

Property Inspection Report



**102 Walnut Lane
Delhi, LA 71232**

Date of Inspection
**May 13th, 2022
1:00 PM**

Client
**Kim Buckingham
(318) 605-6144**

Inspected By
Michael Burroughs

QED Service
3183760482



**CERTIFIED
INSPECTOR**

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<https://ener.is/presentation/BxarZt9eFhsgrCPaZ>





**CERTIFIED
INSPECTOR**

Invoice

May 13th, 2022

Client: **Kim Buckingham**

For Inspection at:

102 Walnut Lane
Delhi, LA
United States, 71232
on May 13th, 2022

Single-Family Home: \$350.00
Travel outside parish: \$50.00

Subtotal: \$400.00
Taxes: \$17.50
Total: \$417.50

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General Information

Property Details

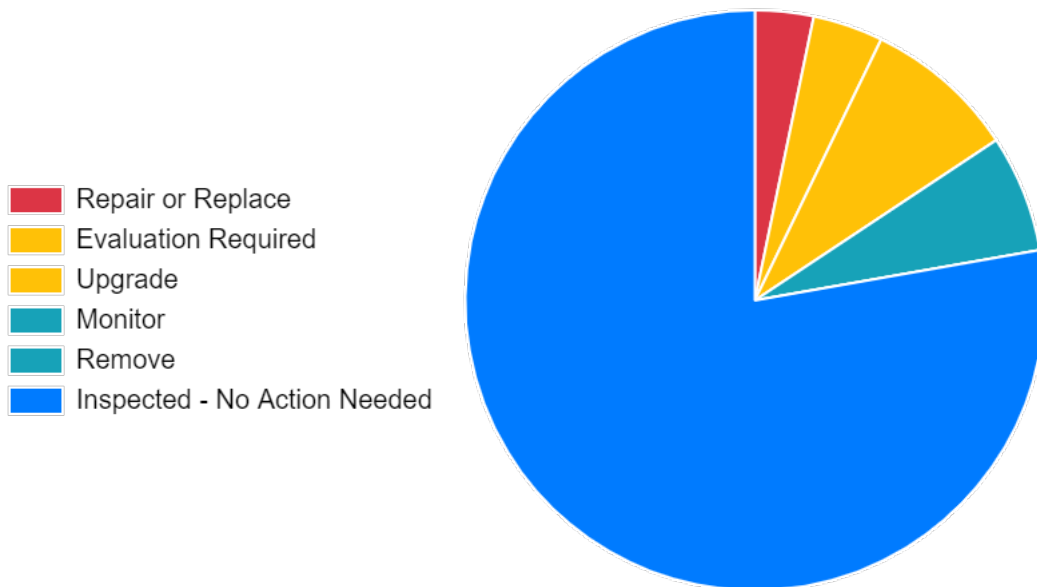
Property Type	• Residential Detached	Est. Year Built	• 1954
Num. Floors	• 1	Num. Bedrooms	• 3
Num. Baths	• 0.5	Est. Building Size	• 1313 ft ²
Features	• Attic • Crawlspace		

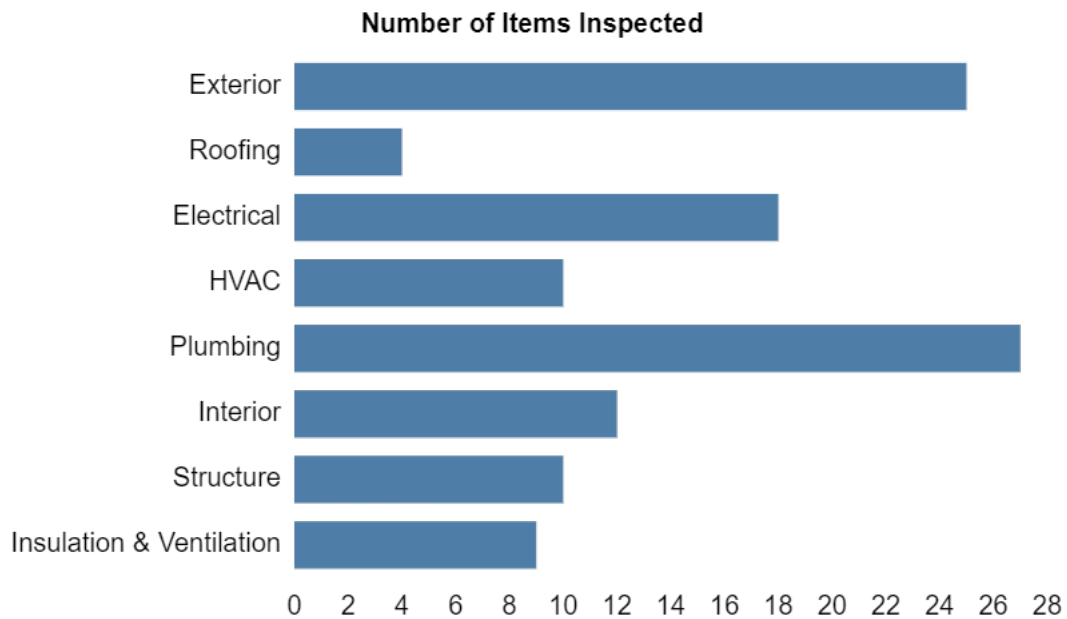
General Remarks

- Weather Conditions** • Clear with recent rains, Temperature 78 humidity 30%
People in Attendance • Inspector and buyer came at the end of the inspection.

House lived in. Dogs in back yard. House low to ground could not enter. Recent rains made roof wet and could not be safely walked on. Floors in the home sloped or sagged , typical for age of home.

Number of Items by Required Action





General Limitations

- Restricted Access

The property has been renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

Plants against the siding limits the Inspector's view and traps moisture against the house siding.



Image 0.1

1. Exterior

Description of Components	Type	Location
Gas Meter	<ul style="list-style-type: none"> Main gas shut off located on the gas meter. 	

Exterior System Findings by Component

1.1 Exterior Wall Coverings 1 Exterior	Description	<ul style="list-style-type: none"> Fiber Cement
	Condition	<ul style="list-style-type: none"> Mildew Siding stained and in contact with earth.

Monitor Areas with peeling paint should be re-painted as part of standard home maintenance.

1.2 Exterior Wall Coverings 2 Exterior	Description	<ul style="list-style-type: none"> Fiber Cement
	Condition	<ul style="list-style-type: none"> Damaged and stains noted. Siding in contact with earth.

Upgrade Siding in contact with earth, some tiles cracked or damaged, some gaps need to be sealed.

1.3 Exterior Wall Coverings 3 Exterior	Description	<ul style="list-style-type: none"> Fiber Cement
	Condition	<ul style="list-style-type: none"> Paint peeling and stained

Monitor



Image 1.3.1

1.4 Trim / Fascia
Exterior

Description
Condition

- Wood
- Siding and door trims damaged in various locations.



Image 1.4.1



Image 1.4.2 window trim damaged



Image 1.4.3 Siding trim damaged



Image 1.4.4 Siding stained/damaged in contact with earth

1.5 Stairs
Exterior

Description
Condition

- Concrete
- Hand railing on one side only and not on landing. This may not be to current

Location
Risk

- Front of Home
- Affects Living Condition

- building standards.
- Uneven steps were noted - refer to the Uniform Building Inspection Report binder in Grounds line 0280 for more information.

Monitor Typical age of home.



Image 1.5.1

1.6 Steps / Stoops
Exterior

Description	• Concrete	Location	• Front of Home
Condition	• Unsafe	Risk	• fall risk.

Upgrade Hand and guard rail missing. Hand rail on ones side only.
Installed railing dated.



Image 1.6.1

1.7 Railings
Exterior

Description	• Metal railings	Location	• Front of Home
Condition	• Incorrect Height	Risk	• Affects Living Condition
	• Not Built to		

Code

Upgrade Refer to section 1 Grounds of the Uniform Building Inspection Report Binder in the Grounds section line 0290.



