

Inspection report for the property at
616 Lakeshore Drive, Chatham, LA 71226

This report is prepared exclusively for **Tim Atkins**
On: **2022-07-26**

Company Information

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ASHI 202398

[Published Report](#)



Board and batten siding home. The wood siding is cracking and gaped in numerous locations.

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

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

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

A home inspection is not an insurance policy

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

A home inspection is visual and not destructive

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

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the

varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

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

The scope of this inspection

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

The "Uniform Building Inspection Report" referenced narrative book

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

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

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

Your expectations

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

Your participation is requested

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

How to Read This Report

Getting the Information to You

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

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

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

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


Chapters and Sections


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


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


Observation Labels


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


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

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


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

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

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

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

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

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

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

Pest Inspection

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

Summary Page

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

Moisture Meter Testing

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

Summary

Major Concerns

⚠️ **P2-6 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.

Reviews

🔧 **G-2 Grounds:** Eliminate [wood /soil contact](#) to reduce the chances for rot and pest damage and repair any hidden rot as needed - see all around the house. Generally, a 6-inch clearance between soils and wood is recommended. This is often not realistic on older homes, but repairs should be made to get as much clearance as is possible and all contact with the soils should be eliminated.

🔧 **ED1-1 Exteriors and Decks:** gaps and cracks noted in siding and trims.

🔧 **ED1-3 Exteriors and Decks:** Earth in contact with siding materials in various areas around the home.

🔧 **ED1-4 Exteriors and Decks:** Exterior trims have been repaired or replaced. Repairs do not appear to be complete or have finishes applied.

🔧 **ED1-5 Exteriors and Decks:** Siding trim missing.

🔧 **ED1-6 Exteriors and Decks:** Water stains noted in the siding of the carport.

🔧 **ED1-7 Exteriors and Decks:** Dryer vent terminates in carport.

🔧 **ED1-8 Exteriors and Decks:** Siding stained in carport.

🔧 **ED1-9 Exteriors and Decks:** Repairs to trim noted.

🔧 **ED1-10 Exteriors and Decks:** Metal lintels rusting over windows and doors.

🔧 **RCG2-2 Roof, Chimney and Gutters:** Fungus growth or staining noted on shingles.

🔧 **RCG2-3 Roof, Chimney and Gutters:** Flashing lifted at plumbing vents and improperly installed.

🔧 **RCG2-4 Roof, Chimney and Gutters:** fungus growth noted on roof

🔧 **RCG2-5 Roof, Chimney and Gutters:** I recommend having a cricket flashing installed for this chimney to divert water around the chimney. The current installation is vulnerable to

leaks as the entire roof drains toward the chimney. Please note that modern standards require chimney cricket flashings when the chimney is at the bottom of a roof and more than 30 inches wide.

🔧 **ES1-2 Electric Service:** meter can pulling away from wall.

🔧 **ES1-3 Electric Service:** panel labeling not verified.

🔧 **EDFW-1 Electric Distribution and Finish Wiring:** Junction box missing covers.

🔧 **EDFW-2 Electric Distribution and Finish Wiring:** Exposed wiring splice noted.

🔧 **EDFW-4 Electric Distribution and Finish Wiring:** Reverse polarity was noted at several of the electric receptacles. This is when the hot and the neutral wires have been wired backwards. This is a potential safety issue that should be corrected by a licensed electrical contractor the scope of other electrical repairs.

🔧 **EDFW-5 Electric Distribution and Finish Wiring:** Outdoor outlet not GFCI protected. These are typical of age of the home.

🔧 **EDFW-6 Electric Distribution and Finish Wiring:** Siding gaped around exterior outlets.

🔧 **HCFV-2 Heating, Cooling, Fireplaces and Ventilation:** Condenser coils damaged.

🔧 **HCFV-3 Heating, Cooling, Fireplaces and Ventilation:** Ducting insulation damaged / loose.

🔧 **HCFV-4 Heating, Cooling, Fireplaces and Ventilation:** Old, disconnected equipment left in attic.

🔧 **HCFV-5 Heating, Cooling, Fireplaces and Ventilation:** This building has no provisions for mechanical ventilation - I did not find a 24 hour timer for a fan anywhere - perhaps I missed one? Installing a bath or laundry fan on a 24 hour timer is recommended to ensure mechanical air changes. This can help keep relative humidity in check. As a general rule, keep relative humidity below 50% in cold weather to reduce chances for condensation. You can monitor relative humidity with inexpensive temperature and relative humidity gauges - I use one made by Acurite. For a nice fan system I recommend looking at Panasonic Whisper Green fans - these do not rely on a timer and run continuously to facilitate air changes.
<http://www.panasonic.com/business/building-products/ventilation-systems/products/whisper-green.asp>

🔧 **HCFV-6 Heating, Cooling, Fireplaces and Ventilation:** system need cleaning, servicing and repairs.

🔧 **P2-7 Plumbing:** Water pvc piping installed in attic without protective insulation cover.

🔧 **P2-8 Plumbing:** vent pipe questionable improper slope.

🔧 **P2-10 Plumbing:** Water heater electrical improper and exposed. NO means of electrical disconnect noted at appliance.

