

# The Uniform Building Inspection Report™ Condensed

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**Single Family Residence:**  
368 Bella court, Frierson, LA

**Condensed Report Version Prepared for:**  
Chris King

**Inspection Date:**  
10/6/2021, 9:00:00 AM

**Report Number:**  
100521L

**Inspection Company:**  
QED Service  
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## Condensed Report Version Prepared For: Chris King

Property Address: 368 Bella court, Frierson, LA  
Date of Inspection: 10/6/2021 Start Time: 9:00:00 AM Report Number: 100521L

### 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.**

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### 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:

[N] 0020: Erosion potential noted (lack of vegetation / diversion, etc.).

Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. See Photo(s) 0020.

[U] [R] [P] [N] 0090: Landscape / site drainage questionable.

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. See Photo(s) 0090.

[P] 0210.02: Concrete cracks and general deterioration noted. Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 0210.02.

[U] [P] [N] 0960: Finding not covered in the narratives. Construction debris near foundation with may rot or cause possible termites. 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. See Photo(s) 0960.

[P] [N] [M] 0960: Finding not covered in the narratives. Construction debris near foundation with may rot or cause possible

### Notes:

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

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termites. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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) 0960.

[U] [R] [P] [N] [M] 0960.20: Sod installation incomplete. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. See Photo(s) 0960.20.

### Exterior / Roof Findings:

[P] [N] 1000: Roof repairs / general maintenance needed. 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) 1000.

[U] [R] [P] [N] [M] 1000: Roof repairs / general maintenance needed. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. See Photo(s) 1000.

[U] [P] [N] 1000: Roof repairs / general maintenance needed. 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. See Photo(s) 1000.

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[R] [P] [N] 1030.02: Shingles out of position, loose.  
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) 1030.02.

[R] 1190: Full evaluation and written findings with costs to cure by a qualified Roofing Contractor advised.  
It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

[R] 1190: Full evaluation and written findings with costs to cure by a qualified Roofing Contractor advised.  
It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

[R] [P] [N] 1240.04: Mineral flashing faulty or otherwise amiss.  
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) 1240.04.

[U] [R] [P] [N] 1310.02: Siding holed.  
opening in the soffit for a junction box improper. 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.  
See Photo(s) 1310.02.

[U] [P] [N] 1310.03: Siding gapped.  
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.  
See Photo(s) 1310.03.

[P] [N] 1310.06: Siding stained.  
Discretion advised. The significance of the finding is uncertain.

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Further study by a qualified licensed contractor is advised.  
Correction or modification decreases the probability of continued and excessive deterioration.  
See Photo(s) 1310.06.

[M] [A] 1350.01: Masonry cracked.  
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.  
See Photo(s) 1350.01.

[A] [P] [N] 1430.21: Siding trim loose.  
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. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.  
See Photo(s) 1430.21.

[U] [R] [P] [N] [M] 1450: Fascia / barge (fly) rafter damaged / missing / loose at corner / joint / rafter tail / sheathing.  
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.  
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.  
See Photo(s) 1450.

[R] 1490: Review by Stucco, EIFS, or Siding Contractor advised.  
Make corrections as needed.  
It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

[P] [N] 1530.03: Window faulty or otherwise amiss.  
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) 1530.03.

[U] [R] [P] [N] 1620.03: Door faulty or otherwise amiss.  
Door appear out of square. Doors not even at entry. 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

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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.  
See Photo(s) 1620.03.

[A] 1620.03: Door faulty or otherwise amiss.  
Door appears to be water stained. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.  
See Photo(s) 1620.03.

[U] [P] [N] 1680.04: Threshold faulty or otherwise amiss.  
Threshold not sealed. 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.  
See Photo(s) 1680.04.

[P] 1910: Caulking, sealing and general repairs to siding / doors / windows needed.  
Correction or modification decreases the probability of continued and excessive deterioration. General caulking and sealing need at plumbing fixtures and piping. Caulking maintenance needed at windows and doors. Caulking or sealing needed at all electrical penetrations.  
See Photo(s) 1910.

[P] 1910: Caulking, sealing and general repairs to siding / doors / windows needed.  
Correction or modification decreases the probability of continued and excessive deterioration.  
See Photo(s) 1910.

[P] 1910: Caulking, sealing and general repairs to siding / doors / windows needed.  
Correction or modification decreases the probability of continued and excessive deterioration.  
See Photo(s) 1910.