Image 1.7.1

1.8 Outer Eaves / Gutters
Exterior

Description
Condition

- Wood
- Paint mantaince at siding, soffits and eaves noted.

Location

- Exterior

Upgrade

1.9 Soffits
Exterior

Description
Condition

- Wood
- Paint maintenance needed.

Location

- Exterior

Upgrade



Image 1.9.1

1.10 Vegetation 1
Exterior

Condition

- Tree roots protruding under the

Location

- Exterior

home which may lead to issues with the piers of the home.

Upgrade The roots of mature trees could have an adverse effect on either the water main or the sewer pipe, and you may wish to consult an arborist who could predict future growth potential.

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components.

We do not evaluate landscaping, but some of the trees need to be trimmed or pruned.



Image 1.10.1

1.11 Vegetation 2

Exterior

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none">• Trees• Shrubs |
| Condition | <ul style="list-style-type: none">• Tree roots protruding under the home which may lead to issues with the piers of the home.• Plants next to house. Refer to the Uniform Building Inspection Report binder in Grounds line 0860 & 0880. |

1.12 Grading 1
Exterior

- | | | | |
|--------------------|---|-----------------|---|
| Description | <ul style="list-style-type: none"> • Away From Structure | Location | <ul style="list-style-type: none"> • Front of Home |
| Condition | <ul style="list-style-type: none"> • Sediments Visible | | |

Monitor Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade.

1.13 Grading 2
Exterior

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none"> • Sidewalk |
| Condition | <ul style="list-style-type: none"> • Typical cracking noted in the sidewalk, some may cause tripping hazard |

Upgrade

1.14 Surface Drainage
Exterior

- | | | | |
|------------------|--|-----------------|--|
| Condition | <ul style="list-style-type: none"> • Appears to be functional limited signs of standing water at the exterior of the crawspace. | Location | <ul style="list-style-type: none"> • Exterior |
|------------------|--|-----------------|--|

1.15 Carport
Exterior

- | | | | |
|------------------|--|-----------------|--|
| Condition | <ul style="list-style-type: none"> • appears functional at time of inspection | Location | <ul style="list-style-type: none"> • Front of home - detached |
|------------------|--|-----------------|--|

1.16 Hose Bibbs / Outdoor Faucets
Exterior

- | | | | |
|--------------------|---|-----------------|---|
| Description | <ul style="list-style-type: none"> • Brass | Location | <ul style="list-style-type: none"> • various locations |
| Condition | <ul style="list-style-type: none"> • Not Frost Protected | | |

Upgrade

1.17 Fences 1
Exterior

- | | |
|--------------------|--|
| Description | • Chain link |
| Condition | • Deteriorated
• Gate Misaligned
• Gate drags surface. |

1.18 Fences 2
Exterior

- | | |
|--------------------|---|
| Description | • Chain link
• Wood |
| Condition | • Fence tilted, wood fence damaged.
• Chain link fence damaged/ amiss. |

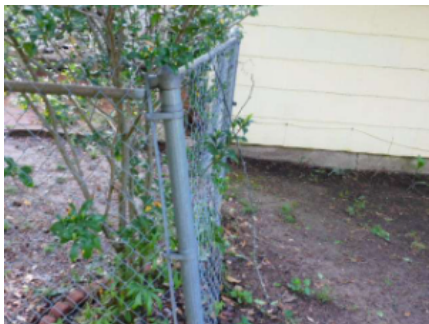


Image 1.18.1

1.19 Electric Meter 1
Exterior

- | | | | |
|--------------------|--------------------------|-----------------|----------------------------|
| Description | • Noted on side of home. | Location | • all areas |
| Condition | • Exposed | Risk | • Affects Living Condition |

Monitor Power supply 120/240 volt 200 amps

Dated electrical system



Image 1.19.1

1.20 Electric Meter 2
Exterior

Description	<ul style="list-style-type: none"> • Electrical panel and sub panels dated and not readily accessible 	Location	<ul style="list-style-type: none"> • all areas of the home - panel and subpanel in laundry behind washing machine.
Condition	<ul style="list-style-type: none"> • Obstructed • Recommend review by contractor. Refer to electrical section of the Uniform Building Inspection report binder in the electrical section line 5490. 	Risk	<ul style="list-style-type: none"> • Dated electrical may affect the living space.

Evaluation Required Electrical system dated and modified. Wires exposed, wire clamps missing, conduit faulty, 3prong outlets not grounded.

1.21 Exterior Window
Exterior

Description	<ul style="list-style-type: none"> • Single glazed metal frame windows. • Single glazed wood frame windows. 	Location	<ul style="list-style-type: none"> • Numerous locations around the home.
Condition	<ul style="list-style-type: none"> • windows appear painted shut. 		

Evaluation Required



Image 1.21.1

1.L Limitations

Exterior

- Vegetation Obstructed View

Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.



Image 1.L.1

1.IN Items Inspected

Exterior

- Exterior Doors
- Wall Flashings
- Drain Clean-Out

The items listed in this section were inspected without the need to comment on their condition.

1.NA Items Not Applicable

Exterior

- Patios
- Ramps
- Retaining Walls
- Driveways
- Garage Door
- Shed / Cottage
- Decks
- Balconies
- Porches
- Passageways
- Garage
- Window Wells

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Exterior section may be added here.

2. Roofing

Roofing System Findings by Component

2.1 Roof Inspection Method Roofing	Description	<ul style="list-style-type: none"> • From Ground • Walked Roof 	Location	<ul style="list-style-type: none"> • Roof walked
	Condition	<ul style="list-style-type: none"> • Typical sagging noted in decking material between rafters. 		

Repair or Replace - When the roofing is replace it is recommend to have the decking strengthened.: We evaluated the roof and its components by walking on its surface.

We noticed several areas of sagging in the roof lines.

2.2 Roof Type Roofing	Description	<ul style="list-style-type: none"> • Gable 	Location	<ul style="list-style-type: none"> • various locations
	Condition	<ul style="list-style-type: none"> • Shingles show sign of typical age and wear. The attic vent turbin not level. • Sags noted in the roof decking. • Refer to the Uniform Building Inspection Report Binder for more details uner Exterior/Roof line 1000 & 1010. 	Risk	<ul style="list-style-type: none"> • Additional Repair Costs

Repair or Replace - When the roofing is replace it is recommend to have the decking strengthened.: Roof was walked.



Image 2.2.1

2.3 Roof Coverings / Materials
Roofing

Description	<ul style="list-style-type: none"> • 3 Tab Shingle 	Location	<ul style="list-style-type: none"> • house
Condition	<ul style="list-style-type: none"> • Sags and soft areas noted while walking the roof. • This is commonly found and should be repaired. • Aged roofing materials. 		

Monitor The continued growth of mold and moss on a roofing surface can hold moisture on the roof longer than other areas. This can lead to the accelerated deterioration of roof coverings and should be removed in a timely manner. Roofs can be treated with chemicals that prevent future mold, moss, and algae growth.

This is a common routine maintenance item.

2.4 Roof Drainage Systems
Roofing

Description	<ul style="list-style-type: none"> • Cut tree limbs to break contact with roof.
Condition	<ul style="list-style-type: none"> • Cut tree limbs to break contact with roofing materials.

Upgrade - Improve for Longevity: Refer to the Uniform Building Inspection Report binder in Exterior/Roof line 1120



Image 2.4.1

2.L Limitations

Roofing

- Roof Too Slippery

We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points using binoculars and a ladder.

The roof was damp at time of inspection and could not be safely walked on.



Image 2.L.1

2.NA Items Not Applicable

Roofing

- Skylights
- Detached Garage Roofing
- Downspouts
- Roof Flashings / Valleys
- Chimneys
- Inner Eaves / Gutters

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Roofing section may be added here.

