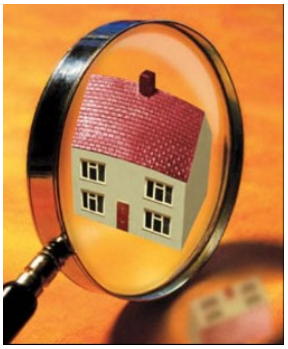


Inspection report for the property at

3212 White Street, Monroe, LA 7120

This report is prepared exclusively for **Elvrin Worthey**
Inspected On: **2023-10-17**

Company Information

QED Service
318-376-0482

mike.qedservice@gmail.com
http://WWW.QEDService.com

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:

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

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

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

🔍 **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 preform a Pest Inspection. We recommend that you engage the services of a license Pest control company for the Pest and Wood destroying Pest inspection. While the inspection company looks for the damage done these pest, the inspector is not a pest expert and relies on the information provided by the Pest Inspector in respect to pest in a home.

Summary Page

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

Moisture Meter Testing

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

Summary

Major Concerns

⚠ **P-4 Plumbing:** PVC pipe has been used for supply piping. PVC is not to be used for interior supply pipe; this is because the pipe is not adequately rated for high temperatures and even the cold water side of the interior pipe can back-flow with hot water. Hire a licensed plumbing contractor to further evaluate and repair / replace all PVC piping with a suitable supply piping. Typical replacement materials are PEX tubing, copper or CPVC.

⚠ **P-5 Plumbing:** Please note that the water to the building was shut off at the time of inspection. This limited the scope of this inspection. I recommend re-inspecting the plumbing system once it has been made fully operable. Home inspections are visual inspections using normal operating controls. Trying to turn a plumbing system back on during a home inspection risks damaging the building as the plumbing could have been shut off due to leaks or other failures. This type of work is beyond the scope of a home inspection.

⚠ **I-10 Interior:** All of the windows in this home are old windows that require maintenance and repair. You need to decide how you want to approach the windows in this home as they are generally older and do not comply with modern standards for safety glass and energy efficiency. Repairs can be made on an as needed basis and efficiency can be added with storm windows and curtains. Existing windows that have character are often worth preserving and restoring, where windows that are in worse condition and have less character may be good candidates for replacement. The windows are in poor condition for age and type.
Examples of observations noted during inspection include:

- *Some windows in the home are not operating* and may be painted shut.
- *Glazing is missing from some of the window*s - this is used to secure the window pane to the wood frame of the window
- *Many of the windows are single pane glass* - these older windows do not comply with modern energy efficiency standards
- **Windows are showing signs of leakage and moisture control problems.**
- *Loose window hardware* was noted
- *Missing window hardware* was noted
- *Cracked panes of glass were noted* - glass replacement is needed in these windows.
- *Gaps were noted in windows* that can allow excessive air into the house.

Reviews

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.

G-3 Grounds: The gates for the fencing are sagging and require adjustment / repair for proper operation.

G-4 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-5 Grounds: Localized damage was noted to the fencing - see west side. Implement carpentry repairs as needed.

ED-1 Exteriors and Decks: Paint peeling in numerous locations around the home. Refer to line 1900 of the Uniform Building Inspection Report Binder.

ED-2 Exteriors and Decks: Siding damaged or loose in numerous locations.

ED-3 Exteriors and Decks: Security door damaged. Refer to line 1690 of the Uniform Building Inspection Report Binder.

ED-4 Exteriors and Decks: Windows damaged in various locations.

FSD-2 Fuel Storage and Distribution: Flex gas line pipe cut / damaged noted at stove location. Refer to line 4380 of the Uniform Building Inspection Report Binder.

RCG-1 Roof, Chimney and Gutters: /Roof damaged and needs review in numerous locations.

ES-1 Electric Service: Panel not labeled and is full.

ES-3 Electric Service: The spa does not appear to have a disconnect within line of site of the appliance. A reliable and visible electrical disconnect is required. The disconnect was noted and is labeled and is pretty accessible - see the SE side of the garage. Have this further evaluated and repaired as recommended by a licensed electrical contractor.

EDFW-1 Electric Distribution and Finish Wiring: Overall, numerous defects and red flags were noted in the wiring system indicating old, unreliable and incomplete wiring practices. I recommend additional inspection and repair of the entire wiring system by a licensed electrical contractor as additional repairs could be needed that are latent or concealed. This should be considered urgent for safety reasons. Examples of observations and defects found during inspection are included in the Electric chapter as repair items and also include:
Branch Wiring and Wiring Cables

- *Running splices noted*. This is when wires are spliced together and left exposed. Splicing should be done inside of junction boxes.
- *Inadequate cable support:* The non-metallic sheathed cable is poorly supported and requires staples or hangers for additional support and strain relief. This type of wiring should be supported every 4 feet and within 2 feet of junction boxes. Where cable less than #8 is run on the bottoms of floor joists, 1x4 running boards should be used to support the cable.
- *Physically damaged wiring* cable was noted. This can indicate a potentially unsafe condition with the wiring.
- *Surface-run cable wiring* was noted. Exposed non-metallic sheathed cable requires protection from physical damage. Protection methods can include specific conduit material or raceways. This is a potential safety issue.
- *A cable to plug connection* was noted on the non-metallic sheathed cable wiring. This wiring is designed to be hard-wired with terminations inside listed junction boxes. The wiring should be repaired to eliminate this configuration.