🔧 **P2-11 Plumbing:** Water pipes not supported at water heater

🔧 **AP-1 Additional Plumbing:** Private waste system noted but not part of the home inspection. These types of systems need to be checked and certified by local health department.

🔧 **I-3 Interior:** Carpets soiled and damaged.

🔧 **I-4 Interior:** Flooring uneven.

🔧 **I-5 Interior:** Signs of water leaks noted in ceiling of kitchen.

🔧 **I-6 Interior:** Incandescent light bulb fixtures noted in closets.

🔧 **I-7 Interior:** A guardrail is needed for the interior stairs to eliminate a safety hazard, especially for children. The current guardrail system is incomplete - see to the 2nd floor. Guardrails with openings no larger than 4 inches are recommended for all stairs with three or more stairs. Handrails that have returns into the walls are needed for the length of the stairs. Hire a carpenter to repair and bring guardrail and handrail up to modern standards. Please note that there are a few exceptions for the 4-inch opening rule:

Exceptions:

- The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a *guard*, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
- *Guards* on the open side of stairs shall not have openings that allow passage of a sphere 43/8 inches (111 mm) in diameter

🔧 **I-8 Interior:** Door clearance to floor improper in several locations

🔧 **I-9 Interior:** Flooring stained

🔧 **K-2 Kitchen:** faucet leaking.

🔧 **K-3 Kitchen:** cabinets full limiting view

🔧 **K-5 Kitchen:** Dishwasher needs service or repairs.

🔧 **K-6 Kitchen:** cooktop electrical improper

🔧 **K-7 Kitchen:** Ceiling stained over wall mount oven.

🔧 **LF-1 Laundry Facilities:** washer dryer present but not part of the home inspection.

🔧 **LF-2 Laundry Facilities:** Dryer vent hood damaged.

🔧 **LF-4 Laundry Facilities:** access impaired to laundry sink


🔧 **B-2 Bathrooms:** Sink stoppers need adjustments.


🔧 **B-3 Bathrooms:** Commode loose on the floor.

🔧 **B-5 Bathrooms:** Tub surround faulty.


🔧 **B-6 Bathrooms:** General caulking and sealant need at plumbing fixtures.


🔧 **B-7 Bathrooms:** flooring stained.

 **B-8 Bathrooms:** Bathroom cabinets water stained.


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

Recommended Maintenance Items

 **G-3 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.


 **RCG2-1 Roof, Chimney and Gutters:** Shingles lifted which may allow wind to tear off shingles.

 **HCFV-1 Heating, Cooling, Fireplaces and Ventilation:** Stains noted on rear of the home from possible condensation drainage.

 **LF-3 Laundry Facilities:** The dryer exhaust ductwork is dirty and needs to be cleaned for improved safety. This is important regular maintenance to eliminate a potential fire hazard.


Improves

 **EDFW-7 Electric Distribution and Finish Wiring:** GFCI outlets not installed near sinks or exterior. The current outlet are typical of the age of the home.


 **K-4 Kitchen:** A ductless exhaust fan was noted for the cook-top. Installation of a fan that ducts to the exterior is recommended to remove moist air and odors to the exterior. Please note that if you switch to a gas range or cooktop in the future, a fan that vents to the exterior is still not required, as long as there is some ventilation in the kitchen, but is more strongly recommended. Gas ovens produce carbon monoxide while running and should really have an exhaust vent to the exterior.



- In modern construction, all kitchens require some form of mechanical ventilation but modern buildings are generally much tighter and have more precise requirements for mechanical ventilation. It was common for older kitchens to have fans that do not vent to the exterior.*

 **B-4 Bathrooms:** Window near tub does not appear to be safety glazed.

Monitors

 **ED1-2 Exteriors and Decks:** siding appears to be water stained.

Due Diligences

🔍 **P2-2 Plumbing:** No water meter was found. This appears to be on a well system. Well systems generally do not have metering devices to measure usage. You could inquire with the seller simply to verify.

🔍 **P2-4 Plumbing:** No main water shut off was found inside the house. There is typically a shut off at the meter in the street, but this can be a time-consuming and difficult shut-off to access in an emergency. Inquire with the seller for the location of the main water shut-off as it may be concealed behind finishes or stored items. If no readily accessible shut off exists, hire a licensed plumber to further evaluate and install.

🔍 **P2-9 Plumbing:** Based on visible components, this property appears to have a private on-site septic system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system
- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed

Completed Items

P2-3 Plumbing: Water for this home appears to be supplied by a well system. ***Inspection of the well, water supply and water quality is beyond the scope of this inspection.*** I recommend hiring a well specialist to inspect and evaluate the well and well water. Well equipment: the pump and captive storage tank have limited service lives and often require updating on a 20-year schedule. There are other elements of a well system that should be evaluated as well, such as the well production, often tested in a draw down test, water quality and well depth.

P2-5 Plumbing: No main water shut off was found inside the house. There is typically a shut off at the meter in the street, but this can be a time-consuming and difficult shut-off to access in an emergency. Disclose the location of the main water shut for future owners as it may be concealed behind finishes or stored items. If no readily accessible shut off exists, hire a licensed plumber to further evaluate and install.