3. Electrical

Description of Components	Type	Location
Main Disconnect Rating	<ul style="list-style-type: none"> • 100-200amps 	
Lighting Receptacles	<ul style="list-style-type: none"> • Incandscent buld exoped unt you not it 	

Electrical System Findings by Component

3.1 Service Type Electrical	Description <ul style="list-style-type: none"> • Overhead Condition <ul style="list-style-type: none"> • System is dated. Addition and changes noted to an older system. • Main panel instaled at noted at laundry. 		
	Monitor		
3.2 Service Entrance Conductor Electrical	Description <ul style="list-style-type: none"> • Single Phase • Copper Condition <ul style="list-style-type: none"> • Improper Clearance 	Location <ul style="list-style-type: none"> • By Meter 	
3.3 Service Voltage Electrical	Description <ul style="list-style-type: none"> • 120/240V Condition <ul style="list-style-type: none"> • based on meter ratings 	Location <ul style="list-style-type: none"> • rear of home 	
3.4 Service Amperage Electrical	Description <ul style="list-style-type: none"> • 200 Amps Condition <ul style="list-style-type: none"> • meter rear 		

3.5 Main Disconnect / Service Box
Electrical

Description	<ul style="list-style-type: none"> • Breakers 	Location	<ul style="list-style-type: none"> • laundry cabinet
Condition	<ul style="list-style-type: none"> • Disconnect Missing • Damaged • Loose • Obsolete • Rusted • Crowded 		

The panel has exposed high-voltage lugs or feeder bars, which pose a safety-hazard to anyone removing the interior deadfront cover. Therefore, I recommend that an electrician be consulted with a view to upgrading the panel or, at the very least, posting a notice on the deadfront warning of the safety hazard.

3.6 Distribution Panels
Electrical

Description	<ul style="list-style-type: none"> • unknown 	Location	<ul style="list-style-type: none"> • access improper, dated wiring noted, double wires on a breaker. Review by contractor recommended
Condition	<ul style="list-style-type: none"> • Breaker knock out missing from panel exposing main bus. 		

3.7 Branch Circuit Wiring
Electrical

Description	<ul style="list-style-type: none"> • Non-Metallic Shielded Copper 	Location	<ul style="list-style-type: none"> • Various
Condition	<ul style="list-style-type: none"> • Exposed • Wiring exposed in several locations interior and exterior. 	Risk	<ul style="list-style-type: none"> • Electrocutation Hazard

Evaluation Required Wiring exposed in several locations.



Image 3.7.1

3.8 Smoke Alarms

Electrical

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none"> • Present |
| Condition | <ul style="list-style-type: none"> • Smoke alarms present but not tested. |

3.9 GFCI

Electrical

- | | | | |
|--------------------|--|-----------------|--|
| Description | <ul style="list-style-type: none"> • Not Observed | Location | <ul style="list-style-type: none"> • Exterior outlets |
| Condition | <ul style="list-style-type: none"> • GFCI Missing • Typical for age of home. | | |

Upgrade The system does not include ground fault circuit interrupt breakers, which commonly protect exterior branch circuits, such as those serving pool and spa components, as well as those in kitchens, bathrooms, garages, etc.

This system is typical of its age but GFCI devices are recommend for exerior and interior in areas of water.

3.10 Service Grounding

Electrical

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none"> • Copper |
| Condition | <ul style="list-style-type: none"> • Grounding rod length unknown by inspector to determine if proper. |

3.11 Overcurrent Protection

Electrical

- | | | | |
|--------------------|--|-----------------|--|
| Description | <ul style="list-style-type: none"> • Breakers | Location | <ul style="list-style-type: none"> • electrical panel • various location on the interior and |
|--------------------|--|-----------------|--|

exterior.

- Condition**
- Double wires on single pole breaker.
 - Exposed wiring. Addition to system . Improper panel screws. Box wire clamps not installed at panel. Panel not labeled.

Upgrade

3.12 Lighting Fixtures 1
Electrical

- | | | | |
|--------------------|---|-----------------|--|
| Description | <ul style="list-style-type: none"> • Exterior light fixture wiring improper | Location | <ul style="list-style-type: none"> • Exterior |
| Condition | <ul style="list-style-type: none"> • Exposed electrical line subject to damage or decay. | | |



Image 3.12.1

3.L Limitations
Electrical

- View Obstructed by Storage

The electrical sub-panel could not be accessed for inspection, and should be made accessible.

Electrical panel in cabinet enclosure behind the washing machine.

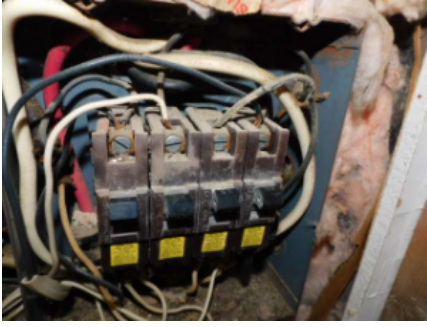


Image 3.L.1

3.IN Items Inspected

Electrical

- Wall Sockets
- Lighting Switches
- Electrical Boxes
- Junction Boxes

The items listed in this section were inspected without the need to comment on their condition.

3.NI Items Not Inspected

Electrical

- Service Grounding
- Smoke Alarms

The items listed in this section were not inspected as a part of the Property Inspection.

3.NA Items Not Applicable

Electrical

- Carbon Monoxide Alarms
- Presence of Solid Aluminum Wiring
- AFCI

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Electrical section may be added here.

4. HVAC

Description of Components	Type	Location
Combustion Air Sources Exhaust Venting Method	<ul style="list-style-type: none"> Open Duct Naturally Aspiring Induced Draft 	
Thermostats	<ul style="list-style-type: none"> Non set-back thermostat Digital 	<ul style="list-style-type: none"> noted in the hallway
Cooling Energy Source Cooling Systems	<ul style="list-style-type: none"> Electric Condenser installed next to dryer vent. 	
Gas Appliance Services	<ul style="list-style-type: none"> Stove and water are gas fired note in property. 	

HVAC System Findings by Component

4.1 Heating Energy Source HVAC	Description	<ul style="list-style-type: none"> Gas 	Location	<ul style="list-style-type: none"> heater closet
	Condition	<ul style="list-style-type: none"> Slit system 		

Repair or Replace Furnace gas line improper no shut off in place.

4.2 Heating Systems HVAC	Description	<ul style="list-style-type: none"> Flexga line improper. Filter amiss.
------------------------------------	-------------	---

Evaluation Required

4.3 Cooling Distribution HVAC	Description	<ul style="list-style-type: none"> Attic space not walkways.
	Condition	<ul style="list-style-type: none"> NO signs of moisture barrier visible.



Image 4.3.1

4.4 Heat Source per Room
HVAC

Condition

- Screws missing
- refciser

4.L Limitations
HVAC

- Ambient Temperature Out of Range for Testing

System appears to operate but under load the Inspector does not know if it will cool.



Image 4.L.1

4.NA Items Not Applicable
HVAC

- Fireplace
- Heat Source per Room
- Fire Safety Equipment
- Chimneys / Venting Materials
- Automatic Safety Controls
- Heat Recovery Ventilation

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the HVAC section may be added here.

5. Plumbing

Description of Components	Type	Location
Water Supply Piping	<ul style="list-style-type: none"> • visibleCopperPlastic 	
Water Heater Energy Source	<ul style="list-style-type: none"> • Natural Gas 	
Water Heater Capacity	<ul style="list-style-type: none"> • 30 gal 	
Fuel Distribution Systems	<ul style="list-style-type: none"> • Metal Ducting 	

Plumbing System Findings by Component

5.1 Water Source System Plumbing	Description	<ul style="list-style-type: none"> • Public 	Location	<ul style="list-style-type: none"> • Front yard
	Condition	<ul style="list-style-type: none"> • Water shut off valve located at meter. 		

5.2 Sewage System Plumbing	Description	<ul style="list-style-type: none"> • Public
	Condition	<ul style="list-style-type: none"> • Sewage system not visible at the time of inspection.

