

Inspection report for the property at
302/306 West Mary, Plain Dealing, LA,

This report is prepared exclusively for **Kattie**
Inspected On: **06-24-2024**

Company Information

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[Published Report](#)



Inspected By:

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

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

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

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

A home inspection is not an insurance policy

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

A home inspection is visual and not destructive

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

This is not an inspection for code compliance

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

This is just our opinion

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

The scope of this inspection

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

The "Uniform Building Inspection Report" referenced narrative book

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

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

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

Your expectations

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

Your participation is requested

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

How to Read This Report

Getting the Information to You

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

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some

words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

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

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


Chapters and Sections


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


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

Observation Labels

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

 **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.

 **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-1 Grounds:** Localized physical damage was noted to the concrete flatwork. Have the builder repair damaged concrete as needed.

🔧 **G-2 Grounds:** Localized areas of rot and loose and damaged fencing was noted. This is characteristic of older fencing. Implement repairs to the fencing as needed until the fencing is systematically updated. The urgency of this project is subjective. The timing for and scope of repair will depend on how much the occupant wants to have a fence and what they want it for.

🔧 **ED-1 Exteriors and Decks:** Caulking and sealing around pipes passing through wall recommend.

🔧 **ED-2 Exteriors and Decks:** Exterior exhaust fan blades exposed under overhang.

🔧 **ED-3 Exteriors and Decks:** Metal siding damaged.

🔧 **ED-4 Exteriors and Decks:** CMU wall damaged / improper and should be reviewed and repaired.

🔧 **ED-5 Exteriors and Decks:** Extensive corrosion was noted at the exterior metal doors. Replacement of all these corroded doors is recommended.

🔧 **RCG-1 Roof, Chimney and Gutters:** Roofing panels damaged in various locations.

🔧 **RCG-2 Roof, Chimney and Gutters:** Downspouts disconnected or damaged in various locations.

🔧 **RCG-3 Roof, Chimney and Gutters:** Gutters damaged and appear to be leaking.

🔧 **ES-1 Electric Service:** Breaker panel knockouts missing.

🔧 **ES-2 Electric Service:** Panel cover missing.

🔧 **ES-3 Electric Service:** Equipment service panel amiss and open.

🔧 **ES-4 Electric Service:** Unit missing a main breaker.

🔧 **ES-5 Electric Service:** Panel labeling incomplete.

🔧 **ES-6 Electric Service:** Breaker panel cover knockout missing.

🔧 **ES-7 Electric Service:** Sub panel cover damaged and panel clearance questionable.

🔧 **EDFW-1 Electric Distribution and Finish Wiring:** Exterior light covers missing.

🔧 **EDFW-2 Electric Distribution and Finish Wiring:** Exterior outlet damaged and missing proper cover.

🔧 **HCFV-1 Heating, Cooling, Fireplaces and Ventilation:** Flex gas line passes through hard metal cabinet without protection.

🔧 **HCFV-2 Heating, Cooling, Fireplaces and Ventilation:** Electrical to heating unit improper.

🔧 **HCFV-3 Heating, Cooling, Fireplaces and Ventilation:** Condensers appear to need servicing.

🔧 **P-3 Plumbing:** The discharge tube for the water heater [temperature and pressure relief valve](#) (TPRV) is not correctly installed - see attached link. This is a potential safety hazard. Ideally, the discharge tube for a relief valve:

- Terminates to an exterior location or above a drain, though this is not always possible
- Terminates between 6 and 24-inches off the ground (UPC)
- Slopes to drain to prevent water pooling inside the discharge tube
- Is not made from pipe with an inside diameter less than 3/4 on an inch
- Terminates to a visible location that can be monitored for leaks and discharges
- Does not have a threaded termination point which would prevent accidental capping of this important discharge
- Does not terminate into a drain pan

I recommend having this relief valve discharge tube further investigated and repaired as recommended by a licensed plumber.

🔧 **I-2 Interior:** Floor tiles showing signs of wear and damage.

🔧 **I-3 Interior:** Ceiling tiles loose and hanging.

🔧 **I-4 Interior:** Paneling appear to be loose.

🔧 **I-5 Interior:** Ceiling showing signs of water leakage.

🔧 **I-6 Interior:** Wood paneling showing signs of possible water damaged and suspected mold.

🔧 **I-7 Interior:** Visible signs of roof leakage and damage.