Notes

🔍 **FSD-1 Fuel Storage and Distribution:** No fuel sources, fuel storage devices or fuel burning appliances were found on site during our visual inspection.

🔍 **ES1-1 Electric Service:** service meter and power ratings.

✦ **EDFW-3 Electric Distribution and Finish Wiring:** The current occupant's belongings are restricting access to some of the electric receptacles. This is inhibiting access to and testing of some of the electric receptacles.

✦ **P2-1 Plumbing:** This shows the location of the water meter at the street side of the house.

✦ **AP-4 Additional Plumbing:** well system noted at home not part of the home inspection recommend review and testing.

The Professional Real Estate Inspection Report

General Comments

Building Characteristics, Conditions and Limitations

Style of Home: Rustic

Type of Building : Residential Single Family (1 story)

Approximate Square Footage: 4200

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

Approximate Year of Original Construction: 2006

Attending the Inspection: Buyer, Seller

Occupancy: Occupied

Animals Present: No

Weather during the inspection: Clear

Approximate temperature during the inspection: Over 90[F]

Ground/Soil surface conditions: Dry

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

the presence of personal items does limit the inspection.

Grounds

General Grounds Photos



Drainage and Site

Clearance to Grade: Siding Too Close to Soils - Repair

Site Description: Flat, Moderate slope

🔧 (G-2) Review: Eliminate [wood /soil contact](#) to reduce the chances for rot and pest damage and repair any hidden rot as needed - see all around the house. Generally, a 6-inch clearance between soils and wood is recommended. This is often not realistic on older homes, but repairs should be made to get as much clearance as is possible and all contact with the soils should be eliminated.



Driveways/Walkways/Flatwork

Driveway: Concrete

Walkways: Concrete

Patios: Concrete

Window and Stairwells

None Noted

Grounds, Trees and Vegetation

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

✂️ **(G-3) 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: None noted

Outbuildings, Trellises, Storage Sheds, Barns

Outbuildings not part of the home inspection

Exteriors and Decks


Exterior Elevations

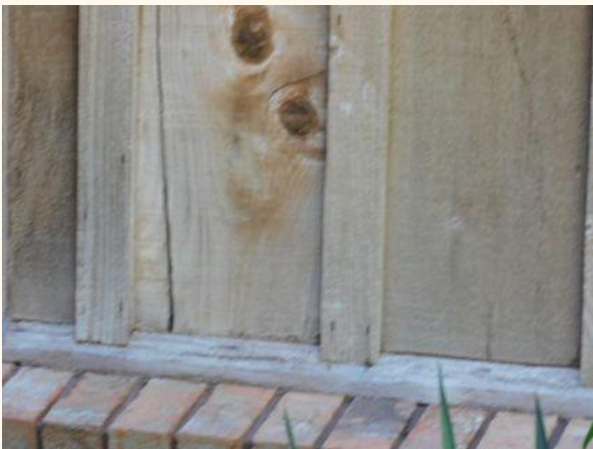
Board and batten wood siding which is cracking in numerous locations .

Siding and Trim

Trim Material: Wood

Siding Material: Brick, Board and batten

 **(ED1-1) Review:** gaps and cracks noted in siding and trims.



🔧 (ED1-3) Review: Earth in contact with siding materials in various areas around the home.



🔧 (ED1-4) **Review:** Exterior trims have been repaired or replaced. Repairs do not appear to be complete or have finishes applied.



🔧 (ED1-5) **Review:** Siding trim missing.



🔗 (ED1-6) Review: Water stains noted in the siding of the carport.



🔗 (ED1-7) Review: Dryer vent terminates in carport.



🔗 (ED1-8) Review:

Siding stained in carport.



👁️ (ED1-2) Monitor: siding appears to be water stained.



Eaves

Plywood, Cedar

🔧 (ED1-9) Review: Repairs to trim noted.




Exterior Doors

Solid core

Exterior Window Frames

Metal

 **(ED1-10) Review:** Metal lintels rusting over windows and doors.



Decks, Porches and Balconies

Present

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

Structure: Concrete

Ledger Board: Not applicable

Guardrail: not applicable

Decking Material: not applicable

Posts, Beams and Footings: not applicable

Fuel Storage and Distribution

General Comments

↗ **(FSD-1) Note:** No fuel sources, fuel storage devices or fuel burning appliances were found on site during our visual inspection.

Oil Storage

None noted

Propane Storage

None noted

Gas Meter

None noted

Gas, Propane and Oil Piping

Gas Piping Materials Noted: none noted

Garage

Garage General

Garage Type: Attached, None Noted

Garage Doors and Automatic Openers

Overhead Garage Door Type: none noted

Garage Floor

Garage Slab: Concrete

Roof, Chimney and Gutters

Roof Materials

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

Roof Style: Gable

Flashings: Present and Visually Standard

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

Roof Covering Materials: Three-tab composition shingle

Approximate Age of Roof Covering: 8-10 Years

Overlay Roof: No

🔍 (RCG2-2) Review: Fungus growth or staining noted on shingles.



🔧 (RCG2-3) **Review:** Flashing lifted at plumbing vents and improperly installed.



