report for the property at
2708 Bramble Drive, Monroe, LA 71201

This report is prepared exclusively for **Michael & Holly Gray**
On: **2022-08-02**

Company Information

QED Service

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ASHI 202398

[Published Report](#)



Rich hardwood floors, tall ceilings, and custom designer touches throughout. The gourmet kitchen with custom cabinetry, designer fixtures, and marble countertops . The breakfast room, wet bar and dining areas are present.

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.

 **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.

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

 **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 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

Reviews

- 🔧 **G-2 Grounds:** Site drain covers appear to be improperly installed.
- 🔧 **G-3 Grounds:** Earth against siding.
- 🔧 **G-4 Grounds:** Concrete cracks noted in Driveway. Refer to line 0210 of the Uniform Building Inspection Report Binder.
- 🔧 **G-7 Grounds:** Ivy growing on siding of the home which can lead to decay of the siding materials. Refer to line 1920 of the Uniform Building Report Binder.
- 🔧 **G-8 Grounds:** Repair the loose fence posts in the back yard to properly secure the fence.
- 🔧 **G-9 Grounds:** Eliminate wood / soils contact at the fencing to eliminate a condition conducive to wood destroying organisms. Often, gravel is used as back fill against a fence. This acts as a capillary break and helps keep the base of the wood dry.
- 🔧 **G-10 Grounds:** Localized damage was noted to the fencing - see west side. Implement carpentry repairs as needed.
- 🔧 **ED1-1 Exteriors and Decks:** Ivy or vines covering masonry siding.
- 🔧 **ED1-2 Exteriors and Decks:** Soffit vents loose.
- 🔧 **ED1-4 Exteriors and Decks:** Garage door trim damaged.
- 🔧 **ED1-5 Exteriors and Decks:** Window screens missing.
- 🔧 **ED1-6 Exteriors and Decks:** Metal lintels rusting over windows and doors.
- 🔧 **ED1-7 Exteriors and Decks:** Window shutters damaged.
- 🔧 **G2-1 Garage:** storage items limited access and view of inspector.
- 🔧 **RCG2-1 Roof, Chimney and Gutters:** Roof appears to be at the end of it's useful life.
- 🔧 **RCG2-2 Roof, Chimney and Gutters:** Tree limbs in contact with roofing materials.
- 🔧 **RCG2-3 Roof, Chimney and Gutters:** Flashings damaged and lifting off of roof.
- 🔧 **RCG2-4 Roof, Chimney and Gutters:** Shingles lifted off of deck.
- 🔧 **ES1-2 Electric Service:** Conduit connectors missing at panel.
- 🔧 **ES1-3 Electric Service:** Wire splices in panel.
- 🔧 **EDFW-1 Electric Distribution and Finish Wiring:** Extension cords on earth in rear yard. Cord damaged noted by the electrical tape applied.

🔧 **EDFW-2 Electric Distribution and Finish Wiring:** The wiring to the kitchen sink disposer is done running nonmetallic sheathed cable to a plug. This is non-standard and a potential safety hazard. Have this wiring further evaluated and repaired by a licensed electrician.

🔧 **EDFW-3 Electric Distribution and Finish Wiring:** The open electrical junction box in the garage 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-4 Electric Distribution and Finish Wiring:** Extension cord on earth in rear yard.

🔧 **EDFW-7 Electric Distribution and Finish Wiring:** Outlet in bedroom - fail to test - tester did not show any power.

🔧 **EDFW-8 Electric Distribution and Finish Wiring:** Low voltage wiring passing through outlet connected to plug in.

🔧 **EDFW-9 Electric Distribution and Finish Wiring:** Light fixture lights fixture not flush with ceiling.

🔧 **EDFW-10 Electric Distribution and Finish Wiring:** Multiple inoperative lights were noted: This is likely due to bulbs being burned out, but could be due to an inoperative fixture, circuit or switch. Replace bulbs or repair lights as needed. Noted in hallway and on the rear porch wall mounted lights. Hall light fixtures appear to show signs of smoke damage.

🔧 **HCFV-1 Heating, Cooling, Fireplaces and Ventilation:** Flex gas line enters the heating unit - this line should be hard pipe through the wall.

🔧 **HCFV-2 Heating, Cooling, Fireplaces and Ventilation:** Heat exchanger rusting.

🔧 **HCFV-3 Heating, Cooling, Fireplaces and Ventilation:** condenser clearance from plants questionable.

🔧 **HCFV-4 Heating, Cooling, Fireplaces and Ventilation:** Refrigerant line insulation damaged / missing at condenser.

🔧 **HCFV-6 Heating, Cooling, Fireplaces and Ventilation:** IVY growing into and on the condenser.

🔧 **HCFV-7 Heating, Cooling, Fireplaces and Ventilation:** Clean and service HVAC system recommend.

🔧 **HCFV-8 Heating, Cooling, Fireplaces and Ventilation:** a/c register dirty and need cleaning.

🔧 **HCFV-9 Heating, Cooling, Fireplaces and Ventilation:** Location of return air register next to exterior door questionable.

🔧 **HCFV-10 Heating, Cooling, Fireplaces and Ventilation:** Duct system insulation and metal ducting damage, missing, rusting, condensate and leaking noted.

🔧 **HCFV-11 Heating, Cooling, Fireplaces and Ventilation:** Condensation drain connection improper.

🔧 **HCFV-12 Heating, Cooling, Fireplaces and Ventilation:** This building has no provisions for mechanical ventilation - I did not find a 24 hour timer for a fan anywhere - perhaps I missed one? Installing a bath or laundry fan on a 24 hour timer is recommended to ensure mechanical air changes. This can help keep relative humidity in check. As a general rule, keep relative humidity below 50% in cold weather to reduce chances for condensation. You can monitor relative humidity with inexpensive temperature and relative humidity gauges - I use one made by Acurite. For a nice fan system I recommend looking at Panasonic Whisper Green fans - these do not rely on a timer and run continuously to facilitate air changes.
<http://www.panasonic.com/business/building-products/ventilation-systems/products/whisper-green.asp>

🔧 **HCFV-13 Heating, Cooling, Fireplaces and Ventilation:** Heater vent damaged, sperated and rusting.

🔧 **HCFV-14 Heating, Cooling, Fireplaces and Ventilation:** Cracked brick were noted in the back wall of the fireplace firebox. This can make the fireplace unsafe for fires. Hire a mason or chimney sweep to further evaluate this condition and repair as needed to insure safe and reliable performance from the fireplace. Firebox repairs need to be made using firebrick and proper refractory mortars designed for high temperatures.

🔧 **HCFV-15 Heating, Cooling, Fireplaces and Ventilation:** Failing / missing masonry mortar was noted in the fireplace firebox. This can make the fireplace unsafe for fires. Hire a mason or chimney sweep to further evaluate this condition and repair as needed to insure safe and reliable performance from the fireplace. Firebox repairs need to be made using firebrick and proper refractory mortars designed for high temperatures. Mortar repairs are often referred to as tuck pointing.

🔧 **HCFV-16 Heating, Cooling, Fireplaces and Ventilation:** Chimney needs cleaning and service

🔧 **P2-2 Plumbing:** Plumbing fixture vent not properly supported.