5.3 Drain, Waste, Vent Piping Plumbing	Description	<ul style="list-style-type: none"> • PVC • Cast Iron • Galvanized Steel
	Condition	<ul style="list-style-type: none"> • Modifications noted to the plumbing system

5.4 Water Heater Plumbing	Description	<ul style="list-style-type: none"> • Conventional • Gas
	Condition	<ul style="list-style-type: none"> • Tank Rusted

- Water line corroded.

5.5 Water Heater Manufacturer
Plumbing

- Description**
- Kenmore
- Condition**
- water heater installed near interior electrical system

Monitor

5.6 Water Heater Approximate Age
Plumbing

- Description**
- 12+ Years
- Condition**
- Gas shut off at mere
- Location**
- Laundry room

5.7 Water Shut-Off
Plumbing

- Description**
- located at meter in front yard.
- Condition**
- Stuck

Repair or Replace

5.8 Fuel Shut-Off
Plumbing

- Description**
- Located at gas meter
- Condition**
- Leaked

5.9 Shower Stalls
Plumbing

- Description**
- In Tub
- Condition**
- Seal wood window in shower wall
- Location**
- hall bath
- Risk**
- Water Damage
 - Affects Living Condition
 - Not to current codes.



Image 5.9.1

5.10 Bathtubs
Plumbing

Description • Free Standing **Location** • Hall bath shower
Condition • loose valves



Image 5.10.1

5.11 Toilets
Plumbing

Description • commode seat lose and needs repair **Location** • Hall bath
Condition • Loose

Upgrade



Image 5.11.1



Image 5.11.2

5.L Limitations
Plumbing

- Restricted Access to Equipment

home to low to grade could not access to review the pipes under the

home.



Image 5.L.1

5.IN Items Inspected
Plumbing

- Bathroom Fixtures
- Hot Water Controls
- Temperature Release Valve
- Pressure Release Valve
- Kitchen Faucets
- Shower Walls
- Sewage Ejectors
- Kitchen Fixtures
- Temperature Measurements
- Pressure Measurements
- Kitchen Basins
- Bathroom Sinks

The items listed in this section were inspected without the need to comment on their condition.

5.NI Items Not Inspected
Plumbing

- Bathroom Faucets

The items listed in this section were not inspected as a part of the Property Inspection.

5.NA Items Not Applicable
Plumbing

- Fuel Shut-Off
- Water Shut-Off
- Sump Pumps
- Fuel Storage System

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Plumbing section may be added here.

6. Interior

Description of Components	Type	Location
Interior Walls	<ul style="list-style-type: none"> Gypsum Board 	
Ceiling	<ul style="list-style-type: none"> Drywall 	
Flooring	<ul style="list-style-type: none"> HardwoodSoftwoodCeramic Tile 	
Interior Windows	<ul style="list-style-type: none"> Single HungWood frame windows. 	
Interior Trims	<ul style="list-style-type: none"> Hardwood 	
Bathroom Counters	<ul style="list-style-type: none"> Tile 	
Bathroom Cabinets	<ul style="list-style-type: none"> Wood 	
Kitchen Counters	<ul style="list-style-type: none"> Tile 	

Interior System Findings by Component

6.1 Interior Doors Interior	Description	<ul style="list-style-type: none"> Hinged Solid Wood 	Location	<ul style="list-style-type: none"> Various locations.
	Condition	<ul style="list-style-type: none"> Doors drag jamb and may not have enough return air return. 		

6.2 Kitchen Cabinets Interior	Description	<ul style="list-style-type: none"> Wood
	Condition	<ul style="list-style-type: none"> Dishwasher damaged and needs repair



Image 6.2.1

6.L Limitations

Interior

- Access Restricted Due to Storage

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

The entry appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.



Image 6.L.1

6.IN Items Inspected

Interior

- Ranges / Ovens / Cooktops • Closets

The items listed in this section were inspected without the need to comment on their condition.

6.NA Items Not Applicable

Interior

- Garage and Interior Separation
- Drying Machine
- Refrigerator / Freezer
- Interior Steps / Stairways
- Washing Machine
- Garbage Disposer Unit
- Microwave Oven

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Interior section may be added here.

7. Structure

Description of Components	Type	Location
Under-Floor Access	<ul style="list-style-type: none"> Limited space and could not be entered by inspector 	
Ceiling / Roof Structure Material	<ul style="list-style-type: none"> PlywoodSite framed rafter and joist system on 24" on center. 	

Structure System Findings by Component

7.1 Crawl Space Inspection Method Structure	Description	<ul style="list-style-type: none"> From Access
	Condition	<ul style="list-style-type: none"> Due to height off grade, the crawlspace was inspected from several points around the structure.



Image 7.1.1

7.2 Foundation Type Structure	Description	<ul style="list-style-type: none"> Piles and Grade Beams
	Condition	<ul style="list-style-type: none"> Limited inspection due to not access to the foundation either in ground or covered.

Water standing under the home.



Image 7.2.1

7.3 Foundation Material
Structure

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none"> • Wood • Concrete Block • Brick |
| Condition | <ul style="list-style-type: none"> • No vapor retarder visible. |

7.4 Floor Structure
Structure

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none"> • Wood Joists |
| Condition | <ul style="list-style-type: none"> • Crawlspace too low to enter - inspected from the outside of crawlspace. |

7.5 Wall Structure
Structure

- | | |
|--------------------|--|
| Description | <ul style="list-style-type: none"> • Wood standard construction wall - assumed but could not be confirm at the time of inspection |
| Condition | <ul style="list-style-type: none"> • Walls finished |

7.6 Attic Inspection

- | | |
|--------------------|---|
| Description | <ul style="list-style-type: none"> • From Inside |
|--------------------|---|

Method

Structure

Condition

- Inspection limited due to space, design and insulation.



Image 7.6.1

7.7 Ceiling / Roof Structure Type

Structure

Description

- Joist and Rafters

Location

- Attic

Condition

- Sagging noted in roof decking . Sagging noted in rafter.

Evaluation Required

7.8 Roof Sheathing

Structure

Description

- Plywood

Condition

- Sagged

Risk

- Affects Living Condition

Repair or Replace Roof plywood appears to sag between rafters.

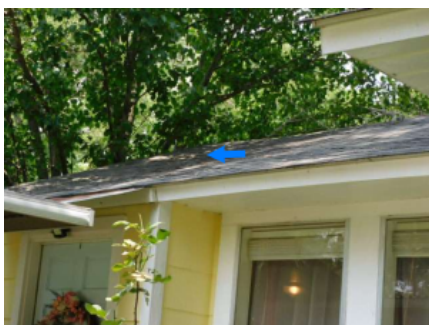


Image 7.8.1

7.L Limitations

- Finishes, Insulation, or Storage Conceling Structural Components

Structure

- Attic Space Access was Limited
- Crawl Space Access was Limited

There is insufficient clearance to access all areas of the crawlspace, and some portions had to be evaluated from a distance with the aid of a high quality flashlight.

We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduits.

We do not evaluate auxiliary structures as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.



Image 7.L.1

7.NA Items Not Applicable

Structure

- Columns • Wall Structure

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Structure section may be added here.

8. Insulation & Ventilation

Insulation & Ventilation System Findings by Component

<p>8.1 Foundation Insulation Depth Insulation & Ventilation</p>	<p>Description</p> <ul style="list-style-type: none"> • Could not be determined due clearance under home. • None visible
--	---

NO moisture retarrder noted.



Image 8.1.1

<p>8.2 Foundation Ventilation Systems Insulation & Ventilation</p>	<p>Condition</p> <ul style="list-style-type: none"> • Open crawlspace venting. 	<p>Location</p> <ul style="list-style-type: none"> • Crawlspace
---	--	---

<p>8.3 Roof / Attic Insulation Insulation & Ventilation</p>	<p>Description</p> <ul style="list-style-type: none"> • Glass Fiber <p>Condition</p> <ul style="list-style-type: none"> • Inadequate Insulation • Uneven Distribution • Compressed
--	--

<p>8.4 Roof / Attic Insulation</p>	<p>Description</p> <ul style="list-style-type: none"> • 5 Inches Thickness 	<p>Location</p> <ul style="list-style-type: none"> • Attic
---	--	--

Depth

Insulation & Ventilation

Condition

- varies.
- Due to insulation in attic vapor retarder not visible nor determined.