🔧 (RCG2-4) **Review:** fungus growth noted on roof



🔧 (RCG2-1) **Recommended Preventive Maintenance:** Shingles lifted which may allow wind to tear off shingles.



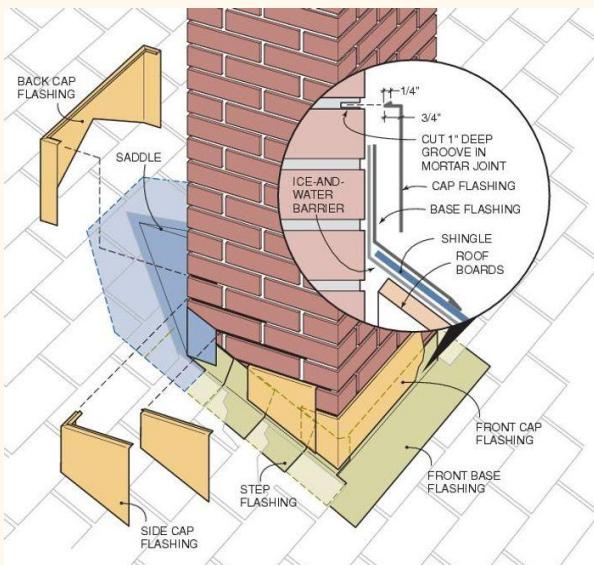
Chimneys

Present

Chimney Material: Masonry

Chimney Flue Liners: Present

🔧 (RCG2-5) Review: I recommend having a cricket flashing installed for this chimney to divert water around the chimney. The current installation is vulnerable to leaks as the entire roof drains toward the chimney. Please note that modern standards require chimney cricket flashings when the chimney is at the bottom of a roof and more than 30 inches wide.



This diagram shows proper step and counter flashings and counter-flashings as well as a saddle or "cricket" flashing.

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: 200 amps

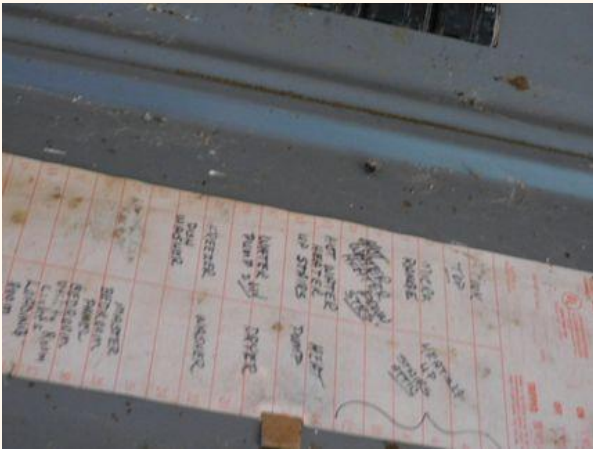
Electric Service Amperage: 200 amps

Main Electric Panel Location: Garage

? (ES1-2) **Review:** meter can pulling away from wall.



🔍 (ES1-3) Review: panel labeling not verified.



🔍 (ES1-1) Note: service meter and power ratings.



Generator Equipment

none present at time of inspection

Appliance Disconnects

Disconnects Noted: Air Conditioner, well pump

Electrical Grounding System

Present - Could Not Confirm

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

Electrical Bonding System

Present - Could Not Confirm


During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building are required to be "bonded" (connected) to the the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth, and to provide a pathway to trip a breaker in the event that these bonded metallic components became energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor and they will be documented as repair items in the observations below if discovered.

Electric Distribution and Finish Wiring

Branch Wiring

Wire Material: Copper

Wiring Method: Non-metallic sheathed cable, Armored Flexible Cable, Underground Feeder Cable

 **(EDFW-1) Review:** Junction box missing covers.



🔧 (EDFW-2) **Review:** Exposed wiring splice noted.



Receptacles and Fixtures

Inspection Method: Random Testing, Interior Belongings Obstructing Access

Electric Receptacles: Three wire receptacles, Reverse Polarity

🔧 (EDFW-4) **Review:** Reverse polarity was noted at several of the electric receptacles. This is when the hot and the neutral wires have been wired backwards. This is a potential safety issue that should be corrected by a licensed electrical contractor the scope of other electrical repairs.

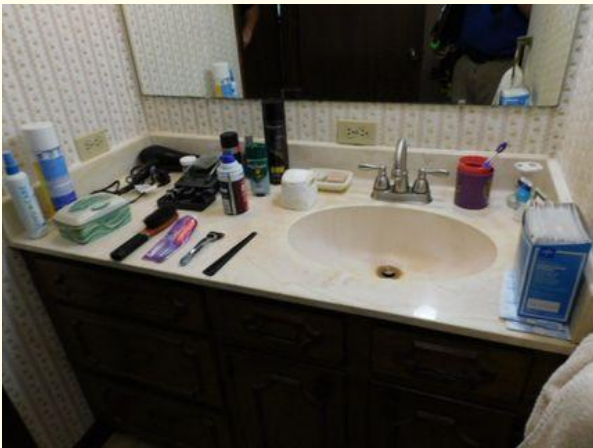
🔧 (EDFW-5) **Review:** Outdoor outlet not GFCI protected. These are typical of age of the home.