🔧 **I-3 Interior:** Carpet loose in numerous locations in the home.

🔧 **I-4 Interior:** Closets full limiting inspector's view of areas.

🔧 **I-6 Interior:** Tape joint damaged and peeling noted in kitchen

🔧 **I-7 Interior:** walls of return air chamber water stained and damaged.

🔧 **I-8 Interior:** Doors dragging on carpet in bedrooms. Improper return air under door.

🔧 **I-9 Interior:** The door stop system for the home is incomplete. I recommend systematically installing door stops to protect doors and wall finishes.

🔧 **I-10 Interior:** Floor tiles damaged

🔧 **I-11 Interior:** windows faulty.

🔧 **K-2 Kitchen:** Cabinet door and drawer adjustment is needed for proper operation of the kitchen cabinets. This is common on new construction. Be sure all scratches are removed and all shelves are installed and drawers and doors are working properly. Examples of specific

observations noted during inspection include:

🔧 **K-4 Kitchen:** Door trim damaged

🔧 **K-5 Kitchen:** An **air gap** is recommended to protect the dishwasher from accidental contamination if the sewer line were to back up. If an air gap cannot be installed, at least run the drain line above the level of the sink drain to create a high loop. This was an older way of protecting the dishwasher. Hire a licensed plumber to install an air gap.

🔧 **K-6 Kitchen:** Electric lines in contact with gas lines.

🔧 **K-7 Kitchen:** Disposal wiring questionable.

🔧 **B-2 Bathrooms:** bathroom cabinet doors and drawers need adjustment or repairs.

🔧 **B-3 Bathrooms:** Sink faucet handles not secured.

🔧 **B-5 Bathrooms:** Access impaired under sink.

🔧 **B-6 Bathrooms:** commode loose on floor.

🔧 **B-7 Bathrooms:** The shower head in the main bath is leaking and requires repair. Leaky shower heads are common and not a significant concern. Adjust as needed to prevent leakage at the shower head.

🔧 **B-8 Bathrooms:** Shower valves leaking at the handles.

🔧 **B-9 Bathrooms:** Install the missing cover to the master bathroom fan.

🔧 **B-10 Bathrooms:** The master bath fan is dirty. Cleaning is recommended to ensure reliable performance.

🔧 **B-11 Bathrooms:** Caulk bathtub spout to wall.

🔧 **B-12 Bathrooms:** Shower valves leaking around handles.

🔧 **B-13 Bathrooms:** Install missing towel racks bars in the family bathroom.

🔧 **B-14 Bathrooms:** Drain screen damaged

🔧 **A-1 Attic:** Attic access ladder damaged.

🔧 **A-2 Attic:** Attic access limited due to stored items

🔧 **A-3 Attic:** Signs of roof leaks noted in attic.


🔧 **A-4 Attic:** Insulation compressed and no signs of thermal barriers.


🔧 **A-5 Attic:** Signs of roof leakage and damage decking.


🔧 **A-6 Attic:** Appliance vent terminates in attic


🔧 **SB-1 Structure and Basement:** Porch roof framing splice questionable.


Recommended Maintenance Items

 **G-6 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.


 **ED1-3 Exteriors and Decks:** Front door trim cracked. Refer to line 1490 of the Uniform Building Inspection Binder.


 **EDFW-12 Electric Distribution and Finish Wiring:** Rear patio fans did not respond to testing.


 **HCFV-5 Heating, Cooling, Fireplaces and Ventilation:** Condenser fan control wires exposed above fan cover. Disconnect boxes missing or not readily accessible.

 **B-4 Bathrooms:** The backsplash behind the master bathroom sink is not adequately sealed to the countertop and could allow water to get behind the countertop. Seal with caulking.


Improves


 **G-5 Grounds:** Uneven walkways and driveway concrete. The settlement appears to have created a possible tripping hazard. Refer to line 0230 of the uniform building inspection report binder.

 **EDFW-5 Electric Distribution and Finish Wiring:** Exterior outlets are not GFCI protected. Refer to 5760 in the Uniform Building Inspection Report Binder.

 **I-5 Interior:** Exposed light bulbs in closet.

Due Diligences

 **P2-3 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.

 **AP-2 Additional Plumbing:** An exterior irrigation system was noted for this yard. Sprinkler systems are beyond the scope of this inspection. My own experience with irrigation systems is that they require annual attention / repair / servicing after every winter. Inquire with the seller for any information about how to winterize this system as this should be done prior to cold weather. When testing the system, be sure sprinkler heads are adjusted so the system is not watering the side of the house. Hire a specialist to further evaluate this system as desired.

Notes

- ✦ **FSD-1 Fuel Storage and Distribution:** Main gas shut off at meter on side of the home.
- ✦ **EDFW-6 Electric Distribution and Finish Wiring:** Several outlets could not be tested due to stored items or blocked access to the device.
- ✦ **P2-1 Plumbing:** This shows the location of the water meter at the street side of the house.
- ✦ **LF-1 Laundry Facilities:** Laundry equipment present but not tested.

The Professional Real Estate Inspection Report

General Comments

Building Characteristics, Conditions and Limitations

Style of Home: Ranch

Type of Building : Residential Single Family (1 story)

Approximate Square Footage: 2900

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: 1970

*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.

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.

Solid conductor aluminum wiring was used in residential construction for 15 and 20-amp circuits in the 1960's through the 1970's. This wiring has proven to be problematic and a fire hazard, primarily due to problems with loose connections and metal fatigue. I looked hard to find any signs of solid conductor aluminum here. No signs were found. There is always a chance that solid conductor aluminum wiring exists and is concealed from view. If this wiring is ever uncovered during subsequent renovation work, I recommend removal and replacement.

Attending the Inspection: Buyer and Buyer's Agent

Occupancy: Occupied

Animals Present: No

Weather during the inspection: Clear

Approximate temperature during the inspection: Over 80[F]

Ground/Soil surface conditions: Dry

This home was occupied at the time of the inspection. Inspection of occupied homes presents some challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. We do our best during inspection to work around belongings to discover as much as possible about the house without moving or damaging personal property, however, the presence of personal items does limit the inspection.

Grounds

General Grounds Photos



Drainage and Site

Clearance to Grade: Standard

Downspout Discharge: Above grade

Site Description: Flat

(G-2) Review: Site drain covers appear to be improperly installed.



🔧 (G-3) Review: Earth against siding.



Driveways/Walkways/Flatwork

Driveway: Concrete


Walkways: Concrete

Patios: Concrete

🔧 (G-4) Review: Concrete cracks noted in Driveway. Refer to line 0210 of the Uniform Building Inspection Report Binder.





 **(G-5) Improve:** Uneven walkways and driveway concrete. The settlement appears to have created a possible tripping hazard. Refer to line 0230 of the uniform building inspection report binder.