[P] [N] 1910: Caulking, sealing and general repairs to siding / doors / windows needed.  
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. General caulking and sealing need at plumbing fixtures and piping. Caulking maintenance needed at windows and doors. Caulking or sealing needed at all electrical penetrations.  
See Photo(s) 1910.

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### Notes:

[P] [A] 1910: Caulking, sealing and general repairs to siding / doors / windows needed.

Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Correction or modification decreases the probability of continued and excessive deterioration.

See Photo(s) 1910.

[P] 1910.01: Caulking, sealing and general repairs at windows recommended.

See Photo(s) 1910.01.

### HVAC & Fireplace Findings:

[U] [P] [N] 2200.06: Ducting faulty or otherwise amiss.

Ducting installed with straps but not saddles. 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.

See Photo(s) 2200.06.

[P] [N] 2310.04: Condensate drain improper.

Condensate line not insulated. 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) 2310.04.

### Plumbing Findings:

[U] [R] [P] [N] 4310: Copper pipe in natural or LPG gas line (OK at LPG tank).

Copper pipe under metal strap and the metals do not work well together. There should be an insulator present. 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.

See Photo(s) 4310.

[U] [R] [P] [N] 4590: Review of entire system by qualified licensed Plumbing Contractor advised (correct as needed).

Discretion advised. The significance of the finding is uncertain.



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[P] [N] 4600.04: Sewer line faulty or otherwise amiss. 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) 4600.04.

[Note] 4980: Finding not covered in narratives. Private waste system noted by inspector. These types of systems must be inspected by the local health department. This system was not part of the home inspection. See Photo(s) 4980.

[Note] 4980: Finding not covered in narratives. Plumbing incomplete. See Photo(s) 4980.

### Electrical Findings:

[P] [N] 5300: Junction box not installed as required (exposed splice). 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) 5300.

[P] [N] [M] 5300: Junction box not installed as required (exposed splice). Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. This item is entered if the inspector recognizes wiring which appears to have been added or Altered, whether or not the work of amateurs. Building officials normally would not allow this, therefore the inspector is quite certain the work was done without building permits. The visual inspection is not a code compliance inspection and connections made to the electrical system are covered by stringent code requirements. Extra risk may be implied here. Municipal permits may not have been obtained for the work. It is recommended you contact an Electrical Contractor for additional information and addition opinion.

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See Photo(s) 5300.

[R] [P] [N] 5490: Review of main or sub panel / entire system by qualified licensed Electrical Contractor advised (correct as needed). 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.

[P] [N] 5890: Unexpected repairs and maintenance. Electrical incomplete. 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) 5890.

### Bathroom(s) Findings:

[U] [R] [P] [N] [M] 6410.03: Vanity countertop faulty or otherwise amiss. countertops not installed. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. See Photo(s) 6410.03.

[N] [P] 6420.03: Vanity cabinet faulty or otherwise amiss. 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) 6420.03.

[R] [P] [N] [M] 6870: Unexpected repairs and maintenance. Bathroom unfinished. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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) 6870.

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[U] [R] [P] [N] 6870: Unexpected repairs and maintenance. Bathroom incomplete. 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.  
See Photo(s) 6870.

### General Interior Findings:

[U] [R] [P] [N] 7015: Fungi / mold / mildew suspected. (additional testing advised)  
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.  
Fungi, mold, mildew or dirt noted at a/c registers. No testing was done at time of the inspection to determine if mold is present and growing in the structure.  
See Photo(s) 7015.

[C] [A] [M] [P] [N] 7040.02: Wall gapped.  
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. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended.  
See Photo(s) 7040.02.

[U] [R] [P] [N] 7040.03: Wall holed.  
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.

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See Photo(s) 7040.03.

[U] [R] [P] [N] [M] 7040.03: Wall holed.  
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. See Photo(s) 7040.03.

[A] [C] [U] [P] [N] 7040.03: Wall holed.  
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. Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. See Photo(s) 7040.03.

[U] [R] [P] [N] [M] 7040.03: Wall holed.  
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. See Photo(s) 7040.03.

[U] [P] [N] [M] 7040.03: Wall holed.  
Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. See Photo(s) 7040.03.

[U] [R] [P] [N] [M] 7040.06: Wall holed / left unfinished by

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plumbing modifications.

Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. See Photo(s) 7040.06.

[U] [R] [P] [N] 7040.12: Ceiling holed.  
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. See Photo(s) 7040.12.