🔧 (EDFW-6) Review: Siding gaped around exterior outlets.



🏠 (EDFW-7) Improve: GFCI outlets not installed near sinks or exterior. The current outlet are typical of the age of the home.



✦ **(EDFW-3) Note:** The current occupant's belongings are restricting access to some of the electric receptacles. This is inhibiting access to and testing of some of the electric receptacles.

Ceiling Fans

Ceiling Fans: Present and Tested

The ceiling fans were tested and operating during inspection.

Smoke and Carbon Monoxide Alarm Systems

Smoke Alarms Noted: On Main Floor

Smoke Alarms: Present

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

Solar / Photovoltaic Systems

none present

Heating, Cooling, Fireplaces and Ventilation

Heating System

Energy Source: Electricity

Heating Method: Electric forced air furnace

Manufacturer: Bryant

Capacity: 60,000 btu's

Air Filters

Filtration Systems: Disposable

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

Cooling Systems and Heat Pumps

Air Conditioning / Heat Pump: Air Conditioning Present

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

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

Manufacturer: Bryant

Data Plate: Shown here

This shows the data plate from the exterior compressor. 📷



System Type: Air Source

Size: 5 Tons

Energy Source: Electric

Age: 2014

🔧 (HCFV-2) Review: Condenser coils damaged.



✂ (HCFV-1) **Recommended Preventive Maintenance:** Stains noted on rear of the home from possible condensation drainage.

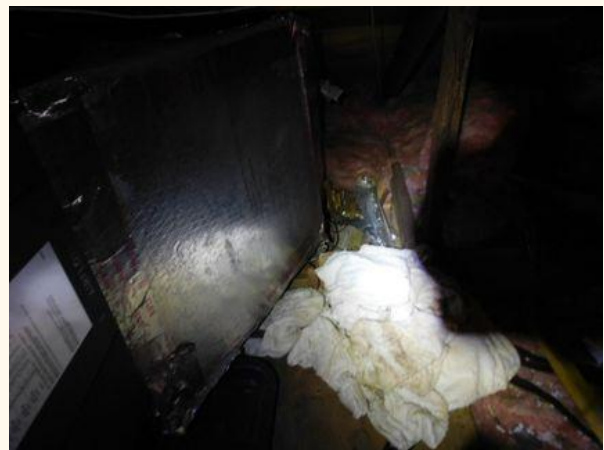


Heating and Cooling Distribution Systems

Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts

🔧 (HCFV-3) **Review:** Ducting insulation damaged / loose.



🔍 (HCFV-4) Review: Old, disconnected equipment left in attic.



Mechanical Ventilation Systems

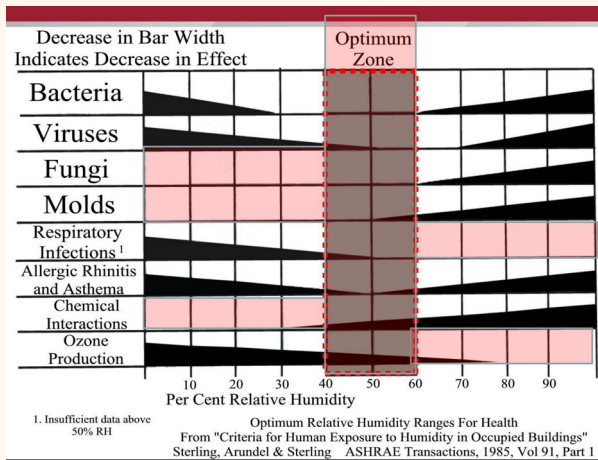
Bath Fan Ducting: Ductwork not visible

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

Kitchen Fan Ducting: Ductwork not visible

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

🔍 (HCFV-5) Review: This building has no provisions for mechanical ventilation - I did not find a 24 hour timer for a fan anywhere - perhaps I missed one? Installing a bath or laundry fan on a 24 hour timer is recommended to ensure mechanical air changes. This can help keep relative humidity in check. As a general rule, keep relative humidity below 50% in cold weather to reduce chances for condensation. You can monitor relative humidity with inexpensive temperature and relative humidity gauges - I use one made by Acurite. For a nice fan system I recommend looking at Panasonic Whisper Green fans - these do not rely on a timer and run continuously to facilitate air changes. <http://www.panasonic.com/business/building-products/ventilation-systems/products/whisper-green.asp>



Additional Heat Sources

Description: n/a

Gas Fireplaces

Fireplace Types: wood

Fan Present: No

LP Conversion Sticker Noted: Not Applicable

Gas Shut off Noted: No

System Responded to Testing: n/a

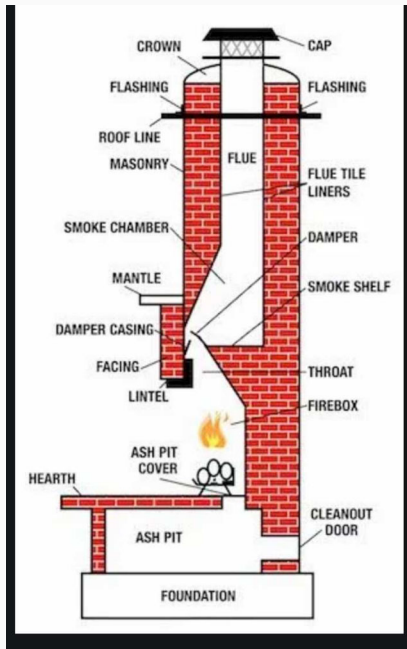
🔧 (HCFV-6) Review: system need cleaning, servicing and repairs.