Window and Stairwells

None Noted

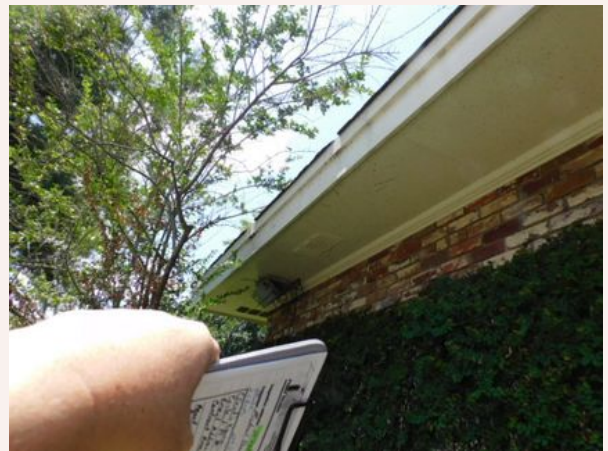
Grounds, Trees and Vegetation

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

 **(G-7) Review:** Ivy growing on siding of the home which can lead to decay of the siding materials. Refer to line 1920 of the Uniform Building Report Binder.



✂️ **(G-6) 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

Fences

Exterior Fencing: Present, Loose Fence Posts, Wood to Soils Contact - Repair, Localized Damage to Fencing

🔧 **(G-8) Review:** Repair the loose fence posts in the back yard to properly secure the fence.

🔧 **(G-9) Review:** Eliminate wood / soils contact at the fencing to eliminate a condition conducive to wood destroying organisms. Often, gravel is used as back fill against a fence. This acts as a capillary break and helps keep the base of the wood dry.

🔧 **(G-10) Review:** Localized damage was noted to the fencing - see west side. Implement carpentry repairs as needed.



Outbuildings, Trellises, Storage Sheds, Barns

None noted

Exteriors and Decks

Exterior Elevations

Normal, Ivy growing on masonry siding

Siding and Trim

Trim Material: Wood

Siding Material: Brick

🔍 (ED1-1) Review: Ivy or vines covering masonry siding.



Exterior Vent and Exhaust Terminations

🔍 (ED1-2) Review: Soffit vents loose.




Eaves


Plywood

Exterior Doors

Glass panel doors, French doors, Solid core

 **(ED1-4) Review:** Garage door trim damaged.



 **(ED1-3) Recommended Preventive Maintenance:** Front door trim cracked. Refer to line 1490 of the Uniform Building Inspection Binder.

Exterior Window Frames

Wood

🔑 (ED1-5) Review: Window screens missing.



🔑 (ED1-6) Review: Metal lintels rusting over windows and doors.



🔑 (ED1-7) Review: Window shutters damaged.



Decks, Porches and Balconies

Present

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

Structure: Concrete

Ledger Board: Not applicable

Guardrail: None needed

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: Side of structure

Gas Pipe Materials: Steel and flex pipe

📌 **(FSD-1) Note:** Main gas shut off at meter on side of the home.



Gas, Propane and Oil Piping

Gas Piping Materials Noted: Steel, CSST

Garage

Garage General

Garage Type: Attached

🔑 (G2-1) Review: storage items limited access and view of inspector.





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: Walked on roof

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: 20+ Years

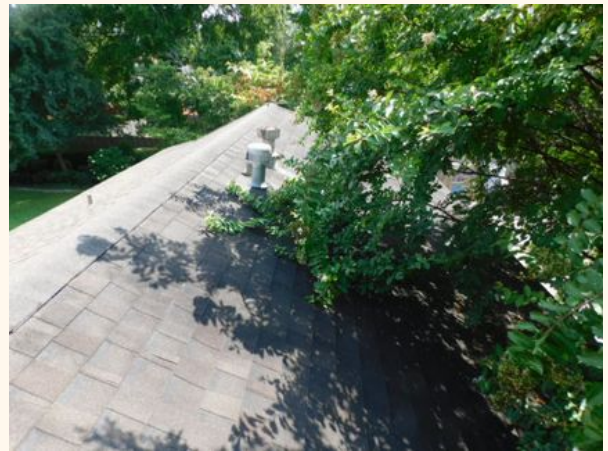
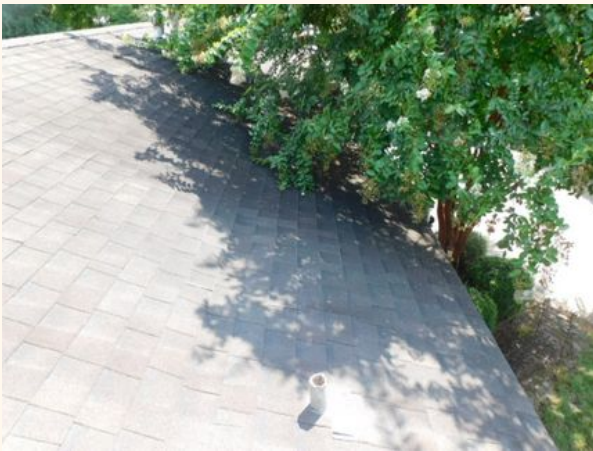
Overlay Roof: No

🔗 (RCG2-1) Review: Roof appears to be at the end of its useful life.

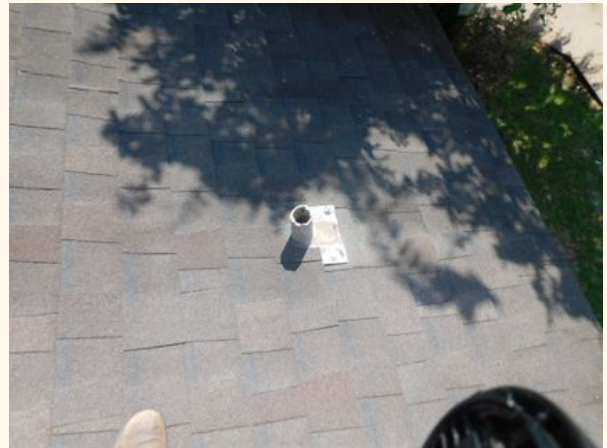




🔧 (RCG2-2) Review: Tree limbs in contact with roofing materials.



🔧 (RCG2-3) Review: Flashings damaged and lifting off of roof.



🔧 (RCG2-4) Review: Shingles lifted off of deck.



Chimneys

Present

Chimney Material: Masonry

Chimney Flue Liners: Present, Not visible

Skylights

None noted

Gutters and Downspouts

Gutter and Downspout Materials: Aluminum

Electric Service

Electric Service Voltage Tested

Service Voltage: 120/240

meter base



Electric Service

Service Entrance: Below Ground

Electric Service Equipment

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

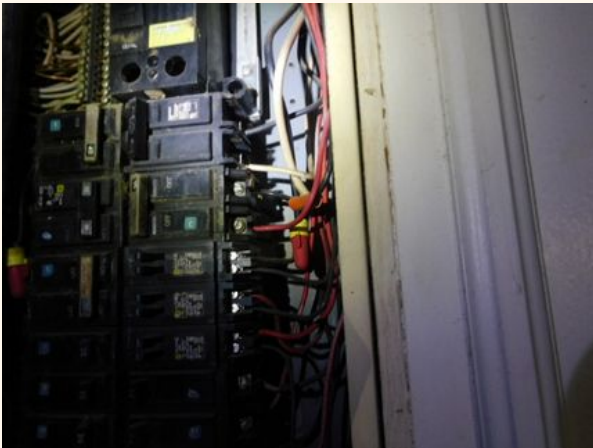
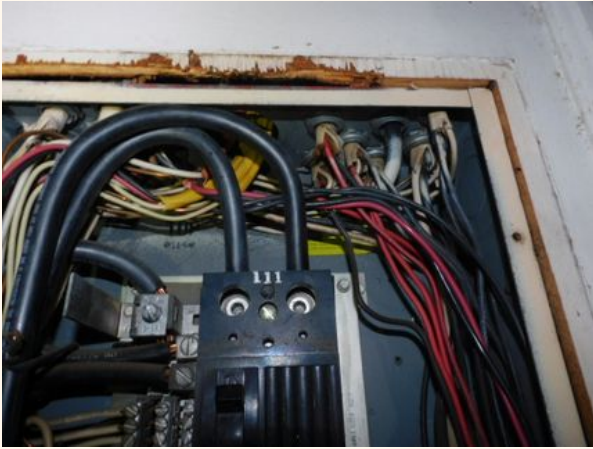
Main Panel Amperage: 200 amps