EDFW-2 Electric Distribution and Finish Wiring: Light fixtures damaged in various locations. Photo is only examples. Refer to line 5650 of the Uniform Building Inspection Report Binder.

EDFW-3 Electric Distribution and Finish Wiring: Electrical outlets damaged in various locations and missing covers. Refers to lines 5650 & 5640 of the Uniform Building Inspection Report Binder.

EDFW-4 Electric Distribution and Finish Wiring: The missing cover plates to electric receptacles, switches and junction boxes should be installed to cover all access to wiring at switches and receptacles. Where switches, receptacles or junction boxes are positioned below wall or ceiling or cabinet finishes, an extension ring may be needed. Refer to 5640 of the Uniform Building Inspection Report Binder.

EDFW-5 Electric Distribution and Finish Wiring: Ceiling fan missing parts and could not be tested due to no power supplied to home. Refer to lines 5850 & 7860 of the Uniform Building Inspection Report Binder.

EDFW-6 Electric Distribution and Finish Wiring: No smoke alarms were noted anywhere. Smoke alarms are an important safety feature and are recommended inside all bedrooms and in hallways outside of all sleeping areas. It is also recommended that there be at least one smoke alarm on each floor of the house. I recommend having smoke alarms installed to meet modern safety standards.

HCFV-1 Heating, Cooling, Fireplaces and Ventilation: Excessive gap noted at heating unit breaker exposing wiring. Refer to line 2020 of the Uniform Building Inspection Report Binder.

HCFV-2 Heating, Cooling, Fireplaces and Ventilation: Electrical supply improper at heating unit. Refer to line 2010 of the Uniform Building Inspection Report Binder.

HCFV-3 Heating, Cooling, Fireplaces and Ventilation: Suspect Mold observed in heating unit closet. No testing was done by inspector to confirm the present of actual mold. Testing is recommend. Refer to line 2850 of the Uniform Building Inspection Report Binder.

HCFV-4 Heating, Cooling, Fireplaces and Ventilation: No access to condenser unit.

HCFV-5 Heating, Cooling, Fireplaces and Ventilation: Tape joints coming loose on unit causing air leaks. Refer to line 2230 of the Uniform Building Inspection Report Binder.

P-3 Plumbing: The water was shut off to the house at the time of inspection, so I could not test the plumbing system or test the water pressure. This limited the inspection. I recommend re-inspecting the entire plumbing system once water supply has been restored.

P-7 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
- Does not have a drain pan under unit

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

P-8 Plumbing: The discharge tube for the water heater relief valve is installed too high off the ground and into a sink. Discharge tubes should always terminate by pointing toward the ground to eliminate a scald hazard and should be no more than 6" off the ground. Ideally, the discharge tube terminates to an exterior or unfinished location or above a drain, though this is not always possible. The drain should also slope to drain to prevent water pooling inside the discharge tube and should be visible so it can be monitored. The end of the tube should not be threaded to prevent accidental capping of this important discharge. have this further investigated and repaired as recommended by a qualified plumber.

I-1 Interior: Interior flooring damaged and missing in numerous locations in the home. Refer to line 7200 & 7250 of the Uniform Building Inspection Report Binder.

I-2 Interior: Floors appear to sag in several areas of the home. Refer to line 7200 of the Uniform Building Inspection Report Binder.

I-3 Interior: Possible asbestos flooring noted in bedrooms. No testing was done by Inspector to confirm the actual presence of the product. Refer to line 7950 of the Uniform Building Inspection Report Binder.

I-4 Interior: Walls and ceiling gapping. Refer to line 7040 of the Uniform Building Inspection Report Binder.

I-5 Interior: Wall paneling damaged in numerous locations in the home. Refer to line 7060 of the Uniform Building Inspection Report Binder.

I-6 Interior: Interior walls damaged in numerous locations. Refer to line 7040 of the Uniform Building Inspection Report Binder.

I-7 Interior: HVAC closet doors damaged. Refer to line 7330 of the Uniform Building Inspection Report Binder.

I-8 Interior: Interior door locks missing in various locations. Refer to line 7420 of the Uniform Building Inspection Report Binder.

I-9 Interior: Interior door damaged in numerous locations. Refer to line 7330 of the Uniform Building Inspection Report Binder.

K-1 Kitchen: Tune-up repairs are needed to the kitchen cabinets. Repair as desired. Examples of observations noted during inspection include:

K-2 Kitchen: Cabinet countertop damaged and not secured. Refer to line 8810 of the Uniform Building Inspection Report Binder.

K-3 Kitchen: There is no refrigerator for the kitchen - you will need to buy and install one.

K-4 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-5 Kitchen: Dishwasher not functional at the time of the inspection. Refer to line 8340 of the Uniform Building Inspection Report Binder.