Solid Fuel Fireplaces

Fireplace Types: Prefabricated metal firebox

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



Plumbing

Water Meter

Location of Water Meter Note, Not Found - Well

🔍 (P2-2) Due Diligence: No water meter was found. This appears to be on a well system. Well systems generally do not have metering devices to measure usage. You could inquire with the seller simply to verify.

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

Water Service Supply

Pipe Material: Plastic, Copper, Unknown

Water Supply: Private well

Water Pressure: Water Pressure Tested

This shows the water pressure tested during inspection. Generally, "normal water pressure," should be between 30-80 PSI, though pressures near or below 30 can result in poor functional flow to fixtures. Water pressures in excess of 80 PSI risk damaging supply piping components and should be controlled with a pressure reducing valve.

Pressure Reducing Valve: None noted

Main Water Shut-off Location: Not Found - House

🔍 **(P2-4) Due Diligence:** No main water shut off was found inside the house. There is typically a shut off at the meter in the street, but this can be a time-consuming and difficult shut-off to access in an emergency. Inquire with the seller for the location of the main water shut-off as it may be concealed behind finishes or stored items. If no readily accessible shut off exists, hire a licensed plumber to further evaluate and install.

(P2-3) Completed: Water for this home appears to be supplied by a well system. ***Inspection of the well, water supply and water quality is beyond the scope of this inspection.*** I recommend hiring a well specialist to inspect and evaluate the well and well water. Well equipment: the pump and captive storage tank have limited service lives and often require updating on a 20-year schedule. There are other elements of a well system that should be evaluated as well, such as the well production, often tested in a draw down test, water quality and well depth.

(P2-5) Completed: No main water shut off was found inside the house. There is typically a shut off at the meter in the street, but this can be a time-consuming and difficult shut-off to access in an emergency. Disclose the location of the main water shut for future owners as it may be concealed behind finishes or stored items. If no readily accessible shut off exists, hire a licensed plumber to further evaluate and install.

Distribution Pipe

Pipe Insulation: Not visible

Supply Pipe Materials: PVC, Plastic, Not visible

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

Please note that the supply pipes are concealed behind insulation and finishes and 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

⚠️ **(P2-6) 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.

🔧 **(P2-7) Review:** Water pvc piping installed in attic without protective insulation cover.



🔧 **(P2-8) Review:** vent pipe questionable improper slope.



Waste Pipe and Discharge

Discharge Type: Septic System - Buyer

Waste and Vent Pipe Materials: PVC

Location of Sewer Cleanout: Side Yard

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

🔍 **(P2-9) Due Diligence:** Based on visible components, this property appears to have a private on-site septic system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. I recommend:

- Investigating any information about this system's maintenance and repair history
- Reviewing any documentation available for this system

- Learning inspection and maintenance requirements for this system
- Hire a qualified specialist to evaluate, perform maintenance and make repairs as needed

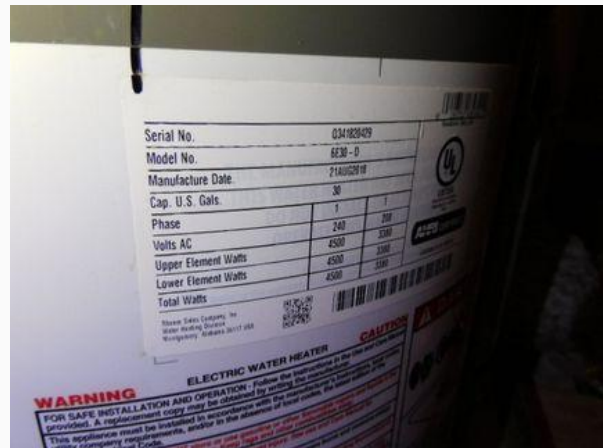


Water Heater

Manufacturer: Rheem

Data Plate: Shown Here

This shows the data plate for this water heater.



System Type: Tank

Size: 30 gal

Age: 2014

Energy Source: Electricity

Straps : None Found

Pad: None Needed

Drain Pan: Not Required

Expansion Tank: n/a

Temperature Pressure Relief Value: Present - Not Tested

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

🔧 (P2-10) Review: Water heater electrical improper and exposed. NO means of electrical disconnect noted at appliance.



🔧 (P2-11) Review: Water pipes not supported at water heater



Water Temperature

Water Temperature Measured During Inspection: 120 Degrees F

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

Exterior Hose Bibs

Operating

Additional Sinks

None noted

Additional Plumbing

Sump Pumps and Drains

Floor Drain: None noted

Sump Pumps: None noted

Sewage Ejector Pumps

Location: side yard

🔗 **(AP-1) Review:** Private waste system noted but not part of the home inspection. These types of systems need to be checked and certified by local health department.