🔧 **K-1 Kitchen:** Walk in coolers showing signs of rusting and blowers needing servicing.

🔧 **K-2 Kitchen:** Open electrical junction boxes noted in walk in coolers.

🔧 **B-1 Bathrooms:** The toilet in the master bath has not been caulked to the floor. Caulking the toilet to the floor is recommended and even required though opinions on this can vary. I prefer caulking the toilet to the floor, but leaving a gap on the back of the toilet that remains un-caulked so if the toilet leaks, water has an escape route. The biggest risk of not caulking the toilet to the floor is that the toilet can become loose which is the biggest problem here. Repair as recommended by a licensed plumber.

🔧 **SB-1 Structure and Basement:** insulation damaged in various locations.

Due Diligences

🔍 **P-2 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.

Notes

📍 **K-3 Kitchen:** Display coolers appear to be functional at the time of the inspection.

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General Comments

Building Characteristics, Conditions and Limitations

Type of Building : Commercial

Grounds

Drainage and Site

Clearance to Grade: Standard

Downspout Discharge: Above grade

Site Description: Flat

Driveways/Walkways/Flatwork

Driveway: Concrete

Walkways: Concrete

Patios: None noted


(G-1) Review:

Localized physical damage was noted to the concrete flatwork. Have the builder repair damaged concrete as needed.



Fences

Exterior Fencing: Localized Rot Noted

 (G-2) Review: Localized areas of rot and loose and damaged fencing was noted. This is characteristic of older fencing. Implement repairs to the fencing as needed until the fencing is systematically updated. The urgency of this project is subjective. The timing for and scope of repair will depend on how much the occupant wants to have a fence and what they want it for.



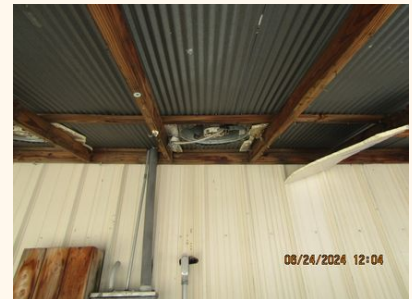
Exteriors and Decks

Siding and Trim

🔧 (ED-1) Review:
Caulking and sealing around pipes passing through wall recommend.



🔧 (ED-2) Review:
Exterior exhaust fan blades exposed under overhang.



🔧 (ED-3) Review:
Metal siding damaged.



🔧 (ED-4) Review:
CMU wall damaged / improper and should be reviewed and repaired.



Exterior Doors

Solid core

🔧 (ED-5) Review: Extensive corrosion was noted at the exterior metal doors. Replacement of all these corroded doors is recommended.



Exterior Window Frames

Metal


Fuel Storage and Distribution

Gas Meter

Present

Gas Shutoff Location: Side of structure

Gas Pipe Materials: Steel and flex pipe

 **(FSD-1) Description:**
Gas meter with main shutoff valve.



Gas, Propane and Oil Piping

Gas Piping Materials Noted: Steel


Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Walked on roof

Roof Style: Shed

Flashings: Present and Visually Standard

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

Roof Covering Materials: Metal with exposed fasteners

Description: Metal roofing: The life expectancy of metal roofing materials can vary from 20-50 years, depending on the method of manufacture, thickness, of the roofing material, the quality of the installation, and the roof design and exposure. Maintenance for metal roofs is often dictated by the manufacturer and recommended maintenance procedures can vary depending on whether the roof material is painted, has zinc all the way through, or whether it is thinner sheet metal with painted-on weather protection. Some roofs only require debris to be cleaned off to prevent water damming. Others have proprietary cleaning methods to prevent damage to coatings and may require touch-up of corrosion to prevent corrosion from causing leaks.

(RCG-1) Review:

Roofing panels damaged in various locations.



Gutters and Downspouts

Gutter and Downspout Materials: Aluminum

(RCG-2) Review: Downspouts disconnected or damaged in various locations.



(RCG-3) Review: Gutters damaged and appear to be leaking.



Electric Service

Electric Service Voltage Tested

Service Voltage: 3 Phase

Electric Service

Service Entrance: Above Ground

Electric Service Equipment

Main Panel Amperage: Listing not visible

Electric Service Amperage: Unable to determine

Main Electric Panel Location: various

Panel Manufacturer: various

(ES-1) Review:

Breaker panel knockouts missing.