Monitor

8.5 Roof / Attic Ventilation

Insulation & Ventilation

Description

- Gable Vents



Image 8.5.1

8.6 Vapour Barriers

Insulation & Ventilation

Description

- NO visible at time of inspection if present.

Location

- Crawlspace

Upgrade No vapor retarder or barrier visible. No insulation noted under home.



Image 8.6.1

8.7 Bathrooms Exhaust System
Insulation & Ventilation

Description	<ul style="list-style-type: none"> • window vent 	Location	<ul style="list-style-type: none"> • Hall bath
Condition	<ul style="list-style-type: none"> • Window painted shut making venting limited at best 	Risk	<ul style="list-style-type: none"> • Moisture and suspected mold growth

Evaluation Required

8.8 Laundry Exhaust System
Insulation & Ventilation

Description	<ul style="list-style-type: none"> • Could not be reviewed behind the dryer and appears to be directed downward. 	Location	<ul style="list-style-type: none"> • Laundry
		Risk	<ul style="list-style-type: none"> • If bends are too sharp lint can build up and cause house fires. Recommend reviewing/cleaning vents on a routine base.

Monitor

8.L Limitations
Insulation & Ventilation

- Inspected from Access Hatch

Blown in and possible batt type fiberglass insulation.

No insulation or vapor retarders under home.



Image 8.L.1



Image 8.L.2

8.IN Items Inspected
Insulation & Ventilation

- Kitchen Exhaust System

The items listed in this section were inspected without the need to comment on their condition.

8.NA Items Not Applicable
Insulation & Ventilation

- Mechanical Ventilation System
- Foundation Wall Insulation
- Radon Mitigation System

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Insulation and Ventilation section may be added here.

Service Agreement

QED Service Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: _____ Report Number: _____

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

Acceptance of the agreement:

The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement. The Client understands that Michael Burroughs LHI 10044 will be conducting the inspection and submitting the written inspection report. The report is the intellectual property of QED Service and Michael Burroughs and is intended for the exclusive of the Client for whom it is prepared. The inspection report is not to be copied or disseminated to any other party without the expressed written consent of QED Service or Michael Burroughs

Reliance by Third Parties

The Client understands that the report and any information therein is intended for the sole use of the Client and shall not be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the principals associated with this single transaction. The client understands that the Home Inspection is not, and is not intended to constitute Home Warranty coverage. No representation is made by the Inspector as to the value of the Property. If anyone other than the Client relies upon the Inspection report, that person agrees to be bound by all of the terms and condition in this Agreement and understand that the Inspection was not perform for them and that all information provided to the Client may not have been transferred. Any third party using this report agrees thereby to defend, indemnify and hold the Inspector and QED Service Company harmless from any and all claims of any person or persons relying on this report. The report also includes the inspection agreeent and LSBHI Standards of Practice. The Client may not assign this Agreement to any other individual or person of interest. If there is more than one Client, you are signing on behalf of all of them and you represent that you are authorized to do so for all Clients and/or intended beneficiaries. The provisions of this Agreement will be binding upon any party that takes tilte to the Property with the Client or claims title to the Property through the Client.

The Written Inspection Report:

The Inspector will prepare and provide the Client with written report for the sole use and benefit of the Client. The written report will be provided within five (5) days of the Inspections. The written report shall document any visual deficiencies discovered in the Property's Systems and components at the time of the Inspection. A deficiency is a condition that, in the reasonable judgement of the Inspector, adversely and materially affects the performance of a system or component or is unsafe. In addition, the written report will not comment on the normal service life of a system or component. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or components. Nothing in the report, and no opinion of the Inspector, should be

construed as advice to the Client to purchase, or not to purchase, the Property or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

The Uniform Building Inspection Report utilizes referenced narratives corresponding to items listed on computer generated findings pages. You must read the narratives in the accompanying CD or Flash drive or printed manual corresponding to each item on the findings pages to have read the entire report. The Client agrees to read the entire report and accompanying materials. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

Client's Duty:

The Client understands and accepts that the Inspection and report, in accordance with this Agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property. The Client is responsible for reviewing the permit history and for researching any legal actions or insurance claims involving the Property. The Client agrees to read the entire written report and associated documents when they are received and to promptly contact the Inspector with any questions or concerns regarding the Inspection or written report. The written report shall be the exclusive finding of the Inspector. Verbal representations not recorded within the Inspection report are not part of the Inspection.

The Client acknowledges that the Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information on the conditions of the Property. Should the Inspector's report reveal any additional conditions that require further investigation or repairs, the Client agrees that any further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified to perform the work. In the event the Client becomes aware of a reportable condition not contained in the written inspection report, the Client agrees to promptly notify the Inspector and allow the Inspector and/or the Inspector's designated representative(s) prior to making any repair, alteration, or replacement. If the Client fails to so notify the Inspector and fails to allow an additional inspection, then any costs of such repairs, alterations or replacements will be entirely at the Client's cost without recourse against the Inspector.

Scope of the Inspection:

The Visual Inspection Service is performed by Inspector Michael Burroughs LHI #10044 in accordance with the Standards of Practice as published by the Louisiana State Board of Home Inspectors (LSBHI) and the American Society of Home Inspectors (ASHI). According to these standards, the inspection and report are intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. This inspection and any follow up inspection will comply with any section of the LSBHI SOP that may apply. The specific systems and components of a building to be inspected are listed in these Standards of Practice. A copy of the LSBHI Standards

of Practice and code of Ethics is provided with the inspection contract and report. These Standards may also be found at

WWW.LSBHI.State.LA.GOV. This inspection is Strictly limited to only a visual inspection (examination) of readily accessible, installed systems and components, as set forth in the LSBHI Standards of Practice or as agreed upon by client and the inspector or expressly excluded in writing. A home inspection is a noninvasive, visual observation and a limited observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is A) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or B) to identify systems and components that are at the end of their service lives. The inspection is strictly limited to the examination of readily accessible, installed systems and components of the home by using normal operating controls and opening readily operable access panels, components of the homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, where applicable, of the following components of the Property: Structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interiors (floors, ceiling, walls, window, and doors). All components will be inspected pursuant to the Standards of Practice set forth for Home Inspectors as contained in the Standards of Practice (SOPs) set forth for Home Inspectors as contained in the SOP's for Home Inspectors, Louisiana Administrative Code Title 46, Part XL, 301-329. Where multiple instances of same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions or requiring any action which may result in damage to the Property or Personal Injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

Latent Defects:

The Client agrees that the Inspection is not a technically exhaustive investigation or evaluation or every aspect of the Property. The Client acknowledges and agrees that the Inspection and the written report will not reveal every existing deficiency and future condition affecting the Property. The Inspector is not responsible for the non-discovery of any latent defects of the Property or any problems that may occur or become evident after the date of the Inspection. Latent defects of the Property include, but not limited to: cracking, leaking, surface dislocations, or landslides resulting from / without limitations to water leaks, land subsidence or other geological problems. The Inspector is not responsible for any defects that may manifest themselves in the future, any structural failures that may occur in the future, or damages that result for future repairs.

Compliance with Building Codes:

Consistent with the scope of the Inspection, as provided in the Agreement, the Inspector will identify items that may present a health or safety issue. However, the Inspector will not provide an opinion on compliance with any particular building code.

Insurability:

The Client understands that Inspection will not determine the insurability of the Property. Insurance companies have different underwriting

criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability.