Central Vacuum

n/a

Fire Suppression

none noted

Irrigation

n/a

Water Filters

🔗 **(AP-4) Note:** well system noted at home not part of the home inspection recommend review and testing.



Spa

none noted

Water Features

None noted

Sauna

None noted

Swimming Pools

none noted

Interior

General Interior Photos



Access impaired closets full limiting access.



Floors and Floor Materials

Floor Materials: Carpet, Tile, Plastic laminate

(I-3) Review: Carpets soiled and damaged.



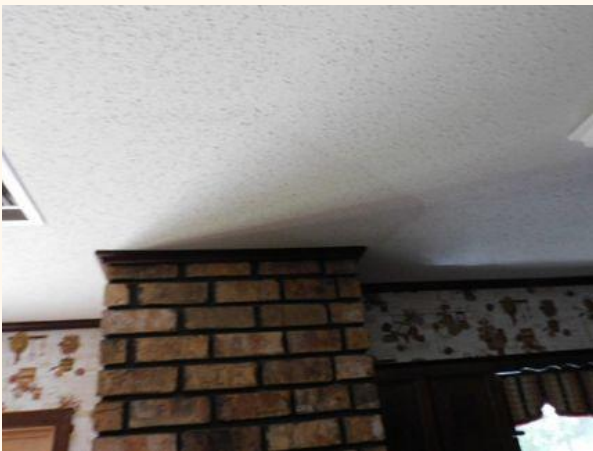
(I-4) Review: Flooring uneven.



Walls, Ceilings, Trim and Closets

Wall and Ceiling Materials: Drywall, Wood

🔍 (I-5) **Review:** Signs of water leaks noted in ceiling of kitchen.



🔍 (I-6) **Review:** Incandescent light bulb fixtures noted in closets.



Wall Insulation and Air Bypass

Wall Insulation: Not Visible

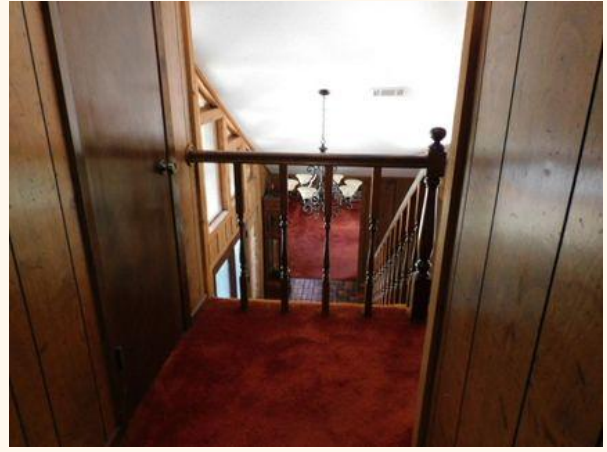
Stairs and Railings

Non-standard, Guardrail, Handrail, Risers, Treads

🔧 (I-7) Review: A guardrail is needed for the interior stairs to eliminate a safety hazard, especially for children. The current guardrail system is incomplete - see to the 2nd floor. Guardrails with openings no larger than 4 inches are recommended for all stairs with three or more stairs. Handrails that have returns into the walls are needed for the length of the stairs. Hire a carpenter to repair and bring guardrail and handrail up to modern standards. Please note that there are a few exceptions for the 4-inch opening rule:

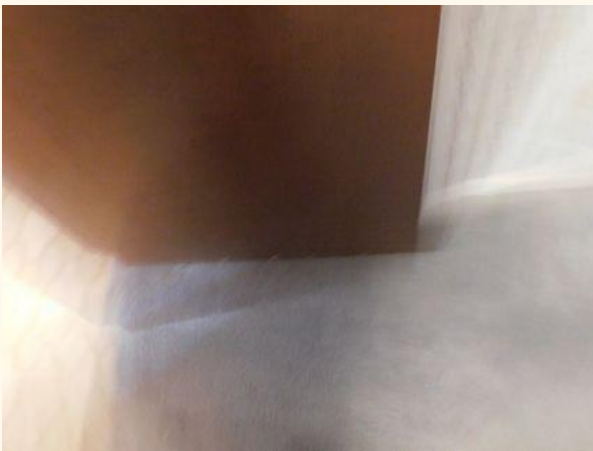
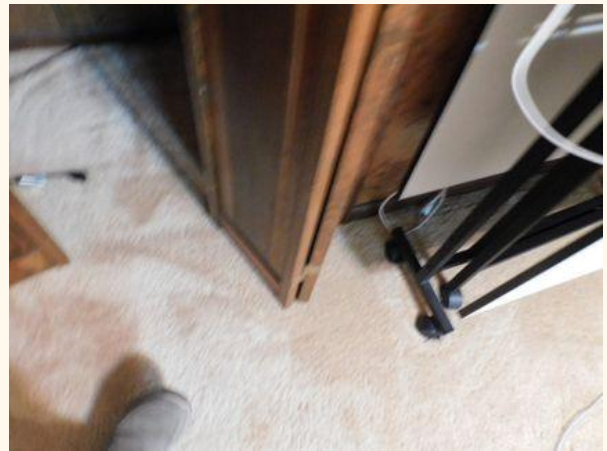
Exceptions:

- The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a *guard*, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
- *Guards* on the open side of stairs shall not have openings that allow passage of a sphere 4³/₈ inches (111 mm) in diameter



Interior Doors

🔧 (I-8) Review: Door clearance to floor improper in several locations



🔧 (I-9) Review: Flooring stained



Windows

Window Glazing: Double pane

Interior Window Frame: Metal

Window Styles: Single hung

Elevators

none noted

Kitchen

General Kitchen Photos

access impaired by homeowners items.



