

The Uniform Building Inspection Report™ Condensed



Single Family Residence:

1860 HWY 577, Winnsboro, LA 71295

Condensed Report Version Prepared for:

Calvin Jones

Inspection Date:

6/30/2020, 9:00:00 AM

Report Number:

063020A

Inspection Company:

QED Service

Michael Burroughs, Lic.# LHI 10044

2203 Essex Street ,

Monroe, LA 71201

(318) 376-0482

Web Site: www.QEDService.com

E-mail: Mike.QEDService@Gmail.com

Professional Home and Building Analysis

Copyright © 2020 QED Service

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A

Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect requires further investigation. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section of the complete report includes a list of Findings, if any, and a list of Components and Applications noted during the inspection. Some Component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information the client is advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number.**

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A

Condensed Findings:

The client is provided with a Reference Manual with corresponding information for all Findings and Components listed in the report. To fully comprehend the consequential nature of a Finding or a Component Application, or lack thereof, the client is advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property. This report is the sole property of the client for whom the inspection was performed and is not considered transferrable to third parties.

The condensed version is not the entire report and should not be considered exclusive. In states requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other states the summary may include all findings regardless of significance. While the inspection followed the Louisiana State Board of Home Inspectors standards of Practice this condensed version report does not follow those standards of reporting.

Grounds Findings:

[P] [N] 0160.03: Retaining wall deteriorated or otherwise damaged. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 0160.03.

[U] [R] [P] [N] 0180: Retaining wall weep holes appear inadequate or not provided. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended. It may be possible that an underground drainage system removes any water from behind the wall. See Photo(s) 0180.

[P] [N] [A] 0210.01: Concrete cracks noted. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 0210.01.

[Note] 0960: Finding not covered in the narratives. Outbuildings present on site but not included in the home inspection. Most outbuilding will need some maintenance or repairs. The inspector did not inspect these additional structures at the time of the inspection.

Notes:

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A

See Photo(s) 0960.

Exterior / Roof Findings:

[P] [N] 1320: Siding loose / buckled / warped.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration. Noted at various locations.
See Photo(s) 1320.

[P] 1320.01: Siding loose.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 1320.01.

[P] [N] 1320.02: Siding buckled.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 1320.02.

HVAC & Fireplace Findings:

[P] 2070.05: Compressor not level.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 2070.05.

[P] [N] 2400.21: AC safety shut-off missing.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 2400.21.

[R] 2650: Clean and review chimney and firebox (soot / creosote / debris noted).
It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 2650.

Plumbing Findings:

[P] [N] 4260.10: No water heater overflow pan (also known as a drip pan or smitty pan).

Notes:

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A

Notes:

Pan appears to be improperly sized for size of tank. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 4260.10.

[P] 4381.01: Water pipe(s) not supported. Water lines not properly strapped. Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 4381.01.

[R] [P] [N] 4430: Water pipes or fittings corroded and/or leaking. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Noted on the water heater. See Photo(s) 4430.

[U] [M] [P] [N] 4430: Water pipes or fittings corroded and/or leaking. Noted on the water heater. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended. See Photo(s) 4430.

[U] [P] [N] 4470: Water pipes exposed to freeze. (plastic / metallic) Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended. Recommend keeping all installed insulation in good repair. See Photo(s) 4470.

Electrical Findings:

[U] [T] 5100.13: Sub panel faulty or otherwise amiss. Interior sub panel does not appear to be wired as required by for sub panels. Although typical or common for the age of the structure or component, modifications and/or repairs may be in order. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A

See Photo(s) 5100.13.

[Note] 5161: Main or sub panel is labeled but not verified.
See Photo(s) 5161.

[P] 5360.01: Wiring not secured.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 5360.01.

[Note] 5910: Finding not covered in narratives.
Main disconnect located in exterior panel.
See Photo(s) 5910.

Bathroom(s) Findings:

[U] [N] [P] 6180.03: Shower head sprays backward.
Correction or modification decreases the probability of continued and excessive deterioration. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.
See Photo(s) 6180.03.

[P] 6340.01: Lavatory overflow not installed.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 6340.01.

[P] [N] 6360.03: Drain stop part(s) missing.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 6360.03.

[P] 6360.03: Drain stop part(s) missing.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 6360.03.

[P] [N] 6360.03: Drain stop part(s) missing.
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 6360.03.

[P] [N] 6540: Window near tub or shower does not appear to be safety glaze.
Discretion advised. The significance of the finding is uncertain.

Notes:

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A

Notes:

Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. Glazing in any portion to a building wall enclosing tub or shower compartments where the bottom exposed edging or the glazing is less than 60 inches above a standing surface and drain inlet should be tempered glass. Window which are not tempered or shatterproof that are near tubs or showers can be dangerous. If the position of the window is such that someone could slip or fall against it, breaking the glass, the result could be server personal injury.

Older homes did not require this particular glazing. This item is often mention to bring to your attention a helpful safety reminder. See Photo(s) 6540.

[Note] 6850: Access impaired. cabinets full limiting inspector view of sink plumbing and interior cabinet conditions. See Photo(s) 6850.

General Interior Findings:

[A] [P] 7090.01: Interior trims missing. Correction or modification decreases the probability of continued and excessive deterioration. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. See Photo(s) 7090.01.

[A] 7090.04: Interior trims faulty or otherwise amiss. See Photo(s) 7090.04.

