Inspection Report

Signature(s) *Michael J. Turner LHI #10762*

LA State Commercial General Contractor License: 58032
LA State Residential Building Contractor License: 885905
LA State Electrical Contractor License: 58032
LA State Mechanical (HVAC) Contractor License: 58032

LHI # 10762

Michael J. Turner Home Inspections, LLC

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Inspector: [redacted] Michael Turner

Phone: (504) 382-2410

Email: Michael@turnerhomeinspection.com

Property Address:

FRENCH QUARTER
New Orleans, Louisiana 70116

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1 Report Information

Client Information

Prepared For	My Client

Property Information

Property Type	Single Family Home- three story
Approximate Year Built	1919 (100 years)
Approximate Square Footage	Living Area Square Feet: 3,368 Total Square Footage: 3,930
Number of Beds - Baths	3/3.5+
Reference	www.realtor.com : Live the French Quarter Dream! Fully renovated 1820s Creole home, all new systems, plumbing, electric and AC (3 central units). Beautiful balcony with a private courtyard, great for entertaining. Third floor master, carriage house guest suite and gourmet kitchen. One block from street car line, two blocks from Bourbon Street. A rare find in the French Quarter, a must see to appreciate
Was Gas On	YES
Was Electricity On	YES
Was Water On	YES
Property Vacant or Occupied	Occupied. Many of the walls and floors were not visible due to personal items. The home inspector was unable to test all outlets, windows or doors due to personal items. Suggest a walk-though be done before closing.
Location of Components	**All designations refer to the property as if you are facing the front of home.**

Inspection Information

Inspection Date	00/00/2019
Inspection Type	Buyer's Inspection
Inspection Times	8:43 am - 12:28 am : 4.5 hours typing report @ office
Weather Conditions	Dry - Sunny - Winds S @ 4-7 mph - 64°F
Present on Site	Inspector Buyer's Agent Seller's Agent Termite Inspector Video Plumber Inspector

Inspector

Michael J. Turner - Inspector
Licensed Home Inspector No: 10762
Residential Building Contractor No: 885905
Commercial General Contractor No: 58032
State Electrical Contractor No: 58032
State Mechanical (HVAC) Contractor No: 58032
Department of Agriculture (termite and pest) No: 00151310

* We can provide professional detailed cost estimate for repairs. SBI, Inc.
* We can provide mold sampling and indoor air quality testing.
* We can provide a structural letter for mortgage lenders and banks.

2 Purpose and Scope of Inspection

Purpose and Scope of Inspection

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The Purpose of this Inspection:

To provide the Client with information about the property conditions, based on a "visual" examination of systems and components in its "as is" condition. The assessment of the property will help you determine safety, repairs and nonfunctional components. General comments composed of deferred maintenance, upgrades and improvements will be mentioned however, the inspector will not attempt to list them all. Our goal is to put you - the home buyer in a better position to make a sound decision. Unexpected repairs should still be anticipated.
We strongly recommended that a Homeowner's Warranty or service contracts be purchased to cover the operation of Appliances, Electrical System, Air Conditioning System(s), Heating System(s), Plumbing System(s).
All homes should be placed under termite contract as soon as possible if not already under contract.
The report may or may not contain items discussed verbally. Its agreed that no claim shall be made against the company or inspector for any verbal representation which are not stated in the inspection written / typed report.
Please refer to and read the "Standards of Practice" and "Authorization Agreement" you received and signed - before this inspection. This information will provide you with a better understanding of what to expect and what is required from a home inspection.
The purpose of the 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.

Your Report: Is broken down into three (3) categories:
1.) Descriptions: Describes a particular system or component by its type, or other characteristics and the method of how we inspected an area.

Example: The exterior wall material was vinyl siding - The AC was Trane - 3-tons - dated 2001 with 240 volts - The roof was framed with wood rafter - We entered the attic through a hatch - The name and date of the water heater: Rheem - 2017 - Window were wood framed with missing screens

2.) Repair and Safety with Photos and Examples: These are items that the home inspector believes should be addressed now or very soon.
Example: The roof had an opening and can leak water into home. The AC did not cool the home. The toilet leaked on the floor. Stairs were unsafe to use and can cause a tripping hazard. Oven did not work. Suspected Mold noted under the kitchen sink cabinet

3. General Comments: Improve - Upgrade - Deferred Maintenance with Photos and Examples: These are items that don't usually affect one from moving into the home and can usually be done at a later date. It may require further evaluation or monitoring.
Example: Insulation was minimum or missing in attic- upgrade by adding more insulation. Bath exhaust fan vents in attic. Peeling paint on exterior wood trim. Some wear noted to shingles. Insulation on drain pipe was torn or missing. Gaps or air leaks noted at exterior doors - improve by installing weather stripping.

3 Roof - Gutters

Descriptions - Roof Covering

Method of Inspection
The back building (kitchen and bedroom) roof was inspected by observing from a ladder placed at the roofs edge.
The main buildings gable roof was not inspected due to height.