🔧 (ES-2) Review:
Panel cover missing.



🔧 (ES-3) Review: Equipment service panel amiss and open.

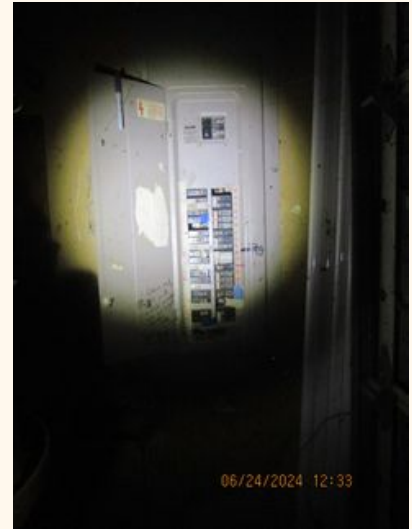


🔧 (ES-4) Review:
Unit missing a main breaker.



🔑 (ES-5) Review:

Panel labeling incomplete.



🔑 (ES-6) Review:

Breaker panel cover knockout missing.



Sub Panel

Service Conductor Size: Copper, 2/0, 200 amps

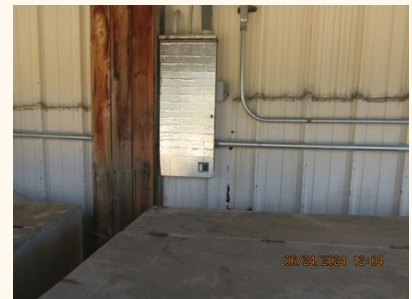
Sub Panel Amperage: 200 amps

Sub Panel Location: exterior

Sub Panel Manufacturer: Cutler Hammer

🔑 (ES-7) Review:

Sub panel cover damaged and panel clearance questionable.




Appliance Disconnects

Disconnects Noted: Air Conditioner


Electrical Grounding System

Present - Could Not Confirm

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

Electrical Bonding System

Present - Could Not Confirm

 **Description:** 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, Armored Flexible Cable, Rigid Conduit

Receptacles and Fixtures

🔧 (EDFW-1) Review:
Exterior light covers missing.



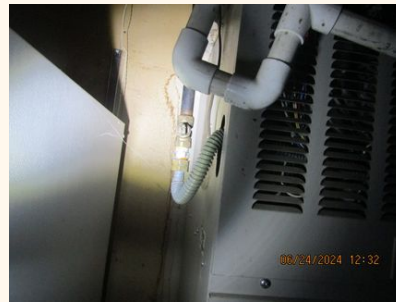
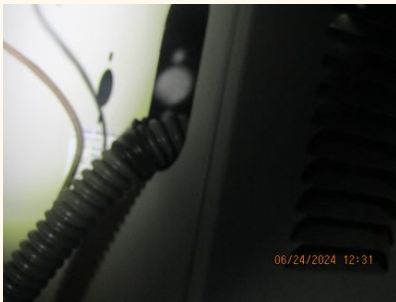
🔧 (EDFW-2) Review:
Exterior outlet damaged and missing proper cover.



Heating, Cooling, Fireplaces and Ventilation

Heating System

🔧 (HCFV-1) Review: Flex gas line passes through hard metal cabinet without protection.



🔧 (HCFV-2) Review:
Electrical to heating unit improper.



Air Filters

Filtration Systems: Disposable

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


Cooling Systems and Heat Pumps

🔧 (HCFV-3) Review: Condensers appear to need servicing.



Plumbing

Water Meter

 **(P-1) Description:**
water meter



Water Service Supply

Pipe Material: Copper, Unknown

Water Supply: Public water

Water Pressure: 30 PSI


Pressure Reducing Valve: None noted

Main Water Shut-off Location: Meter

Distribution Pipe

Pipe Insulation: na

Supply Pipe Materials: Not visible

 **Description:** Please note that the supply pipes are concealed behind insulation and finishes are were not visible to inspection. Determination of the supply piping materials used here is an educated guess based on the materials that were visible coming out of the wall and below fixtures.

Functional Flow: Average

Circulation Pump: None Noted

Waste Pipe and Discharge

Discharge Type: Public Sewer - Buyer

Waste and Vent Pipe Materials: PVC

Location of Sewer Cleanout: Side Yard

 **Description:** This shows the location of the sewer cleanout found during inspection - side yard.



Q (P-2) 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: Rheem

Data Plate: Shown Here

Description:

This shows the data plate for this water heater.



