

# The Uniform Building Inspection Report™ Condensed

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## Single Family Residence:

7310 Camelback Drive, Shreveport, LA 71105

## Condensed Report Version Prepared for:

Al & Michelle Benjamin-Spencer

## Inspection Date:

1/13/2022, 2:00:00 PM

## Report Number:

20220113B

## Inspection Company:

QED Service

Michael Burroughs, Lic.# LHI 10044

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## Professional Home and Building Analysis

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### 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:

[A] [T] 0210.02: Concrete cracks and general deterioration noted. Although typical or common for the age of the structure or component, modifications and/or repairs may be in order. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. See Photo(s) 0210.02.

[Note] 0350: Irrigation system needs general repairs, maintenance and adjustments. Irrigation system is not part of the normal home inspections and was not inspected by your home inspector. Recommend having home owners operate the system for you to ensure proper operation. See Photo(s) 0350.

[P] [T] 0710.01: Shed in need of repairs and maintenance. Although typical or common for the age of the structure or component, modifications and/or repairs may be in order. Correction or modification decreases the probability of continued and excessive deterioration. See Photo(s) 0710.01.

[M] [N] 0800.02: Earth separation from building inadequate. 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) 0800.02.

[P] [N] 0800.02: Earth separation from building inadequate. 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) 0800.02.

### Notes:

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### Notes:

[P] 0860.02: Shrubbery against building.  
Correction or modification decreases the probability of continued and excessive deterioration.  
See Photo(s) 0860.02.

### Exterior / Roof Findings:

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

[M] [P] [N] 1280.04: Gutter appears to leak.  
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.  
See Photo(s) 1280.04.

[P] [N] 1280.05: Gutter appears 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) 1280.05.

[U] [R] [P] [N] 1280.05: Gutter appears 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. 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) 1280.05.

[R] [P] [N] 1310.01: Siding cracked.  
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) 1310.01.

[P] [N] 1310.02: Siding holed.

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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.  
See Photo(s) 1310.02.

[A] [U] [R] [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. 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.  
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.  
See Photo(s) 1320.

[A] [C] [U] [P] [N] 1320.01: Siding 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. 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. Recommend reposition and secure siding components to prevent water penetration. Noted at numerous and various locations around the exterior of the building.  
See Photo(s) 1320.01.

[P] [N] 1320.01: Siding 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. Recommend reposition and secure siding components to prevent water penetration.  
See Photo(s) 1320.01.

[A] [U] [P] [N] 1320.01: Siding 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. 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.  
See Photo(s) 1320.01.

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### Notes:

[P] [N] 1320.01: Siding 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.  
See Photo(s) 1320.01.

[U] [R] [P] [N] 1350.04: Masonry 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. 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) 1350.04.

[A] [P] [N] 1350.04: Masonry 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. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.  
See Photo(s) 1350.04.

[A] [P] [N] 1350.04: Masonry 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. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.  
See Photo(s) 1350.04.

[A] 1430.03: Door trim damaged.  
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.  
See Photo(s) 1430.03.

[A] 1430.03: Door trim damaged.  
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Noted at the garage door.  
See Photo(s) 1430.03.

[P] [N] 1530.02: Window 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. Noted at the garage door.  
See Photo(s) 1530.02.

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### Notes:

[P] [N] 1700.01: Vehicle door damaged.  
window 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) 1700.01.

[A] 1900: Paint maintenance recommended. (spot / overall / wood only)  
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.  
See Photo(s) 1900.

[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.

[N] 1930: Access impaired.  
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. Due to storage items next to home limiting the inspector's view of the home.  
See Photo(s) 1930.

[N] 1930: Access impaired.  
Door locked and blocked on interior could not be operated.  
Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.  
See Photo(s) 1930.

[A] [P] [N] 1940: Unexpected repairs and maintenance.  
Fasteners rusting. 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) 1940.

### HVAC & Fireplace Findings:

[U] [P] [N] 2150.04: Heat system vent improper.  
Heat exhaust vent not standing straight (leaning) through roof.  
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) 2150.04.

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### Notes:

[U] [P] [N] 2150.05: Heat system 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. 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) 2150.05.

[U] [P] [N] 2150.05: Heat system 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. 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) 2150.05.

[E] [U] [R] [P] [N] [M] 2200.01: Ducting damaged. 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. Repair, alteration or replacement usually improves the efficiency of the component or system. See Photo(s) 2200.01.

[R] [P] [N] [E] 2200.02: Ducting separated. 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. See Photo(s) 2200.02.