[A] [P] [N] 7040.12: Ceiling holed.  
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. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. See Photo(s) 7040.12.

[R] [P] [N] 7060.05: Ceiling covering faulty or otherwise amiss. Opening for lights not properly cut in. 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) 7060.05.

[M] [N] [A] 7060.05: Ceiling covering faulty or otherwise amiss. Walls appear to be unplumb or bowing. 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. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. See Photo(s) 7060.05.

[P] [N] [M] [H] [A] 7060.11: Wall covering damaged.

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Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. The finding should be considered hazardous. Corrections by a qualified licensed contractor, before purchasing the property, are advised. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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) 7060.11.

[A] [U] [P] [N] 7090: Interior trims missing / damaged / loose / amiss.  
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. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Noted in numerous locations in the home.  
See Photo(s) 7090.

[P] [N] 7090.01: Interior trims 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) 7090.01.

[M] [A] 7100.04: Paint incomplete.  
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.  
See Photo(s) 7100.04.

[P] [N] 7310.04: Door jamb faulty or otherwise amiss.  
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) 7310.04.

[A] [P] [N] 7330.05: Door faulty or otherwise amiss.  
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. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.  
See Photo(s) 7330.05.

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Date of Inspection: 10/6/2021 Start Time: 9:00:00 AM Report Number: 100521L

### Notes:

[P] [N] 7340.01: Door removed.

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) 7340.01.

[R] [P] [N] 7340.10: Door trims removed.

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) 7340.10.

[N] [P] 7420.03: Door lock-set parts 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) 7420.03.

[A] [P] [N] 7890.03: Cabinet case faulty or otherwise amiss.

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. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. See Photo(s) 7890.03.

[R] [P] [N] 7890.03: Cabinet case faulty or otherwise amiss.

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) 7890.03.

[A] 7890.03: Cabinet case faulty or otherwise amiss.

cabinets unfinished. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. See Photo(s) 7890.03.

[A] 7930: Unexpected repairs and maintenance.

Cabinet finishing incomplete in various rooms. See Photo(s) 7930.

[T] [R] [P] [N] 7930: Unexpected repairs and maintenance.

Interior unfinished in several areas. Discretion advised. The

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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. Although typical or common for the age of the structure or component, modifications and/or repairs may be in order. See Photo(s) 7930.

### Kitchen / Appliance Findings:

[P] [N] 8140: Range vent draft stop missing / amiss. 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) 8140.

[U] [P] [N] 8810: Countertop worn / damaged / loose on base cabinet. Countertop not installed. 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.

[U] 8860: Cabinetry needs general repairs, maintenance and adjustments. Cabinets not finish and counter tops not installed. 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) 8860.

[P] [N] 8860: Cabinetry needs general repairs, maintenance and adjustments. 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) 8860.

### Structure Findings:

[U] [R] [P] [N] [M] 9200.01: Framing member cut. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Discretion advised. The significance of the finding is uncertain.

### Notes:



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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. See Photo(s) 9200.01.

[P] [M] [N] 9200.04: Framing member damaged. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 9200.04.

[U] [P] [N] [M] 9200.05: Framing member faulty or otherwise amiss. Wood window header not flush with masonry as the others on the home. This can allow water damage to occur to the top of the header. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended. 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. See Photo(s) 9200.05.

[U] [R] [P] [N] 9600.04: Attic access cover faulty or otherwise amiss. Attic access not insulated or fire protected. 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. See Photo(s) 9600.04.

[U] [R] [P] [N] 9660: Kitchen, bath, or laundry ventilation terminates in attic. 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.

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The opinion of a qualified licensed contractor is recommended.  
See Photo(s) 9660.

[P] [N] 9670.03: Appliance vent faulty or otherwise amiss.  
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) 9670.03.

[U] [N] [E] 9700.02: Insulation missing.  
Repair, alteration or replacement usually improves the efficiency of the component or system. 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) 9700.02.

[U] [R] [P] [N] [E] 9710.03: Insulation incomplete.  
Repair, alteration or replacement usually improves the efficiency of the component or system. 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.  
See Photo(s) 9710.03.

[U] [R] [P] [N] 9750.20: Moisture barrier not installed.  
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.  
Installation not complete and sealed.  
See Photo(s) 9750.20.

[U] [P] [N] 9750.21: Moisture barrier faulty or otherwise amiss.  
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.  
See Photo(s) 9750.21.