System Type: Tank

Size: 50 gal

Age: 2021

Energy Source: Electricity

Temperature Pressure Relief Value: Inadequate Discharge - General Note

⚠ (P-3) Review:

The discharge tube for the water heater [temperature and pressure relief valve](#) (TPRV) is not correctly installed - see attached link. This is a potential safety hazard. Ideally, the discharge tube for a relief valve:

- Terminates to an exterior location or above a drain, though this is not always possible
- Terminates between 6 and 24-inches off the ground (UPC)
- Slopes to drain to prevent water pooling inside the discharge tube
- Is not made from pipe with an inside diameter less than 3/4 on an inch
- Terminates to a visible location that can be monitored for



leaks and discharges

- Does not have a threaded termination point which would prevent accidental capping of this important discharge
- Does not terminate into a drain pan

I recommend having this relief valve discharge tube further investigated and repaired as recommended by a licensed plumber.

Water Temperature

Water Temperature Measured During Inspection: 120 Degrees F

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


Interior

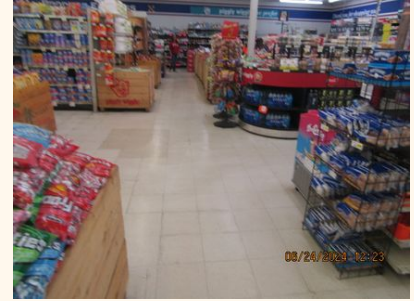
General Interior Photos



Floors and Floor Materials

Floor Materials: Tile

 **(I-2) Review:** Floor tiles showing signs of wear and damage.



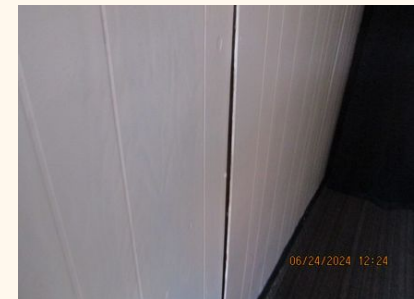
Walls, Ceilings, Trim and Closets

Wall and Ceiling Materials: Drywall, Wood, Ceiling tiles

(I-3) Review: Ceiling tiles loose and hanging.



(I-4) Review:
Paneling appear to be loose.



(I-5) Review: Ceiling showing signs of water leakage.



(I-6) Review: Wood paneling showing signs of possible water damaged and suspected mold.



(I-7) Review:
Visible signs of roof leakage and damage.



Kitchen

Refrigerators

(K-1) Review: Walk in coolers showing signs of rusting and blowers needing servicing.



🔧 (K-2) Review:

Open electrical junction boxes noted in walk in coolers.



🌟 (K-3) Note:

Display coolers appear to be functional at the time of the inspection.



Bathrooms

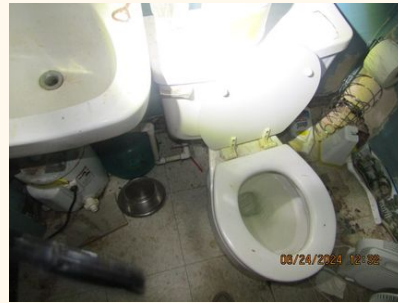
Sinks and Cabinets

Tested

Toilet

Tested

🔧 (B-1) Review: The toilet in the master bath has not been caulked to the floor. Caulking the toilet to the floor is recommended and even required though opinions on this can vary. I prefer caulking the toilet to the floor, but leaving a gap on the back of the toilet that remains un-caulked so if the toilet leaks, water has an escape route. The biggest risk of not caulking the toilet to the floor is that the toilet can become loose which is the biggest problem here. Repair as recommended by a licensed plumber.



General Bath Condition

Non-standard

Structure and Basement

Foundation

% of Foundation Not Visible: 90%

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: metal framing

🔑 (SB-1) Review:

insulation damaged in various locations.



Invoice -- The Professional Real Estate Inspection Report

Report # 240626A

Inspection Date: 2024-06-24

Property inspected for:

Kattie
302/306 West Mary
Plain Dealing, LA

Inspection Fee	\$1,050.00
Travel	\$100.00
Report Production	\$50.00
	<hr/>
	\$1,200.00
	DUE

Thank you for your business!

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