Inaccessible areas:

Any area which is not exposed to view, is concealed, or is inaccessible because of ceilings, walls or wall coverings, floors or floor coverings, furnishings, soils & landscape materials, or any other obstruction, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

The following are NOT included in the inspection:

- Recalls or Callbacks of any kind and from any source, Latent or concealed defects
- Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards, · Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
- Permit research or validation, code, installation or zoning violations, · The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or the damage caused thereby
- Radio controlled devices or low-voltage systems or relays, · Security or intercom systems, elevators, lifts or dumbwaiters, · Thermostatic, time clock or photoelectric controls, · Water softener or purifier systems,
- Furnace heat exchangers, solar heating systems and freestanding appliances, · Window coverings
- The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, or any underground system or portion thereof, or ejector pumps for rain or waste
- Landscape or farm irrigation systems, · The condition and/or irrigation of trees, shrubs or vegetation of any kind. · Any item which is hidden from view or impractical to test
- Any system or component not listed in the Standards of Practice as published by the Louisiana State Board of Home Inspectors as an observation requirement
- Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

Pool Inspections: It is agreed that pool(s) and/or spa(s) will be observed for an additional fee. The following sets forth the limitations of the pool and/or spa observation: The inspector will observe the enclosure and/or related gates, alarms, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections. The inspector will report on any conditions limiting or otherwise inhibiting the inspection. The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components. The inspector does not operate or evaluate filter backwash systems. Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water

force or bubble effect. Pool inspection fee add on starts at \$150.00 and may change based on the number of pump and if a fountain or spa is part of the pool system.

No Warranties or Guarantees:

The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report.

THERE IS NO WARRANTY or GUARANTEE EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT. The

Inspection and the written report are not intended, nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance, or condition of any inspected or non-inspected conditions of the Property. The inspection and report are only a documented snapshot in time of how the home was functioning and its condition at that moment.

Time to Initiate Action:

The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within Thirty (30) days from the date of the inspection or will be deemed waived and forever barred.

Any action regarding or arising from the condition of the Property and the inspection and/or the written report must be filed and initiated by the Client no later one (1) year following the date of the Inspection. Otherwise, the claim will be barred. If the matter is in arbitration, the arbitrator will be bound by the terms of this paragraph as a limitation on the arbitrator's ability to render an award in favor of the Client.

Resolution of Disputes:

Any controversy or claim arising out of or relating to this Agreement shall be resolved through Small Claims Court (or similar court of limited monetary jurisdiction) in jurisdiction applicable to this Agreement. In the event that the amount in dispute exceeds the jurisdiction of the applicable Small Claims Court, the dispute shall be settled by binding Arbitration administered by Construction Dispute Resolution services. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of claims for negligence, breach of contract, personal injuries, property damages, loss of use or other damages, shall be resolved in accordance with the Rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, INC. The parties shall select a mutually agreed upon arbitrator who is or has been a home inspector licensed by the State of Louisiana, whether the inspector's license is active, inactive or retired. If the parties are unable to agree upon an arbitrator, either party may request that a licensed home inspector be selected by the Louisiana State Board of Home Inspectors arbitrate the proceedings. Such selection shall be binding upon the parties. The prevailing party shall be awarded all arbitration costs.

Any legal action or proceeding shall be brought in the Parish in which the Property is located.

To the extent allowed by law, it is understood and agreed by and between the parties hereto that Michael Burroughs/QED Service is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Michael Burroughs/QED service in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely

difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that Michael Burroughs/QED Service and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an Max amount equal to two hundred percent (200%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive. In the event that the Inspector is found liable due to breach of this Agreement, negligence, misrepresentation, or any other theory of liability based on the performance of this agreement, the total sum of liability shall not exceed the fee paid by the Client for the Inspection and report. Client assumes the risk of all losses greater the the liability of Michael Burroughs/QEDService. Client understands that this inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Neither the inspector nor his company, referring agents, principals or employees shall be liable for any repairs or replacement of any component, system, structure or the property contents therein either during or after the inspection.

Mike Burroughs is a licensed inspector trainer for the LSBHI. While on site or after the inspection the client understands that only information provided directly from Mike Burroughs is to be relied on. Any information by third parties, trainees or even agents is unconfirmed and the client should request Mr. Burroughs to confirm information provided.

Review recommendations: Client agrees and understands that, for the purposes of this inspection, the inspector is acting as a License Louisiana State Board Home Inspector in pursuant of the State Laws of Louisiana and not as a professional engineer, plumber, electrician, HVAC Tech, Mold Assessor, Mold Inspector, Roofer, or other specialized contractor or repair profession. Any recommendations made by the inspector to the client to engage the services of any or all of the above referenced contracto

Date of Inspection: May 13th, 2022

Standards of Practice

The Louisiana State Board of Home Inspectors Standards of Practice are attached at the end of the report and with the pre inspection agreement.

List of Attachments

The following files are appended to this report:

- standards_of_practice_and_code_of_ethics_october_2017.pdf

Chapter 3. Standards of Practice

§301. Minimum Standards

A. This Chapter sets forth the minimum Standards of Practice required of licensed home inspectors.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000).

§303. Definitions

A. The definitions in §109 of this Part are incorporated into this Chapter by reference. The following definitions apply to this Chapter.

Alarm System—warning devices, whether installed or free standing, including but not limited to, carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Automatic Safety Control—devices designed and installed to protect systems and components from unsafe conditions.

Client—the person with whom a licensed home inspector contracts to perform a home inspection, whether individually or through that person's agent.

Component—a readily accessible and observable aspect of a system, such as a floor or wall, but not individual pieces such as boards or nails or where many similar pieces make up a component.

Cooling System—a central system that uses ducts to distribute cooled air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, which system is not plugged into an electrical convenience outlet.

Cross Connection—any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations—situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment.

Deficient—a condition of a system or component that, in the inspector's professional opinion, may be in need of repair.

Describe—to report, in writing, a system or component by its type, or other observed characteristics, to distinguish it from other systems or components.

Dismantle—to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means that would not be taken apart by a homeowner in the course of normal household maintenance.

Enter—to go into an area to observe all visible components.

Functional Drainage—a drain which empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow—a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Functioning—performing as expected and in accordance with its intended design and purpose.

Further Evaluation—examination and analysis by a qualified professional or service technician whose services and qualifications exceed those possessed by a home inspector.

Heating System—a central system that uses ducts to distribute heated air to more than one room which system is not plugged into an electrical convenience outlet.

Home Inspection—the process by which a Home Inspector visually examines the readily accessible systems and components of a home and describes those systems and components in accordance with the Standards of Practice.

Home Inspection Report—a written evaluation of two or more of the following systems of a resale residential building:

- a. electrical system;
- b. exterior system;
- c. interior system;
- d. heating and cooling systems;
- e. plumbing system;
- f. roofing system;
- g. structural system;
- h. insulation and ventilation system;
- i. appliance system; or
- j. any other related residential housing system as defined in the standards of practice prescribed by the board.

Home Inspector—any person licensed under these rules who holds himself out to the general public and engages in the business of performing home inspections on resale residential buildings for compensation and who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.

Inaccessible—unable to open with the use of Standard Inspection Tools or hidden from visual inspection by furniture, stored items, wall or floor coverings or other obstructions.

Inspect—to examine readily accessible systems and components of a building in accordance with the Standards of Practice, using normal operating controls and opening readily openable access panels.

Installed—attached such that removal requires tools.

PROFESSIONAL AND OCCUPATIONAL STANDARDS

LHI—an acronym for Licensed Home Inspector.

Lead Inspector—licensee responsible for being in compliance with board requirements when multiple licensed home inspectors perform on an inspection.

Method of Access—a means by which the inspector gains entry, ingress and/or a visual advantage.

Normal Operating Controls—devices such as thermostats, switches, or valves intended to be operated by the homeowner.

Normal Operating Cycle—the standard period during which a system or component operates by the use of Normal Operating Controls

Observe—the act of making a visual examination.

On-Site Water Supply Quality—water quality based on the bacterial, chemical, mineral and solids contents of the water.

On-Site Water Supply Quantity—water quantity based on the rate of flow of water.

Operate—to cause systems or equipment to function.

Recreational Facilities—spas, saunas steam baths, swimming pools, tennis courts, and exercise, entertainment, athletic, playground or other equipment and associated accessories.