B-2 Bathrooms: Commode loose on flooring. Refer to line 6200 of the Uniform Building Inspection Report Binder.

B-3 Bathrooms: Tub finish damaged. Refer to line 6080 of the Uniform Building Inspection Report Binder.

B-4 Bathrooms: Tub valve damaged and missing parts. Refer to 6190 of the Uniform Building Inspection Report Binder.

B-5 Bathrooms: Caulking and seal shower arm at wall connection. Refer to line 6760 of the Uniform Building Inspection Report Binder.

B-6 Bathrooms: Suspected Mold like substance noted in bathroom. No testing done by inspector at the time of the inspection. Refer to line 7015 of the Uniform Building Inspection Report Binder.

B-7 Bathrooms: Bathroom paper holder missing parts. Refer to line 6810 of the Uniform Building Inspection Report Binder.

CS-2 Crawl Space: No vapor barrier has been installed on the soils of this crawl space to contain the moisture in the ground. This is a conducive pest condition and can lead to high moisture conditions. Install a 6 mil. black plastic vapor barrier to cover all exposed earth.

SB-1 Structure and Basement: Carport post damaged.

Recommended Maintenance Items

G-1 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.

Due Diligences

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

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

🔍 **P-6 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.

🔍 **LF-1 Laundry Facilities:** I was unable to test the supply and waste plumbing for the laundry facilities today as there is no clothes washer installed at the house. Complete installation of the washer and dryer and test to verify proper operation.

Notes

📌 **FSD-1 Fuel Storage and Distribution:** Gas is off to home and was turned on for the inspection only. Gas company leak tested system and found no leaks at the time of the inspection. Gas fired equipment operated within limits. Gas was turned off by gas company.

📌 **EDFW-7 Electric Distribution and Finish Wiring:** Door bell controller appears to be missing parts. Refer to line 5800 of the Uniform Building Inspection Report Binder.

📌 **EDFW-8 Electric Distribution and Finish Wiring:** None present at the time of the inspection

📌 **P-1 Plumbing:** This shows the location of the water meter at the street side of the house.

📌 **P-9 Plumbing:** Water not on at the time of the inspection and could not be tested.

📌 **AP-1 Additional Plumbing:** none present at the time of the inspection

📌 **AP-2 Additional Plumbing:** none present at the time of the inspection

📌 **AP-3 Additional Plumbing:** none present at the time of the inspection

📌 **AP-4 Additional Plumbing:** none present at the time of the inspection

📌 **AP-5 Additional Plumbing:** none present at the time of the inspection

📌 **AP-6 Additional Plumbing:** none present at the time of the inspection

📌 **AP-7 Additional Plumbing:** none present at the time of the inspection

📌 **I-11 Interior:** none present at the time of the inspection

📌 **CS-1 Crawl Space:** Crawl space too low to enter - inspected by viewing through vent openings. Vent coverings missing.

The Professional Real Estate Inspection Report

General Comments

- Building Characteristics, Conditions and Limitations

Grounds

- Drainage and Site
- Driveways/Walkways/Flatwork
- Window and Stairwells
- Grounds, Trees and Vegetation
- Retaining Walls
- Exterior Stairs
- Fences
- Outbuildings, Trellises, Storage Sheds, Barns

Exteriors and Decks

- Siding and Trim
- Eaves
- Exterior Doors
- Exterior Window Frames
- Decks, Porches and Balconies

Fuel Storage and Distribution

- Gas Meter
- Gas, Propane and Oil Piping

Garage

- Garage General
- Garage Doors and Automatic Openers
- Garage Floor

Roof, Chimney and Gutters

- Roof Materials
- Chimneys
- Skylights
- Gutters and Downspouts

Electric Service

- Electric Service Voltage Tested
- Electric Service
- Electric Service Equipment

- Sub Panel
- Generator Equipment
- Appliance Disconnects
- Electrical Grounding System
- Electrical Bonding System

Electric Distribution and Finish Wiring

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

Heating, Cooling, Fireplaces and Ventilation

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

Plumbing

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

Additional Plumbing

- Sump Pumps and Drains
- Sewage Ejector Pumps
- Central Vacuum
- Fire Suppression
- Irrigation
- Water Filters
- Spa

- Water Features
- Sauna
- Swimming Pools

Interior

- Floors and Floor Materials
- Walls, Ceilings, Trim and Closets
- Wall Insulation and Air Bypass
- Stairs and Railings
- Interior Doors
- Windows
- Elevators

Kitchen

- Sinks and Faucets
- Cabinets and Countertops
- Ventilation Method
- Refrigerators
- Dishwasher
- Ranges, Ovens and Cooktops
- Disposers
- Appliances General
- General Kitchen Condition

Laundry Facilities

- Washer
- Dryer
- Laundry Sinks
- Laundry Ventilation

Bathrooms

- General Bathroom Photos
- Sinks and Cabinets
- Toilet
- Bathtub / Shower
- Bathroom Ventilation
- General Bath Condition

Attic

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

Crawl Space

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

Structure and Basement

- Foundation
- Floor, Wall and Ceiling Framing

Checking Out Procedure

- Check Out List

General Comments

Building Characteristics, Conditions and Limitations

Style of Home: Rustic
Type of Building : Residential Single Family (1 story)
Approximate Square Footage: 1000

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

Attending the Inspection: Buyer
Occupancy: Unoccupied

> **(no modifier):** 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 be 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 is 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.