Electric Service Amperage: 200 amps

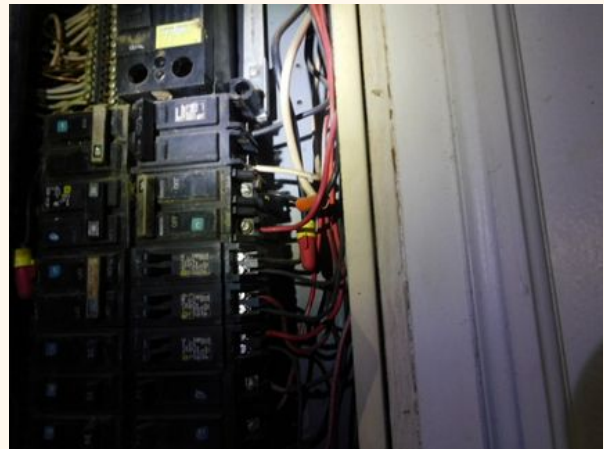
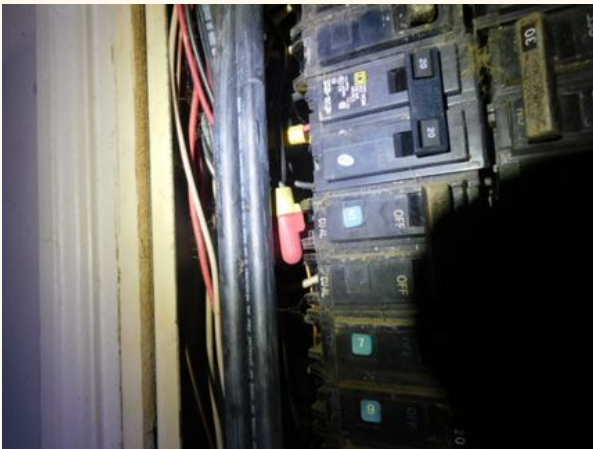
Main Electric Panel Location: Utility room

Panel Manufacturer: GE

⚠ (ES1-2) Review: Conduit connectors missing at panel.



🔑 (ES1-3) Review: Wire splices in panel.



Sub Panel

Service Conductor Size: np

Generator Equipment

not 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:** Extension cords on earth in rear yard. Cord damaged noted by the electrical tape applied.



🔧 **(EDFW-2) Review:** The wiring to the kitchen sink disposer is done running nonmetallic sheathed cable to a plug. This is non-standard and a potential safety hazard. Have this wiring further evaluated and repaired by a licensed electrician.



🔧 **(EDFW-3) Review:** The open electrical junction box in the garage 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-4) Review: Extension cord on earth in rear yard.



Receptacles and Fixtures

Inspection Method: Random Testing

Electric Receptacles: Three wire receptacles

🔧 (EDFW-7) Review: Outlet in bedroom - fail to test - tester did not show any power.



🔧 (EDFW-8) Review: Low voltage wiring passing through outlet connected to plug in.



🔧 (EDFW-9) Review: Light fixture lights fixture not flush with ceiling.



🔧 (EDFW-10) Review: Multiple inoperative lights were noted: This is likely due to bulbs being burned out, but could be due to an inoperative fixture, circuit or switch. Replace bulbs or repair lights as needed. Noted in hallway and on the rear porch wall mounted lights. Hall light fixtures appear to show signs of smoke damage.



🏠 (EDFW-5) Improve: Exterior outlets are not GFC protected. Refer to 5760 in the Uniform Building Inspection Report Binder.

⚡ (EDFW-6) Note: Several outlets could not be tested due to stored items or blocked access to the device.



Ceiling Fans

Ceiling Fans: Present and Tested

🔧 (EDFW-12) Recommended Preventive Maintenance: Rear patio fans did not respond to testing.

The ceiling fans were tested and operating during inspection.

Smoke and Carbon Monoxide Alarm Systems

Smoke Alarms Noted: On Main Floor

Smoke Alarms: Present

During the home inspection, I try and 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 photoelectric 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.](#)

Solar / Photovoltaic Systems

none noted

Heating, Cooling, Fireplaces and Ventilation

Heating System

Energy Source: Electricity

Heating Method: Electric forced air furnace, 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: Heil

Capacity: 60,000 btu's

Age: 2011

Last Service Record: None

⚠ (HCFV-1) Review: Flex gas line enters the heating unit - this line should be hard pipe through the wall.



⚠ (HCFV-2) Review: Heat exchanger rusting.



Air Filters

Filtration Systems: Disposable

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

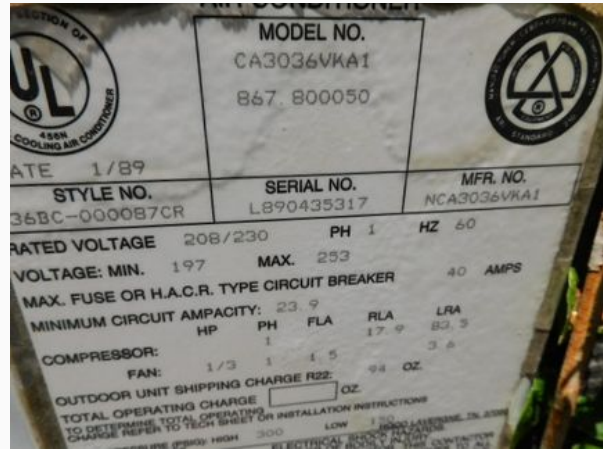
The following list is a minimum set of requirements to be expected of heat pump or air conditioning servicing. I provide these as a courtesy to show the types of check-ups that should be expected from a professional servicing.

- *Check compressor efficiency*
- *Check refrigerant level*
- *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*

Manufacturer: Goodman

Data Plate: Shown here

This shows the data plate from the exterior compressor. 📷



System Type: Air Source

Size: 3 Tons, 4 Tons

Energy Source: Electric

🔍 (HCFV-3) **Review:** condenser clearance from plants questionable.