[P] 7250.01: Wood flooring damaged. Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 7250.01.

[R] [P] [N] 7310.03: Door jamb damaged. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. See Photo(s) 7310.03.

[N] [P] 7340.13: Door trims damaged. Door stop trim missing. Correction or modification decreases the probability of continued and excessive deterioration. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. See Photo(s) 7340.13.

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A

Notes:

[P] [N] 7540.04: Stains noted around window(s).
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 7540.04.

[Note] [+] 7920: Access impaired.
Furniture around walls prevents full review. Personal items prevented complete review of several areas. Picture shown is an example.
See Photo(s) 7920.

[Note] 7920: Access impaired.
Furniture around walls prevents full review. Personal items prevented complete review of several areas. Picture shown is an example.
See Photo(s) 7920.

[Note] 7920: Access impaired.
Furniture around walls prevents full review. Personal items prevented complete review of several areas. Picture shown is an example.
See Photo(s) 7920.

[Note] 7930: Unexpected repairs and maintenance.
The inspection represents the visual condition of the home on the date of the inspection. Problems may and do sometimes occur between the date of the inspection and the occupancy of the home. A thorough walk thru prior to title transfer is your best protection to unexpected surprises. The purchase of a home warranty is also recommended.
See Photo(s) 7930.

Kitchen / Appliance Findings:

[P] [N] 8190.01: Receptacle outlet(s) intended for kitchen countertop use not GFCI type.
Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 8190.01.

[A] 8880: Evidence of prior leaks (damage / stains under sink / at supply valves).
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.
See Photo(s) 8880.

[Note] 8900: Access impaired.
Cabinets full limiting inspector view.
See Photo(s) 8900.

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A

Structure Findings:

[P] [N] 9400.10: Prior or present moisture noted in the crawlspace area.

Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration.
See Photo(s) 9400.10.

[R] [P] [N] 9400.10: Prior or present moisture noted in the crawlspace area.

Discretion advised. The significance of the finding is uncertain.
Further study by a qualified licensed contractor is advised.
Correction or modification decreases the probability of continued and excessive deterioration. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.
See Photo(s) 9400.10.

Notes:

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A



Photo: 0160.03 (1)



Photo: 0180 (1)



Photo: 0210.01 (1)



Photo: 0960 (1)



Photo: 1320 (1)



Photo: 1320.01 (1)



Photo: 1320.02 (1)



Photo: 2070.05 (1)

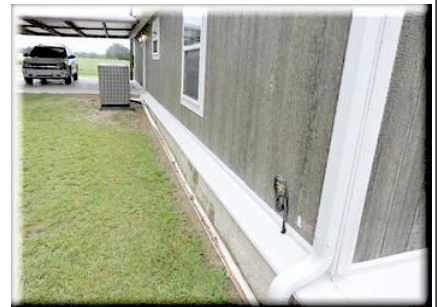


Photo: 2400.21 (1)



Photo: 2650 (1)



Photo: 4260.10 (1)



Photo: 4381.01 (1)

Questions or concerns? Please call (318) 376-0482

QED Service

Copyright © 2020 QED Service

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A



Photo: 4430 (1)



Photo: 4430 (2)

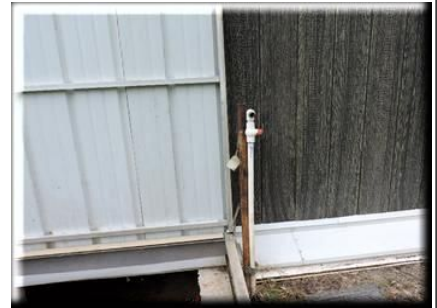


Photo: 4470 (1)



Photo: 5100.13 (1)



Photo: 5161 (1)



Photo: 5360.01 (1)



Photo: 5910 (1)



Photo: 6180.03 (1)



Photo: 6340.01 (1)



Photo: 6360.03 (1)



Photo: 6360.03 (2)



Photo: 6360.03 (3)

Questions or concerns? Please call (318) 376-0482

QED Service

Copyright © 2020 QED Service

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A



Photo: 6540 (1)



Photo: 6850 (1)



Photo: 7090.01 (1)



Photo: 7090.04 (1)



Photo: 7250.01 (1)



Photo: 7310.03 (1)



Photo: 7340.13 (1)



Photo: 7540.04 (1)

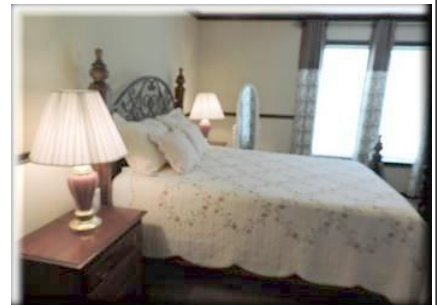


Photo: 7920 (1)



Photo: 7920 (2)



Photo: 7920 (3)



Photo: 7930 (1)

Questions or concerns? Please call (318) 376-0482

QED Service

Copyright © 2020 QED Service

Condensed Report Version Prepared For: Calvin Jones

Property Address: 1860 HWY 577, Winnsboro, LA 71295
Date of Inspection: 6/30/2020 Start Time: 9:00:00 AM Report Number: 063020A



Photo: 8190.01 (1)



Photo: 8880 (1)



Photo: 8900 (1)



Photo: 9400.10 (1)



Photo: 9400.10 (2)