Weather during the inspection: Clear
Approximate temperature during the inspection: Over 70[F]
Ground/Soil surface conditions: Dry

Grounds

Drainage and Site

Clearance to Grade: Standard
Site Description: Flat

Driveways/Walkways/Flatwork

Driveway: Concrete
Walkways: None noted
Patios: Concrete

Window and Stairwells

None Noted

Grounds, Trees and Vegetation

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

(G-1) 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: Localized Rot Noted, Sagging Gates and Fencing, Wood to Soils Contact - Repair, Localized Damage to Fencing

(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.

(G-3) Review: The gates for the fencing are sagging and require adjustment / repair for proper operation.

(G-4) 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-5) Review: Localized damage was noted to the fencing - see west side. Implement carpentry repairs as needed.

Outbuildings, Trellises, Storage Sheds, Barns

Not included

Exteriors and Decks

Siding and Trim

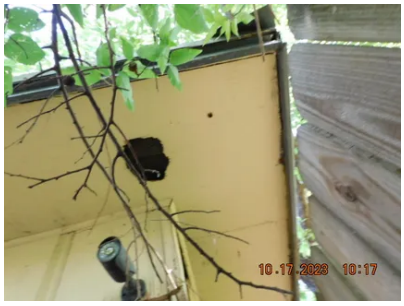
Siding Material: Plywood, Brick

(ED-1) Review: Paint peeling in numerous locations around the home. Refer to line 1900 of the Uniform Building Inspection Report Binder.

(ED-2) Review: Siding damaged or loose in numerous locations.








Eaves

Plywood

Exterior Doors

Solid core, Glass panel doors

(ED-3) Review: Security door damaged. Refer to line 1690 of the Uniform Building Inspection Report Binder.


Exterior Window Frames

Metal

(ED-4) Review: Windows damaged in various locations.

Decks, Porches and Balconies

None noted

Fuel Storage and Distribution

Gas Meter

📌 **(FSD-1) Note:**
Gas is off to home and was turned on for the inspection only. Gas company leak tested system and found no leaks at the time of the inspection. Gas fired equipment operated within limits. Gas was turned off by gas company.

Gas, Propane and Oil Piping

Gas Piping Materials Noted: Steel

🪠 **(FSD-2) Review:**
Flex gas line pipe cut / damaged noted at stove location. Refer to line 4380 of the Uniform Building Inspection Report Binder.

Garage

Garage General

Garage Type: Attached

> ***(G1-1) Description:*** *Carport only no garage present*

Garage Doors and Automatic Openers

Overhead Garage Door Type: na
Automatic Garage Opener: na
Garage Occupant Door: na

Garage Floor

Garage Slab: Concrete

Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Viewed with binoculars
Roof Style: Gable
Flashings: Present and Visually Standard

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

Roof Covering Materials: Three-tab composition shingle
Approximate Age of Roof Covering: 20+ Years

> **(RCG-1) Review:** /Roof damaged and needs review in numerous locations.

Chimneys

None noted

Skylights

None noted

Gutters and Downspouts

Gutter and Downspout Materials: None

Electric Service

Electric Service Voltage Tested

Service Voltage: 120/240

Electric Service

Service Entrance: Above Ground
Meter Base Amperage: 200

Electric Service Equipment

Service Entrance (SE) conductor Size: Copper, 2/0, 200 amps
Main Panel Amperage: 100 amps
Electric Service Amperage: 200 amps

Main Electric Panel Location: Exterior left
Panel Manufacturer: Square D

(ES-1) Review:
Panel not labeled and is full.

Sub Panel

Service Conductor Size: na
Sub Panel Amperage: na
Sub Panel Location: na
Sub Panel Manufacturer: na

Generator Equipment

(ES-2) (no modifier): none present at the time of the inspection

Appliance Disconnects

Disconnects Noted: None Present

(ES-3) Review: The spa does not appear to have a disconnect within line of site of the appliance. A reliable and visible electrical disconnect is required. The disconnect was noted and is labeled and is pretty accessible - see the SE side of the garage. Have this further evaluated and repaired as recommended by a licensed electrical contractor.

