

Superior Value Property Service

Property Inspection Report



1234 Main Street , Alexandria, LA 71303
Inspection prepared for: Client Davis
Real Estate Agent: Sally Thompson - Century 21

Date of Inspection: 7/15/2025 Time: 9:00 am
Age of Home: 40 yrs Size: 1650 sqft
Weather: 86 Degrees

Inspector: Lee Hamilton
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Missing paint

4. Doors (Exterior):

I	NI	NP	D
X			X

Observations:

- Keyed inside locks. Not to building standards, fire code violation.
- Missing hardware at rear exterior door.



Front door at carport



Rear door

5. Windows:

I	NI	NP	D
X			

Type/Material: Sash style windows • Aluminum

3. Branch Circuits, Connected Devices, and Fixtures:

I	NI	NP	D
X			

Materials: Romex • Conduit (rigid)



Kitchen



Bathroom



Exterior

INSULATION & VENTILATION

1. Description

Materials: The Inspection of the Insulation and Vapor Retarder system within the attic space include insulation, roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimney and appliance vents located in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

2. Insulation & Vapor Retarders

I	NI	NP	D
X			

Type of Insulation: Blown-in (loose fill)

Materials: Insulation is 6 inches deep



3. Ventilation Attic & Foundation

I	NI	NP	D
X			

Observations:

- TYPE -----
- Roof Vent (turbine)
- Soffitt



APPENDIX

Title 46, Part XL

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