Readily Accessible—available for visual inspection without requiring the moving of personal property, the dismantling, disconnecting, unplugging or destroying of equipment, or any action which may involve a risk to persons or property.

Readily Openable Access Panel—a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, is not sealed in place and is not blocked by stored items, furniture, or building components.

Representative Number—for multiple identical interior components such as windows and electrical outlets - one such component per room.

Roof Drainage Components—gutters, downspouts, leaders, splash blocks, scuppers, and similar components used to carry water off a roof and away from a building.

Serviceable—a state in which the system or component is functioning as intended.

Shut Down—a state in which a system or component cannot be operated by normal user controls.

Significantly Deficient—a condition that, in the inspector's professional opinion, adversely and materially affects the performance of a system or component.

Solid Fuel Heating Device—any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace

inserts and stoves, wood stoves central furnaces, and combinations of these devices.

Specialized Tools—diagnostic devices and other equipment, including but not limited to, thermal imaging devices, gas leak detection equipment, environmental testing equipment, elevation determination devices and ladders capable of reaching surfaces over one story above the ground.

Standard Inspection Tools—a flashlight, outlet tester, ladder and appropriate screwdriver.

Structural Component—a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System—a combination of interactive or interdependent components assembled to carry out one or more functions.

Technically Exhaustive—an inspection involving the extensive use of measurements, instruments, testing, calculations, or other means used to develop scientific or engineering findings, conclusions, and recommendations.

Under Floor Crawl Space—the area within the confines of the foundation between the ground and the underside of the lowest floor structural component.

Unsafe—a condition of a readily accessible, installed system or component which, in the opinion of the inspector, is judged to be a significant risk of personal injury or property damage during normal use or under the circumstances.

Visually Observable Evidence of Suspected Mold Growth—visually observable discoloration of the interior components within the climate controlled living space apparently occurring from moisture that may be indicative of mold or microbial growth which is visually observable, without employing moisture, environmental or other testing methods.

Wiring Methods—manner or general type of electrical conductors or wires installed in the structure such as non-metallic sheath cable, armored cable, knob and tube, etc.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2745 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1689 (August 2004), LR 36:2861 (December 2010), LR 38:2532 (October 2012), LR 41:922 (May 2015), LR 41:1487 (August 2015), LR 43:1912 (October 2017).

§305. Purpose and Scope

A. The purpose of these Standards of Practice is to establish a minimum and uniform standard for Louisiana state licensed home inspectors. Home inspections performed pursuant to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as observed at the time of inspection.

B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall:

a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors;

b. describe what inspection services will be provided and their cost;

c. state that the inspection is limited to only those systems or components agreed upon by the client and the inspector; and

d. contain copies of the Standards of Practice and Code of Ethics;

e. state the name and license number, and contain the signature of the licensed home inspector, lead inspector, and/or qualifying licensee performing the inspection.

2. inspect readily accessible installed systems and components listed in this Chapter and/or as contractually agreed upon;

3. submit a written report to the client within five days of the inspection which shall:

a. describe those systems specified to be described in §§311-329, and/or as contractually agreed upon;

b. state which systems designated for inspection in this Section have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;

c. state any systems or components so inspected that, in the professional opinion of the inspector, are significantly deficient, unsafe or non-functioning; and

d. state the name, license number, and contain the signature of all licensed home inspectors conducting the inspection and identify the lead inspector or the qualifying licensee performing the inspection.

C. This Chapter does not limit home inspectors from:

1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B of this rule;

2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;

3. inspecting systems and components in addition to those required by these Standards of Practice; or

4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 38:2532 (October 2012), LR 43:1912 (October 2017).

§307. General Limitations

A. Home inspections done in accordance with this Chapter are visual and are not technically exhaustive.

B. This Chapter applies only to residential resale buildings.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 41:922 (May 2015), LR 43:314 (February 2017).

§309. General Exclusions

A. Home inspectors are not required to inspect or report on:

1. life expectancy of any component or system;
2. the causes of any condition or deficiency;
3. the methods, materials, and costs of corrections;
4. the suitability of the property for any specialized use;
5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;
6. any component or system that was not inspected and so stated in the home inspection report or pre-inspection agreement.
7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to asbestos, radon lead, mold, contaminated drywall or building components, carcinogens, noise, or contaminants, whether in the building or in soil, water, or air; however, if during the course of inspecting the systems and components of the building in accordance with the law and these rules, the home inspector discovers visually observable evidence of suspected mold or microbial growth, he shall report it;
8. decorative or cosmetic items, underground items, or items not permanently installed;
9. hidden, concealed or latent defects;
10. items not visible for inspection including the condition of systems or components which are not readily accessible; or
11. future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components.

B. Home inspectors are not required to:

1. offer warranties or guarantees of any kind;
2. calculate or determine the strength, adequacy, or efficiency of any system or component;

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3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible;

4. operate any system or component that is shut down or otherwise inoperable;

5. operate any system or component that does not respond to normal operating controls;

6. disturb or move insulation, personal items, panels, furniture, equipment, soil, snow, ice, plant life, debris or other items that may obstruct access or visibility;

7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;

8. project operating costs of components;

9. evaluate acoustical characteristics of any system or component;

10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;

11. operate shut-off valves;

12. inspect detached structures, other than garages and carports;

13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;

14. dismantle any system or component, except as specifically required by these standards of practice; or

15. perform air or water intrusion tests or other tests upon roofs, windows, doors or other components of the structure to determine its resistance to air or water penetration.

C. Home inspectors shall not:

1. offer or perform any act or service contrary to law;

2. report on the market value of the property or its marketability;

3. report on the advisability or inadvisability of purchase of the property;

4. report on any component or system that was not inspected;

5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects; however the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;

6. advertise or solicit to perform or perform repair services on any system or component of the home inspected or any other type of service on the home inspected from the time of the inspection until the date of the act of sale of the home.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475 and R.S. 37:1478.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2746 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:922 (May 2015), repromulgated LR 41:2339 (November 2015), LR 43:314 (February 2017), LR 43:1913 (October 2017).

§311. Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;
2. framing;
3. columns; and
4. piers.

B. The home inspector shall describe the type of:

1. foundation;
2. floor structure;
3. wall structure;
4. columns;
5. piers;
6. ceiling structure; and
7. roof structure.

C. The home inspector shall:

1. probe structural components only where deterioration is visible, except where probing would damage any surface;

2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;

3. report the methods used to inspect or access under floor crawl spaces and attics; and

4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1690 (August 2004), LR 41:923 (May 2015).

§313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;
2. all doors, including garage doors and storm doors;
3. all readily accessible windows;
4. decks, balconies, stoops, steps, porches, and applicable railings;

5. eaves, soffits, and fascias where visible from the ground level; and

6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

B. The home inspector shall:

1. describe wall cladding materials;
2. operate all entryway doors;
3. operate garage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and
4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested.

C. The home inspector is not required to inspect:

1. shutters, awnings, and similar seasonal accessories;
2. fences;
3. presence of safety glazing in doors and windows;
4. garage door operator remote control transmitters;
5. geological conditions;
6. soil conditions;
7. recreational facilities;
8. detached buildings or structures other than garages and carports;
9. the presence or condition of buried fuel storage tanks;
10. sea walls, break walls or docks;
11. erosion control and earth stabilization measures; or
12. garage door operator pressure sensitive reverse failure devices.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:923 (May 2015).

§315. Roofing System

A. The home inspector shall inspect:

1. roof coverings;
2. roof drainage components;
3. flashings;
4. skylights, chimneys, and roof penetrations; and
5. signs of leaks or abnormal condensation on building components.

B. The home inspector shall:

1. describe the type of roof covering materials; and
2. report the methods used to inspect the roofing system and any limitations.

C. The home inspector is not required to:

1. walk on the roofing;
2. inspect interiors of flues or chimneys which are not readily accessible;
3. inspect attached accessories including but not limited to solar systems, antennae, and lightening arrestors; or
4. disturb or lift roofing materials, jacks or flashing.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2862 (December 2010), LR 38:2532 (October 2012), LR 41:923 (May 2015).