[E] [A] [U] [R] [P] [N] [M] 2210.02: Ducting insulation damaged. 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.



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### Notes:

The opinion of a qualified licensed contractor is recommended. Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Repair, alteration or replacement usually improves the efficiency of the component or system.  
See Photo(s) 2210.02.

[E] [U] [P] [N] 2300.02: Refrigerant line insulation 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. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended. Repair, alteration or replacement usually improves the efficiency of the component or system.  
See Photo(s) 2300.02.

[E] [A] [P] [N] 2310.05: Condensate drain faulty or otherwise amiss. Condensate drain line not insulated which may lead to water spots. 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. Repair, alteration or replacement usually improves the efficiency of the component or system.  
See Photo(s) 2310.05.

[P] [N] 2400.22: AC safety shut-off faulty or otherwise amiss. Parts 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) 2400.22.

[R] [P] [N] 2830: Unexpected repairs and maintenance. Gas valve at heating unit location 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.  
See Photo(s) 2830.

### Plumbing Findings:

[R] [P] [N] 4080.10: Water heater draft hood improper. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

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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) 4080.10.

[B] [U] [R] [P] [N] [M] 4380.04: Fuel pipe(s) faulty or otherwise amiss.  
The gas shut off valve installed on the wrong side of the flex gas line. 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. The finding does not conform to building standards and practices in effect at the time of construction or installation. Before purchasing the property, further study and corrections, as needed, by a qualified licensed contractor are advised.  
See Photo(s) 4380.04.

[P] [N] [E] 4440.02: Water pipe(s) 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.  
See Photo(s) 4440.02.

[U] [P] [M] 4550.12: Water valve faulty or otherwise amiss.  
Water valves at laundry machine is corroded. 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. 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) 4550.12.

[P] [N] 4600.04: Sewer line faulty or otherwise amiss.  
Cover not secured. 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.

[C] [U] [R] [P] [N] 4600.12: Fixture drain line improper.  
Condensate line discharge pipe termination improper with signs of leakage in the insulation. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is

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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. 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) 4600.12.

[U] [P] [N] 4960: Unexpected repairs and maintenance.  
Pan at water heater not piped. 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) 4960.

[Note] 4980: Finding not covered in narratives.  
Main water shut off located at the meter in front yard. See Photo(s) 4980.

[Note] 4980: Finding not covered in narratives.  
Main gas shut off located on the side of the home at the gas meter. See Photo(s) 4980.

### Electrical Findings:

[R] [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. It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property. Noted in the attic.  
See Photo(s) 5300.

[C] [U] [P] [N] 5320.01: Conduit not designed for exposure to weather or damp areas. Metal junction box under kitchen sink without water tight cover. Box should be water tight box and non conductive 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. 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,

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hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended.  
See Photo(s) 5320.01.

[U] [P] [N] 5440: Nonmetallic sheathed cable exposed where could be 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. 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) 5440.

[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.  
See Photo(s) 5490.

[U] [P] [N] 5660.11: Switch faulty or otherwise amiss. Light switches too close to tub in master bath. 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) 5660.11.

[H] [P] [N] 5660.21: Receptacle outlet 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. Noted in addition. The finding should be considered hazardous. Corrections by a qualified licensed contractor, before purchasing the property, are advised.  
See Photo(s) 5660.21.

[U] [T] [N] 5760: GFCI protection not provided at exterior . The installed outlet is the typical type for the age of the home. It is recommend that the outlet be upgraded to a GFCI outlet. Discretion advised. The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised. 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.  
See Photo(s) 5760.

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### Bathroom(s) Findings:

[U] [P] [N] 6170.01: Hydro tub equipment and drain access 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.  
See Photo(s) 6170.01.

[P] [N] 6180: Shower head damaged / missing / sprays backward.  
Shower head leaking at connections 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) 6180.

[P] 6200: Water closet bowl loose on floor / flange bolt(s) / nut(s) / cap(s) missing.  
Correction or modification decreases the probability of continued and excessive deterioration. Noted in the hall bath.  
See Photo(s) 6200.

[P] [N] 6200.01: Water closet bowl loose on floor.  
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) 6200.01.

[T] 6340.01: Lavatory overflow not installed.  
Although typical or common for the age of the structure or component, modifications and/or repairs may be in order. Noted in the master bath.  
See Photo(s) 6340.01.

[P] [N] 6540: Window near tub or shower does not appear to be safety glaze.  
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. 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 and 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.