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

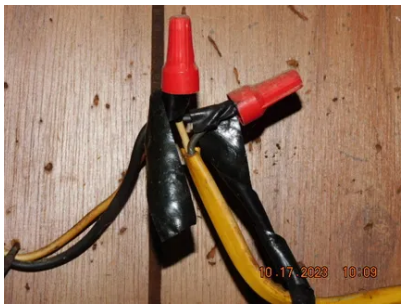
Branch Wiring

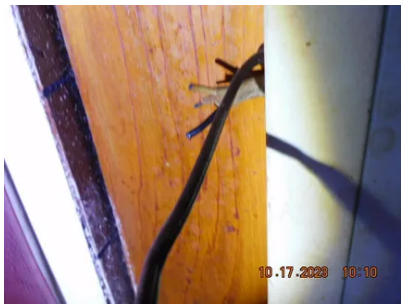
Wire Material: Copper
Wiring Method: Non-metallic sheathed cable

(EDFW-1) Review: Overall, numerous defects and red flags were noted in the wiring system indicating old, unreliable and incomplete wiring practices. I recommend additional inspection and repair of the entire wiring system by a licensed electrical contractor as additional repairs could be needed that are latent or concealed. This should be considered urgent for safety reasons. Examples of observations and defects found during inspection are included in the Electric chapter as repair items and also include:
Branch Wiring and Wiring Cables

- *Running splices noted*. This is when wires are spliced together and left exposed. Splicing should be done inside of junction boxes.
- *Inadequate cable support:* The non-metallic sheathed cable is poorly supported and requires staples or hangers for additional support and strain relief. This type of wiring should be supported every 4 feet and within 2 feet of junction boxes. Where cable less than #8 is run on the bottoms of floor joists, 1x4 running boards should be used to support the cable.
- *Physically damaged wiring* cable was noted. This can indicate a potentially unsafe condition with the wiring.
- *Surface-run cable wiring* was noted. Exposed non-metallic sheathed cable requires protection from physical damage. Protection methods can include specific conduit material or raceways. This is a potential safety issue.

- *A cable to plug connection* was noted on the non-metallic sheathed cable wiring. This wiring is designed to be hard-wired with terminations inside listed junction boxes. The wiring should be repaired to eliminate this configuration.





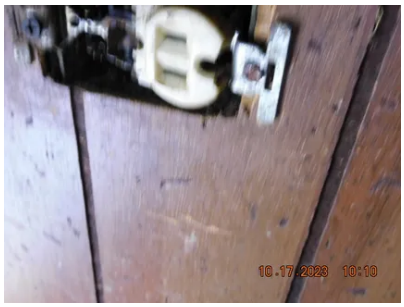
Receptacles and Fixtures

Inspection Method: Random Testing

Electric Receptacles: Three wire receptacles

(EDFW-2) Review: Light fixtures damaged in various locations. Photo is only examples. Refer to line 5650 of the Uniform Building Inspection Report Binder.

(EDFW-3) Review: Electrical outlets damaged in various locations and missing covers. Refers to lines 5650 & 5640 of the Uniform Building Inspection Report Binder.



(EDFW-4) Review: The missing cover plates to electric receptacles, switches and junction boxes should be installed to cover all access to wiring at switches and receptacles. Where switches, receptacles or junction boxes are positioned below wall or ceiling or cabinet finishes, an extension ring may be needed. Refer to 5640 of the Uniform Building Inspection Report Binder.

Ceiling Fans

Ceiling Fans: Present and Not Tested

(EDFW-5) Review:
Ceiling fan missing parts and could not be tested due to no power supplied to home. Refer to lines 5850 & 7860 of the Uniform Building Inspection Report Binder.

Smoke and Carbon Monoxide Alarm Systems

Smoke Alarms: None Anywhere

Description: *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 photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal fire safety, I recommend taking control of these important safety devices and learning about how to service and maintain your smoke alarm system to keep the building occupants safe. For more information, please read this link.* *For more information, please read this link*.

(EDFW-6) Review: No smoke alarms were noted anywhere. Smoke alarms are an important safety feature and are recommended inside all bedrooms and in hallways outside of all sleeping

areas. It is also recommended that there be at least one smoke alarm on each floor of the house. I recommend having smoke alarms installed to meet modern safety standards.

Low Voltage Wiring

📌 **(EDFW-7) Note:**
Door bell controller appears to be missing parts. Refer to line 5800 of the Uniform Building Inspection Report Binder.

Solar / Photovoltaic Systems

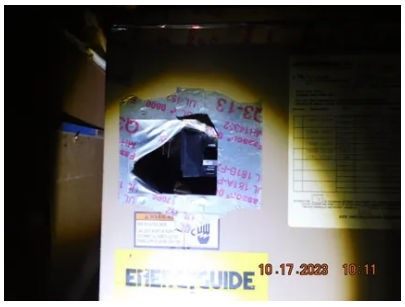
📌 **(EDFW-8) Note:** None present at the time of the inspection

Heating, Cooling, Fireplaces and Ventilation

Heating System

Energy Source: Electricity
Heating Method: Electric forced air furnace
Capacity: 70,000 btu's

(HCFV-1) Review:
Excessive gap noted at heating unit breaker exposing wiring. Refer to line 2020 of the Uniform Building Inspection Report Binder.



(HCFV-2) Review:
Electrical supply improper at heating unit. Refer to line 2010 of the Uniform Building Inspection Report Binder.

(HCFV-3) Review: Suspect Mold observed in heating unit closet. No testing was done by inspector to confirm the present of actual mold. Testing is recommend. Refer to line 2850 of the Uniform Building Inspection Report Binder.

Air Filters

Filtration Systems: Disposable

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

Cooling Systems and Heat Pumps

Air Conditioning / Heat Pump: Air Conditioning Present

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

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

System Type: Air Source

Energy Source: Electric

(HCFV-4) Review:
No access to condenser unit.