§317. Plumbing System

A. The home inspector shall inspect:

1. water supply and distribution systems, including:
 - a. piping materials, supports, insulation;
 - b. fixtures and faucets;
 - c. functional flow;
 - d. visible leaks; and
 - e. cross connections;
2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;
3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;
4. fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting, and supports; leaks; and
5. sump pumps, drainage sumps, and related piping.

B. The home inspector shall describe:

1. water supply and distribution piping materials;
2. drain, waste and vent piping materials;
3. water heating equipment;
4. location of main water supply shutoff device; and
5. the location of main gas supply shutoff device.

C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of

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the faucet is connected to an appliance or winterized equipment.

D. The home inspector is not required to:

1. determine the effectiveness of anti-siphon devices;
2. determine whether water supply and waste disposal systems are public or private;
3. operate automatic safety controls;
4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. determine whether the system is properly sized or utilizes proper materials;
6. inspect:
 - a. water conditioning systems;
 - b. fire and lawn sprinkler systems;
 - c. on-site water supply quantity and quality;
 - d. on-site waste disposal systems;
 - e. foundation irrigation systems;
 - f. spas;
 - g. swimming pools;
 - h. solar water heating equipment; or
 - i. wells, well pumps, or water storage related equipment.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2747 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 41:923 (May 2015).

§319. Electrical System

A. The home inspector shall inspect:

1. service drop and entrance conductors cables and raceways;
2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;
3. branch circuit conductors, their overcurrent devices, and their compatibility;
4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;
5. the polarity and grounding of all receptacles tested; and
6. test ground fault circuit interrupters and arc fault circuit interrupters, unless, in the opinion of the inspector, such testing is likely to cause damage to any installed items or components of the home or interrupt service to an

electrical device or equipment located in or around the home.

B. The home inspector shall describe:

1. service amperage and voltage;
2. wiring methods employed; and
3. the location of main and distribution panels.

C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits.

D. The home inspector shall report on the presence or absence of smoke detectors.

E. The home inspector is not required to:

1. insert any tool, probe, or testing device inside the panels;
2. test or operate any overcurrent device except ground fault circuit interrupters and arc fault circuit interrupters in accordance with §319.A.6;
3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels; or
4. inspect or test:
 - a. low voltage systems;
 - b. central security systems, including but not limited to heat detectors, motion detectors, control pads, carbon monoxide detectors, smoke detectors or any associated devices;
 - c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or
 - d. remote controlled device unless the device is the only control device; or
5. measure amperage, voltage or impedance.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1691 (August 2004), LR 36:2863 (December 2010), LR 38:2533 (October 2012), LR 41:923 (May 2015), LR 43:1913 (October 2017).

§321. Air Conditioning and Heating System

A. The home inspector shall inspect permanently installed heating and cooling systems including:

1. heating, cooling and air handling equipment installed through the wall;
2. normal operating controls;
3. chimneys, flues, and vents, where readily accessible;
4. solid fuel heating devices, including fireplaces;

5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and

6. the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

1. energy sources; and
2. the heating and cooling methods by their distinguishing characteristics.

C. The home inspector shall operate the systems using normal operating controls.

D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

E. The home inspector is not required to:

1. operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. operate automatic safety controls;
3. inspect or operate air duct dampers; or
4. inspect:
 - a. heat exchangers;
 - b. humidifiers;
 - c. dehumidifiers;
 - d. electronic air filters;
 - e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms;
 - f. solar space heating systems;
 - g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity-controlled or fan-assisted; or
 - h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home inspectors, LR 26:2748 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 36:2863 (December 2010), repromulgated LR 38:2533 (October 2012), amended LR 41:923 (May 2015), LR 43:314 (February 2017).

§325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;
2. steps, stairways, balconies, and railings;
3. countertops and a representative number of cabinets and drawers;

4. all doors; and
5. all readily accessible windows.

B. The home inspector shall:

1. operate a representative number of windows and interior doors;
2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components;
3. report the presence of suspected mold or microbial growth if, during the course of inspecting the systems and components of the structure in accordance with the home inspector licensing law and these rules, the licensed home inspector discovers visually observable evidence of suspected mold or microbial growth.

C. The home inspector is not required to inspect:

1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
2. carpeting;
3. draperies, blinds, or other window treatments; or
4. interior recreational facilities.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 37:2406 (August 2011), LR 38:2533 (October 2012), LR 41:923 (May 2015).

§327. Insulation and Ventilation System

A. The home inspector shall inspect:

1. insulation and vapor retarders in unfinished spaces;
2. ventilation of attics and foundation areas;
3. kitchen, bathroom, and laundry venting system; and
4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

B. The home inspector shall describe:

1. insulation and vapor retarders in unfinished spaces; and
2. absence of insulation in unfinished space at conditioned surfaces.

C. The home inspector is not required to report on:

1. concealed insulation and vapor retarders; or
2. venting equipment that is integral with household appliances.

D. The home inspector is not required to:

1. disturb insulation or vapor retarders; or

2. determine indoor air quality.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004).

§329. Built-In Kitchen Appliances

A. The home inspector shall inspect and operate the basic functions of the following appliances:

1. permanently installed dishwasher; through its normal cycle;
2. range, cook top, and permanently installed oven;
3. trash compactor;
4. garbage disposal;
5. ventilation equipment or range hood;
6. permanently installed microwave oven; and
7. any other built-in appliance.

B. The home inspector is not required to inspect:

1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
2. non built-in appliances such as clothes washers and dryers;
3. refrigeration units such as freezers, refrigerators and ice makers; or
4. central vacuum system.

C. The home inspector is not required to operate:

1. appliances in use; or
2. any appliance that is shut down or otherwise inoperable.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1692 (August 2004), LR 41:923 (May 2015).

Chapter 5. Code of Ethics

§501. Code of Ethics

A. Purpose. Integrity, honesty, and objectivity are fundamental principles embraced by this Code of Ethics, which sets forth the obligations of ethical conduct for the Licensed Home Inspector (LHI). The Louisiana State Board of Home Inspectors (LSBHI) has enacted this Code to provide high ethical standards to safeguard the public and the profession. LHIs in Louisiana shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

B. Ethical Obligations

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

2. The LHI shall not inspect properties for compensation in which he has or expects to have, a financial interest.

3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.

4. The LHI shall not directly or indirectly compensate real estate agents, brokers, or any other parties having a financial interest in the closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the client(s).

6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors or other service providers or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.

7. The LHI shall not solicit to repair, replace or upgrade for compensation, any system or component of the home which the inspector noted as deficient or unsafe in his home inspection report, or any other type of service on the home upon which he has performed a home inspection from the time of the inspection until the date of the act of sale on the home inspected.

8. The LHI shall act in good faith toward each client and other interested parties.

9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.

10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.

11. The LHI shall not disclose inspection results or a client's personal information without approval of the client or the client's designated representative. At his discretion, the LHI may immediately disclose to occupants or interested parties safety hazards observed to which they may be exposed.

12. The LHI shall avoid activities that may harm the public, discredit him or reduce public confidence in the profession.

13. The LHI shall not disseminate or distribute advertising, marketing, or promotional materials which are fraudulent, false, deceptive, or misleading with respect to the

education, experience, or qualifications of the LHI or the company with which he is affiliated.

14. The LHI shall report substantial and willful violations of this Code to the LSBHI.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:1475.

HISTORICAL NOTE: Promulgated by the Department of Economic Development, Board of Home Inspectors, LR 26:2749 (December 2000), amended by the Office of the Governor, Board of Home Inspectors, LR 30:1693 (August 2004), LR 36:2863 (December 2010), LR 37:2406 (August 2011), LR 41:924 (May 2015), repromulgated LR 41:2339 (November 2015), amended LR 43:315 (February 2017), LR 43:1913 (October 2017).