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[U] 6560.01: GFCI outlet 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. Although GFCI protected outlets are not required in all bathroom settings (because of the era of construction) the inspector highly recommends one be installed in place of the existing outlet. In later construction (1980's and 90's) GFCI outlets are required.  
See Photo(s) 6560.01.

[U] [P] [N] 6560.01: GFCI outlet 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. Although GFCI protected outlets are not required in all bathroom settings (because of the era of construction) the inspector highly recommends one be installed in place of the existing outlet. In later construction (1980's and 90's) GFCI outlets are required.  
See Photo(s) 6560.01.

[P] [N] 6780: Fungus, mold or mildew noted.  
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 in the master bath.  
See Photo(s) 6780.

### General Interior Findings:

[M] [A] 7000.01: Stain noted on interior surface.  
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Noted near skylights in addition. Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.  
See Photo(s) 7000.01.

[A] 7090.02: Interior trims damaged.  
Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration. Noted in sunroom addition.  
See Photo(s) 7090.02.

[T] 7200.02: Floor or flooring sloped.  
See Photo(s) 7200.02.

[N] 7200.02: Floor or flooring sloped.  
Discretion advised. The significance of the finding is uncertain.

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Further study by a qualified licensed contractor is advised.  
See Photo(s) 7200.02.

[P] [N] 7300.03: Door drags flooring.  
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) 7300.03.

[Note] 7800: Smoke alarm missing / inoperative / loosely mounted / parts missing / placement questionable.  
Smoke alarms are present but not tested by inspector. Recommend having detectors tested  
See Photo(s) 7800.

[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.

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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.

### Kitchen / Appliance Findings:

[P] 8630.22: Spray head faulty or otherwise amiss.  
Water pressure amiss. Correction or modification decreases the probability of continued and excessive deterioration.  
See Photo(s) 8630.22.

[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.

[M] 8880: Evidence of prior leaks (damage / stains under sink / at

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supply valves).

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

### Structure Findings:

[R] [P] [N] [M] 9150.01: Slab cracks noted.

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) 9150.01.

[R] [P] [N] [M] 9150.02: Slab deterioration noted.

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) 9150.02.

[M] 9650: Roof leak evidence noted (stained wood).

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

Although stains were noted at several locations there is no way to determine whether there are ongoing roof leaks. It appears that the roof needs minimal repairs and that the stains are old.

See Photo(s) 9650.

[P] [N] 9650: Roof leak evidence noted (stained wood).

Although stains were noted at several locations there is no way to determine whether there are ongoing roof leaks. It appears that the roof needs minimal repairs and that the stains are old. 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) 9650.

[T] [R] [P] [N] [M] 9670.01: Appliance vent too close to combustibles.

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



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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. A single-wall vent coming from a gas-fired steamer (retrofitted) is installed close to the wood roof sheathing. Single-wall appliance vents should not be installed in enclosed spaces, such as an attic. This condition should be corrected by a qualified plumbing contractor.  
See Photo(s) 9670.01.

[U] [R] [P] [N] 9800: Review by qualified licensed contractor or engineer 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.  
See Photo(s) 9800.

[R] [P] [N] 9810: Remodel, alterations, or additions noted. 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) 9810.

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Photo: 0210.02 (1)



Photo: 0350 (1)



Photo: 0710.01 (1)



Photo: 0800.02 (1)

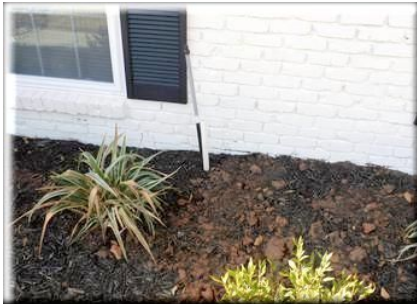


Photo: 0800.02 (2)



Photo: 0860.02 (1)



Photo: 1000 (1)



Photo: 1280.04 (1)



Photo: 1280.05 (1)



Photo: 1280.05 (2)



Photo: 1310.01 (1)



Photo: 1310.02 (1)

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Photo: 1320 (1)



Photo: 1320.01 (1)



Photo: 1320.01 (2)



Photo: 1320.01 (3)



Photo: 1320.01 (4)



Photo: 1350.04 (1)



Photo: 1350.04 (2)



Photo: 1350.04 (3)



Photo: 1430.03 (1)



Photo: 1430.03 (2)



Photo: 1530.02 (1)



Photo: 1700.01 (1)