[R] [P] [N] 9750.21: Moisture barrier faulty or otherwise amiss.

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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) 9750.21.

[P] [N] 9750.21: Moisture barrier faulty or otherwise amiss.  
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) 9750.21.

**Notes:**

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Photo: 0020 (1)



Photo: 0090 (1)



Photo: 0210.02 (1)



Photo: 0960 (1)



Photo: 0960 (2)



Photo: 0960.20 (1)



Photo: 1000 (1)



Photo: 1000 (2)



Photo: 1000 (3)



Photo: 1030.02 (1)



Photo: 1240.04 (1)



Photo: 1310.02 (1)

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

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Property Address: 368 Bella court, Frierson, LA  
Date of Inspection: 10/6/2021 Start Time: 9:00:00 AM Report Number: 100521L



Photo: 1310.03 (1)



Photo: 1310.06 (1)



Photo: 1350.01 (1)



Photo: 1430.21 (1)



Photo: 1450 (1)



Photo: 1530.03 (1)



Photo: 1620.03 (1)



Photo: 1620.03 (2)



Photo: 1680.04 (1)



Photo: 1910 (1)



Photo: 1910 (2)



Photo: 1910 (3)

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Photo: 1910 (4)



Photo: 1910 (5)



Photo: 1910.01 (1)



Photo: 2200.06 (1)



Photo: 2310.04 (1)



Photo: 4310 (1)



Photo: 4600.04 (1)



Photo: 4980 (1)



Photo: 4980 (2)



Photo: 5300 (1)

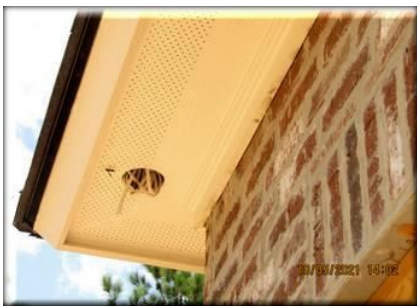


Photo: 5300 (2)



Photo: 5890 (1)

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Photo: 6410.03 (1)



Photo: 6420.03 (1)

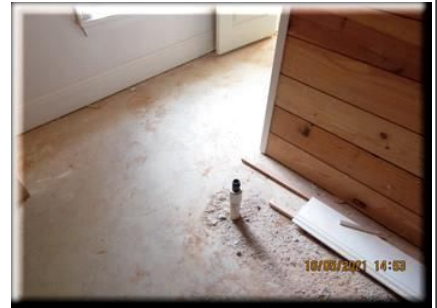


Photo: 6870 (1)



Photo: 6870 (2)



Photo: 7015 (1)



Photo: 7040.02 (1)



Photo: 7040.03 (1)



Photo: 7040.03 (2)



Photo: 7040.03 (3)



Photo: 7040.03 (4)



Photo: 7040.03 (5)



Photo: 7040.06 (1)

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Photo: 7040.12 (1)



Photo: 7040.12 (2)



Photo: 7060.05 (1)

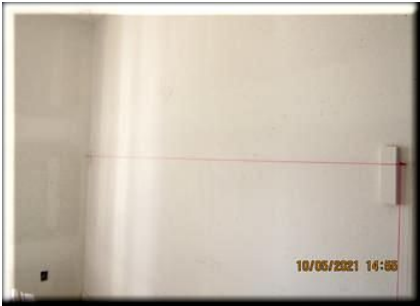


Photo: 7060.05 (2)



Photo: 7060.11 (1)



Photo: 7090 (1)



Photo: 7090.01 (1)



Photo: 7100.04 (1)



Photo: 7310.04 (1)



Photo: 7330.05 (1)



Photo: 7340.01 (1)



Photo: 7340.10 (1)

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Photo: 7420.03 (1)



Photo: 7890.03 (1)



Photo: 7890.03 (2)



Photo: 7890.03 (3)



Photo: 7930 (1)



Photo: 7930 (2)



Photo: 8140 (1)



Photo: 8860 (1)



Photo: 8860 (2)



Photo: 9200.01 (1)



Photo: 9200.04 (1)



Photo: 9200.05 (1)

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Photo: 9600.04 (1)



Photo: 9660 (1)



Photo: 9670.03 (1)



Photo: 9700.02 (1)



Photo: 9710.03 (1)



Photo: 9750.20 (1)



Photo: 9750.21 (1)



Photo: 9750.21 (2)



Photo: 9750.21 (3)