Sinks and Faucets

Tested

🔧 (K-2) Review: faucet leaking.



Cabinets and Countertops

Countertop Material: Plastic laminate

Cabinet Material: Wood

🔧 (K-3) Review: cabinets full limiting view



Ventilation Method

Ductless Fan - Electric

🏠 (K-4) Improve: A ductless exhaust fan was noted for the cook-top. Installation of a fan that ducts to the exterior is recommended to remove moist air and odors to the exterior. Please note that if you switch to a gas range or cooktop in the future, a fan that vents to the exterior is still not required, as long as there is some ventilation in the kitchen, but is more strongly recommended. Gas ovens produce carbon monoxide while running and should really have an exhaust vent to the exterior.



- In modern construction, all kitchens require some form of mechanical ventilation but modern buildings are generally much tighter and have more precise requirements for mechanical ventilation. It was common for older kitchens to have fans that do not vent to the exterior.*

Refrigerators

Refrigerator: Operating

Dishwasher

Dishwasher: Not Operated

Dishwasher Air Gap: Present

🔧 (K-5) Review: Dishwasher needs service or repairs.



Ranges, Ovens and Cooktops

Range/ Oven /Cook-tops: Electric, Oven

🔧 (K-6) Review: cooktop electrical improper



Disposers

Disposer: None noted

Appliances General

Insta-Hot: n/a

Trash Compactor: n/a

General Kitchen Condition

Standard

🔍 (K-7) Review: Ceiling stained over wall mount oven.



Laundry Facilities

Washer

🔍 (LF-1) Review: washer dryer present but not part of the home inspection.



Dryer

Not tested

Power Source: Electric

Exhaust Duct: Ducted to Exterior, Cleaning Needed

🔧 (LF-2) Review: Dryer vent hood damaged.



🔧 (LF-3) Recommended Preventive Maintenance: The dryer exhaust ductwork is dirty and needs to be cleaned for improved safety. This is important regular maintenance to eliminate a potential fire hazard.

Laundry Sinks

limited access

🔧 (LF-4) Review: access impaired to laundry sink



Laundry Ventilation

Type: None noted


Bathrooms

General Bathroom Photos



Sinks and Cabinets

Tested

 **(B-2) Review:** Sink stoppers need adjustments.



Toilet

Tested

🔧 (B-3) Review: Commode loose on the floor.




Bathtub / Shower

Tested

🔧 (B-5) Review: Tub surround faulty.



 **(B-4) Improve:** Window near tub does not appear to be safety glazed.




Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

 **(B-6) Review:** General caulking and sealant need at plumbing fixtures.



 **(B-7) Review:** flooring stained.



🔧 (B-8) Review: Bathroom cabinets water stained.



Attic

Attic Access

Only partial access

🔧 (A-1) Review: attic access not insulated.



Roof Framing and Sheathing

Rafters: Truss

Sheathing: Plywood

Attic Insulation

Insulation Type: Fiberglass

Approximate Insulation R-Value on Attic Floor: 20

Approximate Insulation R-Value on Attic Ceiling: 0

Approximate Insulation R-Value on Attic Walls: 0

Attic and Roof Cavity Ventilation

Attic Ventilation Method: Gable vents

Crawl Space

General Crawl Space

Slab on grade foundation - no crawl space.

Crawl Space Access

Method of Inspection: na

Vapor Barrier

Vapor Barrier Material: na

Crawl Space Ventilation

Ventilation Method: na

Posts and Footings

Not visible

Insulation

Insulation Type: Not visible

Moisture Conditions

Not visible

Structure and Basement

Foundation

% of Foundation Not Visible: 10%

Evidence of Seismic Protection: Not visible

Building Configuration: Slab on grade

Foundation Description: Poured concrete

Floor, Wall and Ceiling Framing

Wall Framing: 2x4

Wall Sheathing: Plywood

Floor Framing: Not visible

Sub-Floor Material: Not visible

Ceiling Framing: Not visible

Basement

None

Basement Moisture

None noted, Not applicable

Checking Out Procedure

Check Out List

Oven: Off

Lights: Off Realtor Still in House

Heating and Cooling: Restored to Pre-inspection temperatures

Appliances: Off / finishing cycle

Receipt -- The Professional Real Estate Inspection Report

Report # 220726A
Inspection Date: 2022-07-26

Property inspected for:

Tim Atkins
616 Lakeshore Drive
Chatham, LA 71226

Inspection Fee	\$420.00
State Report Filing Fee	\$7.50
Travel out of parish	\$50.00
Discount applied	\$-25.00
	<hr/>
	\$452.50
	PAID

Thank you for your business!

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