Heating and Cooling Distribution Systems

Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts

(HCFV-5) Review:
Tape joints coming loose on unit causing air leaks. Refer to line 2230 of the Uniform Building Inspection Report Binder.

Mechanical Ventilation Systems

Bath Fan Ducting: Ductwork not visible

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

Kitchen Fan Ducting: Ductwork not visible

Additional Heat Sources

Description: na

Gas Fireplaces

Fireplace Types: na
Fan Present: na
LP Conversion Sticker Noted: na
Gas Shut off Noted: na
System Responded to Testing: na

Solid Fuel Fireplaces

Fireplace Types: na

Plumbing

Water Meter

Location of Water Meter Note

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

Water Service Supply

Pipe Material: Copper, Galvanized, Plastic
Water Supply: Public water
Water Pressure: Water off to House - Could Not Test Pressure

(P-3) Review: The water was shut off to the house at the time of inspection, so I could not test the plumbing system or test the water pressure. This limited the inspection. I recommend re-inspecting the entire plumbing system once water supply has been restored.

🔍 **(P-2) Due Diligence:**
The main water pipe from the street to the home appears to be done with old galvanized steel pipe. This pipe could require updating at any time. Evaluation of this pipe is beyond the scope of this inspection as the pipe is not visible. Keep this pipe in mind

for updating should you do any other digging in the front of the home between the house and the water meter.

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

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

Distribution Pipe

Pipe Insulation: Not visible

Supply Pipe Materials: Copper, Galvanized Steel, PVC

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

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

Description: *Please note that when old galvanized steel pipe is eventually replaced, be sure to have the electrical bonding and grounding system evaluated and repaired / updated as needed by a licensed electrical contractor. It is common to update old metal piping using plastic piping. This can have the unintended consequence of disrupting important electrical grounding and bonding systems.*

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

F.

Functional Flow: Shut Off - Could not test during inspection

Circulation Pump: None Noted

⚠ **(P-4) Major Concern:** PVC pipe has been used for supply piping. PVC is not to be used for interior supply pipe; this is because the pipe is not adequately rated for high temperatures and even the cold water side of the interior pipe can back-flow with hot water. Hire a licensed plumbing contractor to further evaluate and repair / replace all PVC piping with a suitable supply piping. Typical replacement materials are PEX tubing, copper or CPVC.

⚠ **(P-5) Major Concern:** Please note that the water to the building was shut off at the time of inspection. This limited the scope of this inspection. I recommend re-inspecting the plumbing system once it has been made fully operable. Home inspections are visual inspections using normal operating controls. Trying to turn a plumbing system back on during a home inspection risks damaging the building as the plumbing could have been shut off due to leaks or other failures. This type of work is beyond the scope of a home inspection.

Waste Pipe and Discharge

Discharge Type: Public Sewer - Buyer

Waste and Vent Pipe Materials: Cast Iron, PVC

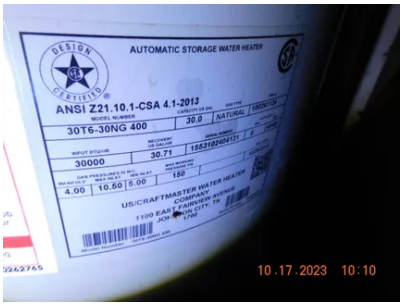
🔍 **(P-6) Due Diligence:** ***A video camera sewer scope is recommended.*** An evaluation of the sewer line below the ground is beyond the scope of this inspection. Due to the age and location of the building, a sewer scope is recommended to further evaluate the sewer line and the below ground connections 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: Craftmaster

Data Plate: Shown Here

Description:
This shows the data plate for this water heater.



System Type: Tank
Size: 30 gal
Age: 2015
Energy Source: Gas
Temperature Pressure Relief Value: Inadequate Discharge - General Note, Terminates Too High

(P-7) 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
- Does not have a drain pan under unit

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

(P-8) Review: The discharge tube for the water heater relief valve is installed too high off the ground and into a sink. Discharge tubes should always terminate by pointing toward the ground to eliminate a scald hazard and should be no more than 6" off the ground. Ideally, the discharge tube terminates to an exterior or unfinished location or above a drain, though this is not always possible. The drain should also slope to drain to prevent water pooling inside the discharge tube and should be visible so it can be monitored. The end of the tube should not be threaded to prevent accidental capping of this important discharge. have this further investigated and repaired as recommended by a qualified plumber.

Water Temperature

(P-9) Note: Water not on at the time of the inspection and could not be tested.

Exterior Hose Bibs

Not operating

Additional Sinks

None noted

Additional Plumbing

Sump Pumps and Drains

Floor Drain: Not applicable
Sump Pumps: Not applicable

Sewage Ejector Pumps

Location: na

Central Vacuum

📌 **(AP-1) Note:** none present at the time of the inspection

Fire Suppression

📌 **(AP-2) Note:** none present at the time of the inspection

Irrigation

na

Water Filters

📌 **(AP-3) Note:** none present at the time of the inspection

Spa

📌 **(AP-4) Note:** none present at the time of the inspection

Water Features

📌 **(AP-5) Note:** none present at the time of the inspection

Sauna

📌 **(AP-6) Note:** none present at the time of the inspection

Swimming Pools

📌 **(AP-7) Note:** none present at the time of the inspection

Interior

Floors and Floor Materials

Floor Materials: Wood, Plastic laminate
Floor Settlement: Moderate

(I-1) Review: Interior flooring damaged and missing in numerous locations in the home. Refer to line 7200 & 7250 of the Uniform Building Inspection Report Binder.