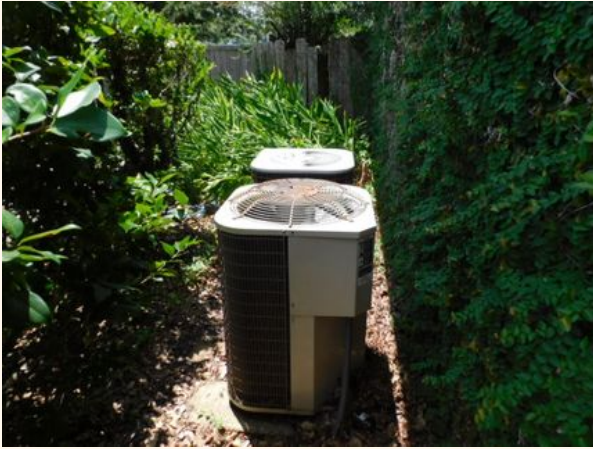
🔍 (HCFV-4) **Review:** Refrigerant line insulation damaged / missing at condenser.



🔧 (HCFV-6) Review: IVY growing into and on the condenser.



🔧 (HCFV-7) Review: Clean and service HVAC system recommend.



✂ (HCFV-5) **Recommended Preventive Maintenance:** Condenser fan control wires exposed above fan cover. Disconnect boxes missing or not readily accessible.



Heating and Cooling Distribution Systems

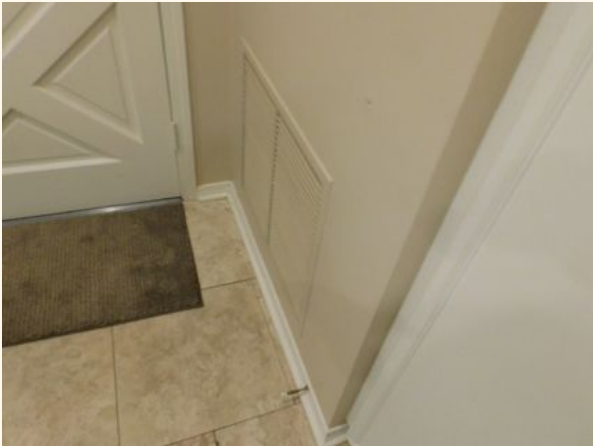
Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts

🔧 (HCFV-8) **Review:** a/c register dirty and need cleaning.



🔗 (HCFV-9) Review: Location of return air register next to exterior door questionable.



🔗 (HCFV-10) Review: Duct system insulation and metal ducting damage, missing, rusting, condensate and leaking noted.



🔍 (HCFV-11) Review: Condensation drain connection improper.



Mechanical Ventilation Systems

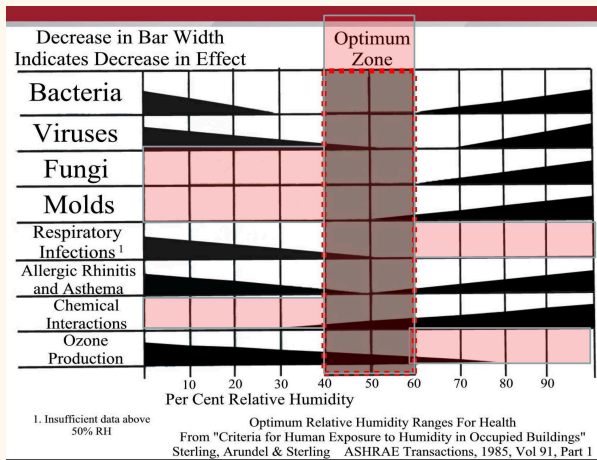
Bath Fan Ducting: Ductwork not visible

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.

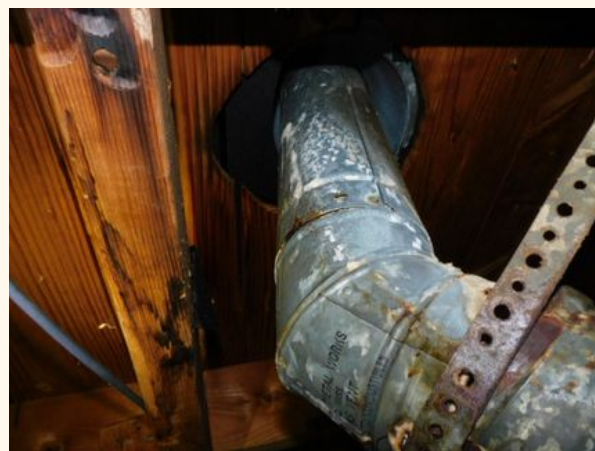
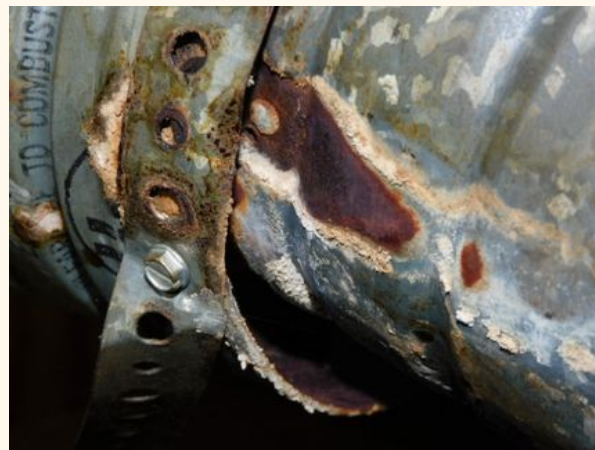
Kitchen Fan Ducting: Ducted to exterior

Whole House Fans, Ventilation and HRVs: No Mechanical Ventilation Found

🔍 (HCFV-12) Review: This building has no provisions for mechanical ventilation - I did not find a 24 hour timer for a fan anywhere - perhaps I missed one? Installing a bath or laundry fan on a 24 hour timer is recommended to ensure mechanical air changes. This can help keep relative humidity in check. As a general rule, keep relative humidity below 50% in cold weather to reduce chances for condensation. You can monitor relative humidity with inexpensive temperature and relative humidity gauges - I use one made by Acurite. For a nice fan system I recommend looking at Panasonic Whisper Green fans - these do not rely on a timer and run continuously to facilitate air changes. <http://www.panasonic.com/business/building-products/ventilation-systems/products/whisper-green.asp>



🔧 (HCFV-13) Review: Heater vent damaged, sperated and rusting.



Additional Heat Sources

Description: na

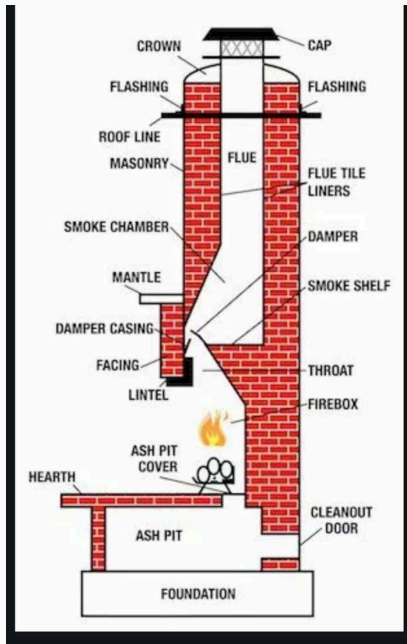
Gas Fireplaces

Fireplace Types: na

Solid Fuel Fireplaces

Fireplace Types: Masonry firebox

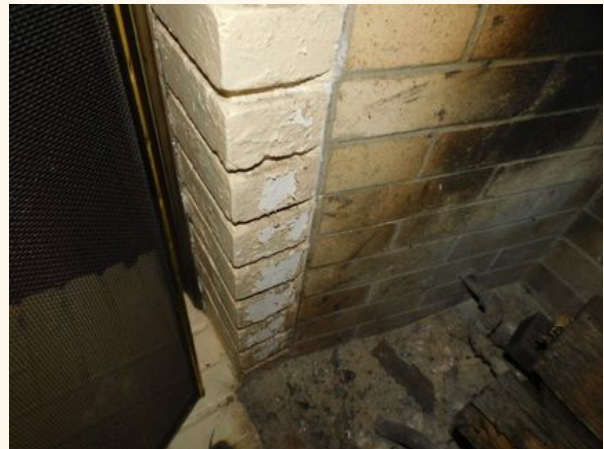
The wood burning fireplace has a flue damper up inside. This is designed to keep cold air out of the house when the fireplace is not in use. Be sure to keep the flue damper closed during the heating season when the fireplace is not in use to prevent heat loss.