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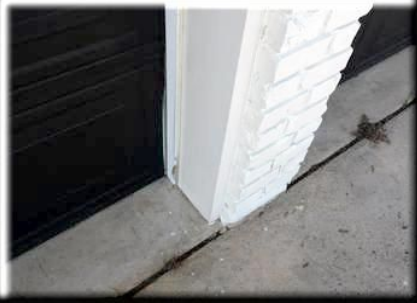


Photo: 1900 (1)



Photo: 1910 (1)



Photo: 1930 (1)



Photo: 1930 (2)



Photo: 1940 (1)



Photo: 2150.04 (1)



Photo: 2150.05 (1)



Photo: 2150.05 (2)



Photo: 2200.01 (1)



Photo: 2200.02 (1)



Photo: 2210.02 (1)



Photo: 2300.02 (1)

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Photo: 2310.05 (1)



Photo: 2400.22 (1)



Photo: 2830 (1)



Photo: 4080.10 (1)



Photo: 4380.04 (1)



Photo: 4440.02 (1)



Photo: 4550.12 (1)



Photo: 4600.04 (1)



Photo: 4600.12 (1)



Photo: 4960 (1)



Photo: 4980 (1)



Photo: 4980 (2)

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Photo: 5300 (1)



Photo: 5320.01 (1)



Photo: 5440 (1)



Photo: 5490 (1)



Photo: 5660.11 (1)



Photo: 5660.21 (1)



Photo: 5760 (1)

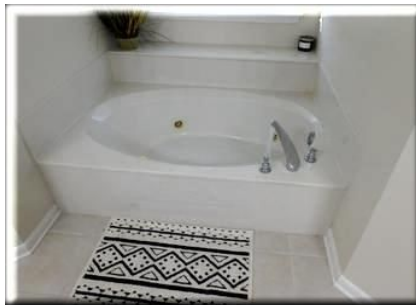


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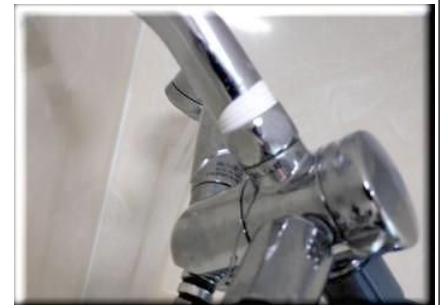


Photo: 6180 (1)



Photo: 6200 (1)



Photo: 6200.01 (1)



Photo: 6340.01 (1)

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Photo: 6540 (1)

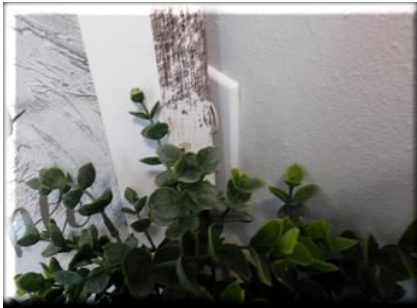


Photo: 6560.01 (1)



Photo: 6560.01 (2)



Photo: 6780 (1)



Photo: 7000.01 (1)



Photo: 7090.02 (1)



Photo: 7200.02 (1)



Photo: 7200.02 (2)

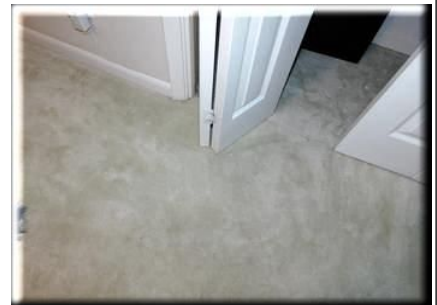


Photo: 7300.03 (1)



Photo: 7800 (1)

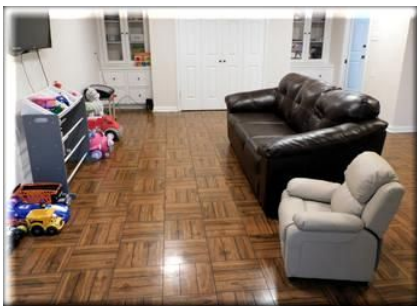


Photo: 7920 (1)



Photo: 7920 (2)

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Photo: 7920 (3)



Photo: 7920 (4)



Photo: 8630.22 (1)



Photo: 8860 (1)



Photo: 9150.01 (1)



Photo: 9150.02 (1)



Photo: 9650 (1)



Photo: 9650 (2)



Photo: 9670.01 (1)



Photo: 9800 (1)



Photo: 9810 (1)

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