(I-2) Review:
Floors appear to sag in several areas of the home. Refer to line 7200 of the Uniform Building Inspection Report Binder.

(I-3) Review:
Possible asbestos flooring noted in bedrooms. No testing was done by Inspector to confirm the actual presence of the product. Refer to line 7950 of the Uniform Building Inspection Report Binder.

Walls, Ceilings, Trim and Closets

Wall and Ceiling Materials: Wood paneling, Drywall, Ceiling tiles

(I-4) Review: Walls and ceiling gapping. Refer to line 7040 of the Uniform Building Inspection Report Binder.

(I-5) Review: Wall paneling damaged in numerous locations in the home. Refer to line 7060 of the Uniform Building Inspection Report Binder.

(I-6) Review: Interior walls damaged in numerous locations. Refer to line 7040 of the Uniform Building Inspection Report Binder.

Wall Insulation and Air Bypass

Wall Insulation: Not Visible

Stairs and Railings

None

Interior Doors

(I-7) Review:
HVAC closet doors damaged. Refer to line 7330 of the Uniform Building Inspection Report Binder.

(I-8) Review:
Interior door locks missing in various locations. Refer to line 7420 of the Uniform Building Inspection Report Binder.

(I-9) Review:
Interior door damaged in numerous locations. Refer to line 7330 of the Uniform Building Inspection Report Binder.

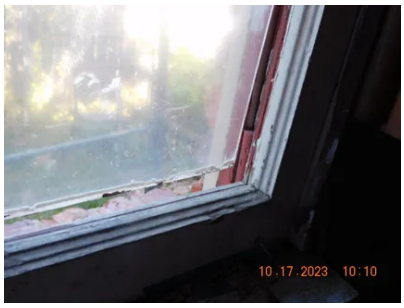
Windows

Window Glazing: Single pane
Interior Window Frame: Metal
Window Styles: Single hung

⚠ **(I-10) Major Concern:** All of the windows in this home are old windows that require maintenance and repair. You need to decide how you want to approach the windows in this home as they are generally older and do not comply with modern standards for safety glass and energy efficiency. Repairs can be made on an as needed basis and efficiency can be added with storm windows and curtains. Existing windows that have character are often worth preserving and

restoring, where windows that are in worse condition and have less character may be good candidates for replacement. The windows are in poor condition for age and type.
Examples of observations noted during inspection include:

- *Some windows in the home are not operating* and may be painted shut.
- *Glazing is missing from some of the window*s - this is used to secure the window pane to the wood frame of the window
- *Many of the windows are single pane glass* - these older windows do not comply with modern energy efficiency standards
- **Windows are showing signs of leakage and moisture control problems.**
- *Loose window hardware* was noted
- *Missing window hardware* was noted
- *Cracked panes of glass were noted* - glass replacement is needed in these windows.
- *Gaps were noted in windows* that can allow excessive air into the house.



Elevators

📌 **(I-11) Note:** none present at the time of the inspection

Kitchen

Sinks and Faucets

Not tested

Cabinets and Countertops

Countertop Material: Plastic laminate

Cabinet Material: Wood

(K-1) Review: Tune-up repairs are needed to the kitchen cabinets. Repair as desired. Examples of observations noted during inspection include:

(K-2) Review: Cabinet countertop damaged and not secured. Refer to line 8810 of the Uniform Building Inspection Report Binder.

Ventilation Method

window

Refrigerators

Refrigerator: None noted, Operating

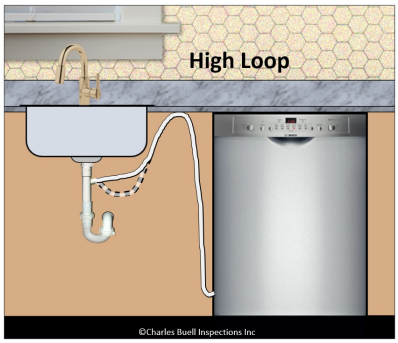
(K-3) Review: There is no refrigerator for the kitchen - you will need to buy and install one.

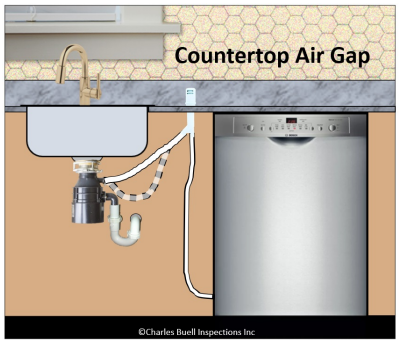
Dishwasher

Dishwasher: Not Operated

Dishwasher Air Gap: None noted

(K-4) 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.