🔧 (HCFV-14) Review: Cracked brick were noted in the back wall of the fireplace firebox. This can make the fireplace unsafe for fires. Hire a mason or chimney sweep to further evaluate this condition and repair as needed to insure safe and reliable performance from the fireplace. Firebox repairs need to be made using firebrick and proper refractory mortars designed for high temperatures.



🔧 (HCFV-15) Review: Failing / missing masonry mortar was noted in the fireplace firebox. This can make the fireplace unsafe for fires. Hire a mason or chimney sweep to further evaluate this condition and repair as needed to insure safe and reliable performance from the fireplace. Firebox repairs need to be made using firebrick and proper refractory mortars designed for high temperatures. Mortar repairs are often referred to as tuck pointing.



🔧 (HCFV-16) Review: Chimney needs cleaning and service



Plumbing

Water Meter

Location of Water Meter Note

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

Water Service Supply

Pipe Material: Copper, Plastic, Unknown

Water Supply: Public water

Water Pressure: 45 PSI

Pressure Reducing Valve: None noted

Main Water Shut-off Location: Meter

Distribution Pipe

Pipe Insulation: Not visible

Supply Pipe Materials: Copper

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.

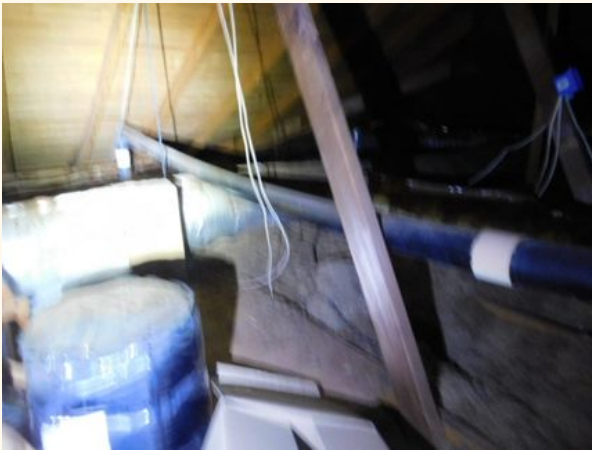
Various solutions include:

- 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

Functional Flow: Average

Circulation Pump: None Noted

🔧 (P2-2) Review: Plumbing fixture vent not properly supported.



Waste Pipe and Discharge

Discharge Type: Public Sewer - Buyer

Waste and Vent Pipe Materials: PVC

Location of Sewer Cleanout: Side Yard

This shows the location of the sewer cleanout found during inspection - side yard. 📷

🔍 (P2-3) 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

Manufacturer: Fury

Data Plate: Shown Here

This shows the data plate for this water heater.



System Type: Tank

Size: 50 gal

Age: 2011

Energy Source: Gas

Straps : None Found

Pad: None Needed

Drain Pan: Not Needed, Not Required

Expansion Tank: None present

Temperature Pressure Relief Value: Present - Not Tested

The temperature and pressure relief valve is arguably one of the most important safety devices in your house. Should the thermostats fail inside your water heater, this allows excess pressure to "blow off," which will prevent catastrophic build up of temperature and pressure which can make water heaters explosive. I do not test the "blow off valve" during inspection as there is a risk it could stick open and testing could cause the need for a repair. It is recommended that these be inspected annually; I would at least ask for a plumber to test the device every time I had a plumber out for any other job.

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: na

Fire Suppression

None present

Irrigation

Noted For Buyer

🔍 (AP-2) Due Diligence: An exterior irrigation system was noted for this yard. Sprinkler systems are beyond the scope of this inspection. My own experience with irrigation systems is that they require annual attention / repair / servicing after every winter. Inquire with the seller for any information about how to winterize this system as this should be done prior to cold weather. When testing the system, be sure sprinkler heads are adjusted so the system is not watering the side of the house. Hire a specialist to further evaluate this system as desired.



Water Filters

None noted at time of inspection

Spa

None noted at time of inspection.

Water Features

none noted at time of inspection

Sauna

none present at time of inspection

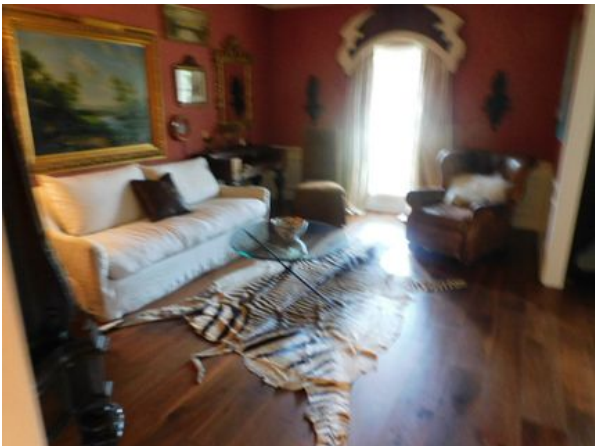
Swimming Pools

None present at the time of inspection.

Interior

General Interior Photos

Access impaired by homeowners furniture blocking view in numerous areas.





Alarms sensors present but not tested by inspector.

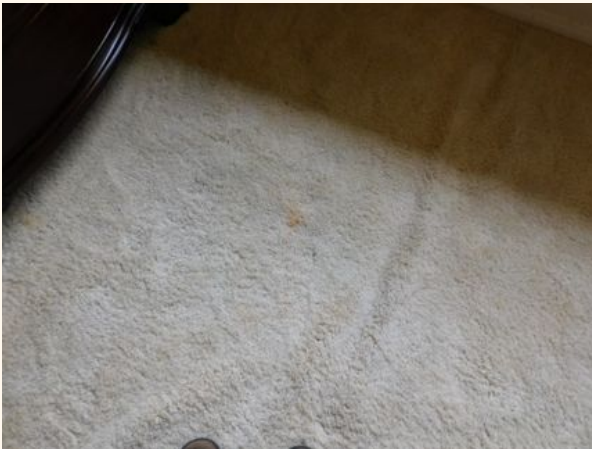


Floors and Floor Materials

Floor Materials: Tile

Floor Settlement: None noted

(I-3) Review: Carpet loose in numerous locations in the home.



Walls, Ceilings, Trim and Closets

Wall and Ceiling Materials: Drywall

(I-4) Review: Closets full limiting inspector's view of areas.



🔧 (I-6) Review: Tape joint damaged and peeling noted in kitchen



🔧 (I-7) Review: walls of return air chamber water stained and damaged.



🏠 (I-5) Improve: Exposed light bulbs in closet.



Wall Insulation and Air Bypass

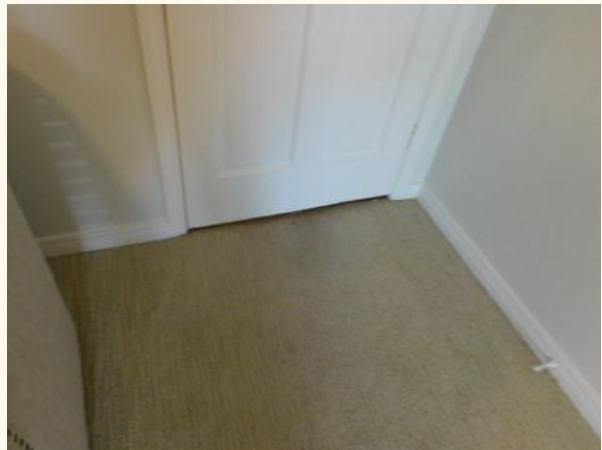
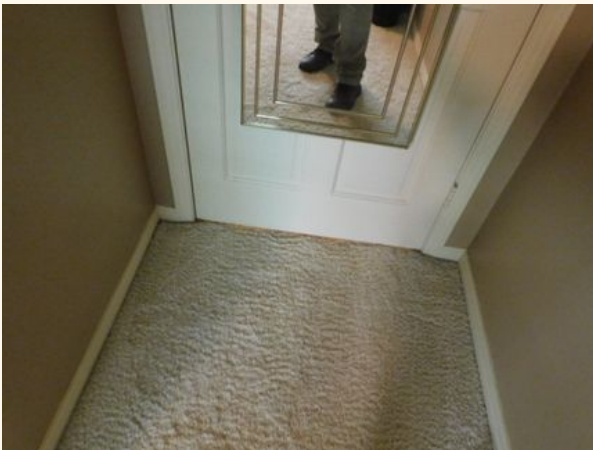
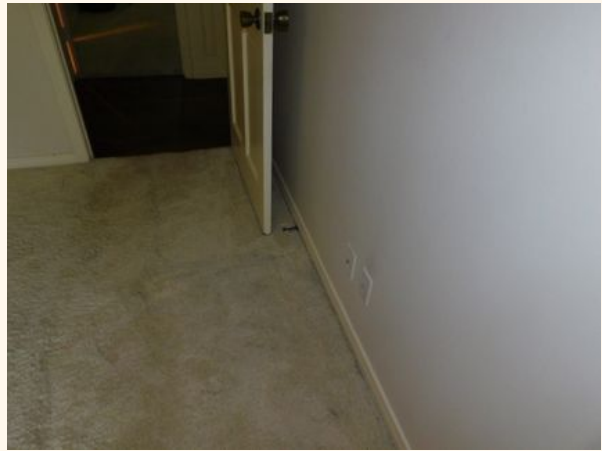
Wall Insulation: Not Visible

Stairs and Railings

None

Interior Doors

🔧 (I-8) **Review:** Doors dragging on carpet in bedrooms. Improper return air under door.





🔧 (I-9) Review: The door stop system for the home is incomplete. I recommend systematically installing door stops to protect doors and wall finishes.



🔧 (I-10) Review: Floor tiles damaged



Windows

Window Glazing: Single pane

Interior Window Frame: Metal

Window Styles: Single hung

🔍 (I-11) Review: windows faulty.



Elevators

None noted

Kitchen

General Kitchen Photos

general photos



Sinks and Faucets

Tested

Cabinets and Countertops

Countertop Material: Slab Surface, Granite

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

Cabinet Material: Wood

🔧 (K-2) Review: Cabinet door and drawer adjustment is needed for proper operation of the kitchen cabinets. This is common on new construction. Be sure all scratches are removed and all shelves are installed and drawers and doors are working properly. Examples of specific observations noted during inspection include:



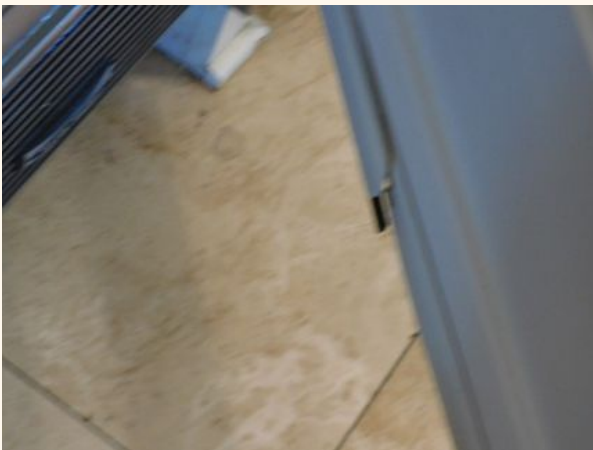
Ventilation Method

Fan Ducted to Exterior

Refrigerators

Refrigerator: Operating

🔧 (K-4) Review: Door trim damaged



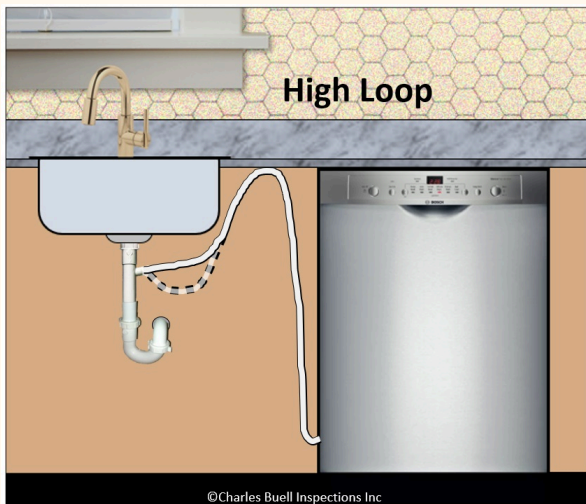


Dishwasher

Dishwasher: Operated

Dishwasher Air Gap: None noted

🔧 (K-5) **Review:** An **air gap** is recommended to protect the dishwasher from accidental contamination if the sewer line were to back up. If an air gap cannot be installed, at least run the drain line above the level of the sink drain to create a high loop. This was an older way of protecting the dishwasher. Hire a licensed plumber to install an air gap.





Ranges, Ovens and Cooktops

Range/ Oven /Cook-tops: Gas

⚠ (K-6) Review: Electric lines in contact with gas lines.



Disposers

Disposer: Operated

⚠ (K-7) Review: Disposal wiring questionable.