(K-5) Review:
Dishwasher not functional at the time of the inspection. Refer to line 8340 of the Uniform Building Inspection Report Binder.

Ranges, Ovens and Cooktops

Range/ Oven /Cook-tops: none present

Disposers

Disposer: None noted

Appliances General

Insta-Hot: na

Trash Compactor: na

General Kitchen Condition

Non-standard

Laundry Facilities

Washer

Washer hook-ups only, no appliance

> 🔍 **(LF-1) Due Diligence:** I was unable to test the supply and waste plumbing for the laundry facilities today as there is no clothes washer installed at the house. Complete installation of the washer and dryer and test to verify proper operation.

Dryer

Dryer hook-ups only, no appliance
Power Source: Electric
Exhaust Duct: Ducted to Exterior

Laundry Sinks

None noted

Laundry Ventilation

Type: Passive vent

Bathrooms

General Bathroom Photos

(B-1) (no modifier):
general photo

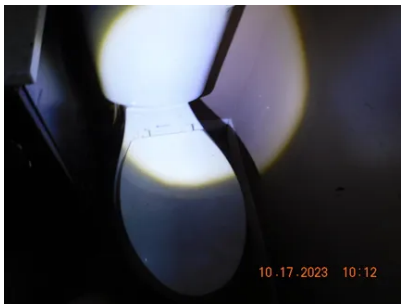
Sinks and Cabinets

Not tested

Toilet

Not tested

(B-2) Review:
Commode loose on flooring. Refer to line 6200 of the Uniform Building Inspection Report Binder.



Bathtub / Shower

Not tested

(B-3) Review:
Tub finish damaged. Refer to line 6080 of the Uniform Building Inspection Report Binder.

(B-4) Review:
Tub valve damaged and missing parts. Refer to 6190 of the Uniform Building Inspection Report Binder.

(B-5) Review:
Caulking and seal shower arm at wall connection. Refer to line 6760 of the Uniform Building Inspection Report Binder.

Bathroom Ventilation

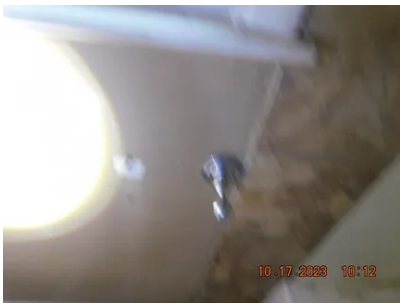
Type: Operable window

General Bath Condition

Non-standard

(B-6) Review: Suspected Mold like substance noted in bathroom. No testing done by inspector at the time of the inspection. Refer to line 7015 of the Uniform Building Inspection Report Binder.

(B-7) Review:
Bathroom paper holder missing parts. Refer to line 6810 of the Uniform Building Inspection Report Binder.



Attic

Roof Framing and Sheathing

Rafters: 2x6
Sheathing: Plywood

Attic Insulation

Insulation Type: Not visible

Attic and Roof Cavity Ventilation

Attic Ventilation Method: Gable vents

Crawl Space

Crawl Space Access

Method of Inspection: Viewed at access

📌 **(CS-1) Note:**
Crawl space too low to enter - inspected by viewing through vent openings. Vent coverings missing.

Vapor Barrier

Vapor Barrier Material: None Present

(CS-2) Review: No vapor barrier has been installed on the soils of this crawl space to contain the moisture in the ground. This is a conducive pest condition and can lead to high moisture conditions. Install a 6 mil. black plastic vapor barrier to cover all exposed earth.

Crawl Space Ventilation

Ventilation Method: Exterior wall vents

Posts and Footings

Standard

Insulation

Insulation Type: None noted

Moisture Conditions

Signs of prior drainage problems noted

Structure and Basement

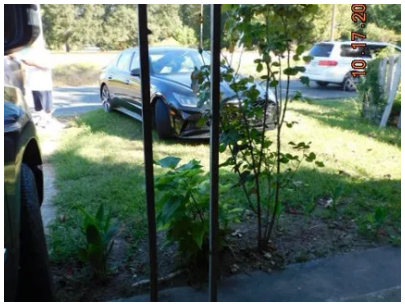
Foundation

% of Foundation Not Visible: 20%
Evidence of Seismic Protection: Not visible
Building Configuration: Crawl space
Foundation Description: Masonry block, Brick

Floor, Wall and Ceiling Framing

Wall Framing: Not visible
Wall Sheathing: Plywood

(SB-1) Review:
Carport post damaged.



Checking Out Procedure

Check Out List

Oven: ☑ Off

Lights: ☑ Off

Heating and Cooling: ☑ Restored to Pre-inspection temperatures

Appliances: ☑ Off / finishing cycle

Receipt -- The Professional Real Estate Inspection Report

Report # 231017A
Inspection Date: 2023-10-17

Property inspected for:
Elvrin Worthey
3212 White Street
Monroe, LA 7120

Inspection Fee	$340.00
Report production fee	$10.00
discount applied	$-250.00

$100.00
PAID

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
WWW.QEDService.com

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

mike.qedservice@gmail.com