Appliances General

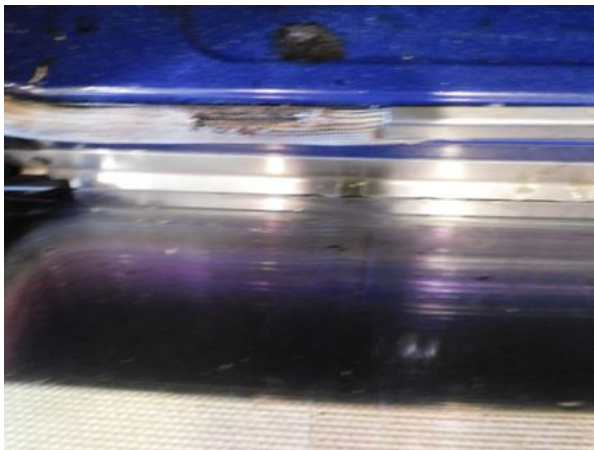
Insta-Hot: None present

Trash Compactor: none present

General Kitchen Condition

Standard



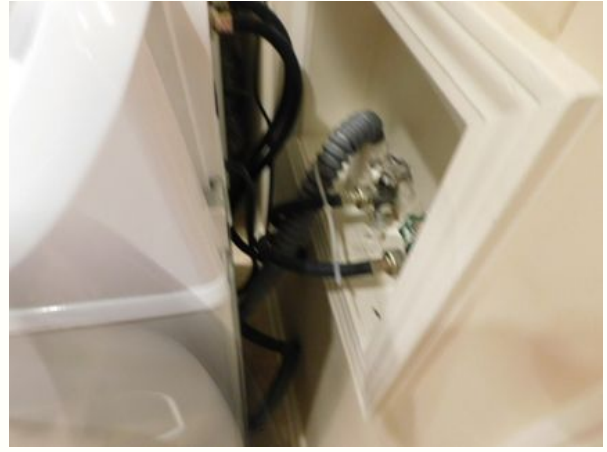


Laundry Facilities

Washer

Not tested, Washer

✦ (LF-1) Note: Laundry equipment present but not tested.



Dryer

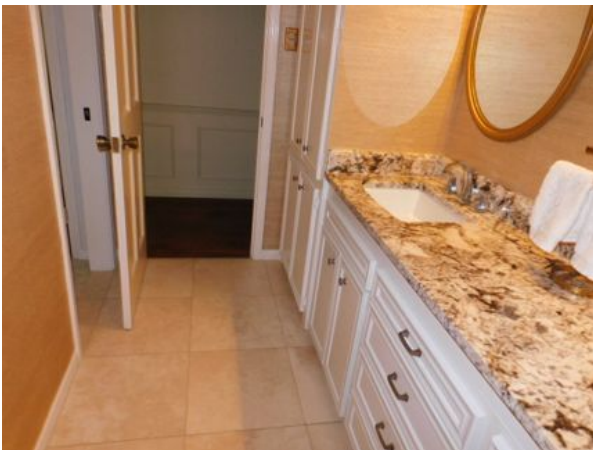
Not tested

Power Source: Electric

Exhaust Duct: Ducted to Exterior

Bathrooms

General Bathroom Photos





Sinks and Cabinets


Tested

🔧 (B-2) Review: bathroom cabinet doors and drawers need adjustment or repairs.




🔧 (B-3) Review: Sink faucet handles not secured.



 **(B-5) Review:** Access impaired under sink.



 **(B-4) Recommended Preventive Maintenance:** The backsplash behind the master bathroom sink is not adequately sealed to the countertop and could allow water to get behind the countertop. Seal with caulking.



Toilet

Tested

🔧 (B-6) Review: commode loose on floor.



Bathtub / Shower

Tested

🔧 (B-7) Review: The shower head in the main bath is leaking and requires repair. Leaky shower heads are common and not a significant concern. Adjust as needed to prevent leakage at the shower head.



🔧 (B-8) Review: Shower valves leaking at the handles.



Bathroom Ventilation

Type: Bath fan, Not applicable

🔧 (B-9) Review: Install the missing cover to the master bathroom fan.



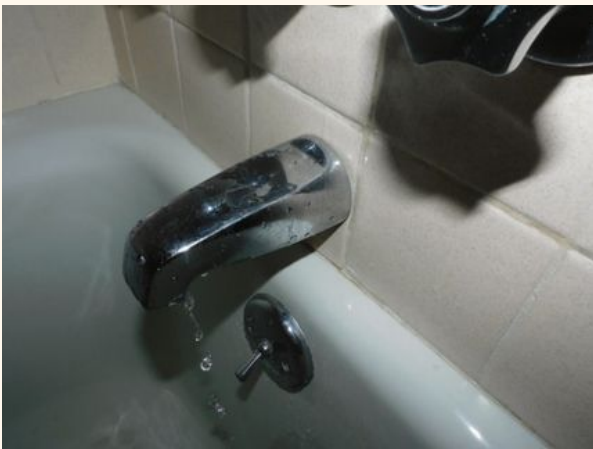
🔧 (B-10) Review: The master bath fan is dirty. Cleaning is recommended to ensure reliable performance.



General Bath Condition

Standard

🔧 (B-11) Review: Caulk bathtub spout to wall.



🔧 (B-12) Review: Shower valves leaking around handles.



🔧 (B-13) Review: Install missing towel racks bars in the family bathroom.



🔧 (B-14) Review: Drain screen damaged



Attic

Attic Access

Walked

🔗 (A-1) Review: Attic access ladder damaged.



🔗 (A-2) Review: Attic access limited due to stored items



Roof Framing and Sheathing

Rafters: 2x6

Sheathing: Plywood

🔍 (A-3) Review: Signs of roof leaks noted in attic.



Attic Insulation

Insulation Type: Cellulose

Approximate Insulation R-Value on Attic Floor: 11

Approximate Insulation R-Value on Attic Ceiling: 0

Approximate Insulation R-Value on Attic Walls: 0

🔍 (A-4) Review: Insulation compressed and no signs of thermal barriers.





Attic and Roof Cavity Ventilation

Attic Ventilation Method: Roof jack vents

🔧 (A-5) Review: Signs of roof leakage and damage decking.



🔍 (A-6) Review: Appliance vent terminates in attic



Crawl Space

General Crawl Space

None present - concrete slab on grade foundation.

Crawl Space Access

Method of Inspection: n/a

Vapor Barrier

Vapor Barrier Material: n/a

Crawl Space Ventilation

Ventilation Method: n/a

Posts and Footings

n/a

Insulation

Insulation Type: n/a

Approximate R-Value: n/a

Moisture Conditions

n/a

Structure and Basement

Foundation

% of Foundation Not Visible: 10%

Evidence of Seismic Protection: None 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 applicable

Sub-Floor Material: Not applicable

Ceiling Framing: Not visible

🔍 (SB-1) Review: Porch roof framing splice questionable.





Basement

None

Basement Moisture

Not applicable

Checking Out Procedure

Check Out List

Oven: Off

Lights: Client and Realtor Still In House

Heating and Cooling: Restored to Pre-inspection temperatures

Appliances: Off / finishing cycle

Receipt -- The Professional Real Estate Inspection Report

Report # 220729B
Inspection Date: 2022-08-02

Property inspected for:

Michael & Holly Gray
2708 Bramble Drive
Monroe, LA 71201

Inspection Fee	\$390.00
State Report Filing Fee	\$7.50
	<hr/>
	\$397.50
	PAID

Thank you for your business!

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

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