Roof Material
Natural Slate and
Imitation Slate @ front of main building. (TAMKO) Lamarite- RECALL

Roof Style
Shed roof with parapet walls and gable

Roof Underlayment
Asphalt-saturated felt present where visible at back two story buildings natural slate roof

Roof Flashing's
Metal flashing was present where visible

Roof Jacks
Metal roof jacks and lead jacks covering plumbers vent stacks at slate roof back building

Gutters - Downspouts
Partial gutters were metal with downspouts.

Contact

Contact a "Licensed Roofing Contractor" for evaluation and repairs

1) Roof - Repair Conditions

1. The slate roof had little to no head-lap at the edge. Natural slate starter course was installed upside down or with the back side facing down. The starter slate is normally installed with the back side (smooth surface) facing up in order for the beveled edge to merge flush with the beveled edge on the first course. The starter slate is the only slate on the roof with the back side facing up. Although this will not adversely affect the function of the roof system it does indicate non-professional installation. Further evaluation by a licensed expert slate roofing company.

2. Third story front roof was viewed from with binoculars from across the street of the third story balcony. Contractor working on the building allowed me to enter his structure so I could view your roof. The front roof was what many inspectors call "imitation slate" was: Lamarite Slate Composite Shingle, from Tamko Building Products. It was designed to provide a practical alternative to the traditional slate shingle roof however, this product has been discontinued due to complaints including premature deterioration, cracking, crumbling, brittle, falling from the roof, discoloration, curling, and de-lamination. Most insurance companies are aware of this product and conditions which may off-set the cost of replacement. This "imitation slate" should be replaced before further damage occurs that is already evident

3. Some sagging was noted to back buildings roof framing with excessive roof patching at all parapet walls, chimney flashings and other detailed flashing areas around penetrations and transitions. Evaluate and repair entire flashing system at back building.

The inspector has listed a few deficiencies for your reference however, due to multiple conditions observed further cost estimates, evaluation and/or repairs of all components, systems, materials are recommended.

1. Natural slate strater course was installed upside down. Large head lap opening

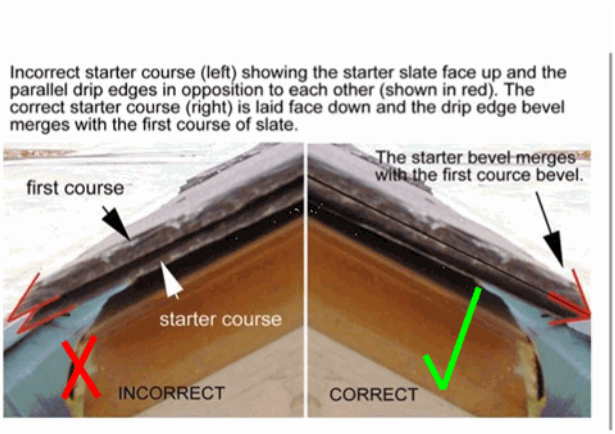
Google Earth View

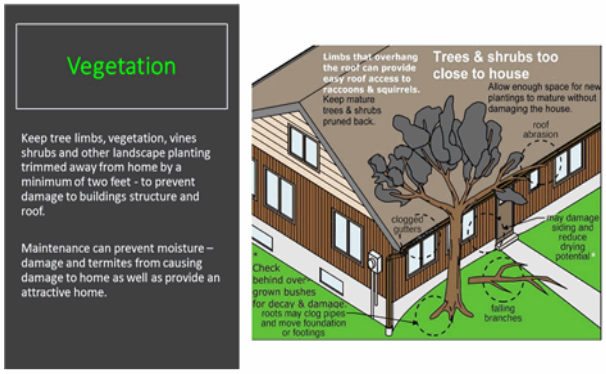
Non-professional patching using tar to seal parapet walls along perimeter

Non-professional patching using tar to seal parapet walls along perimeter

Vegetation growth - Queen Palms touching building

Depression "sag" @ right side back quarters roof. Support in attic recommended





4 Heating - Air Distribution

Descriptions - Heating - Air Distribution

Location of Unit
Three @ Attics. One inside closet

Fuel Shut Off Location
Natural gas fuel shut off valves were present within six feet of units

Heating Type
Main building in front:
1st floor: Forced Air vertical - Electric Air Handler Unit
2nd floor: Forced Air - Horizontal - Natural gas
3rd floor: Forced Air - Horizontal - Natural gas

Back building serving quarters:
2nd floor: Forced Air - Horizontal - Natural gas

Flue Vent Type
Double wall B-vent - Maintain a 1-inch clearance from combustibles.

Thermostat
The thermostat were operational @ time of inspection EXCEPT: 2nd floor main building

Distribution System
Supply air branch lines were flexible duct with hard smooth wall metal round duct visible at interiors at back

Heating
The heating system were operational at time of inspection and all temperature splits were met except for 2nd floor unit which needs a new thermostat.

Contact

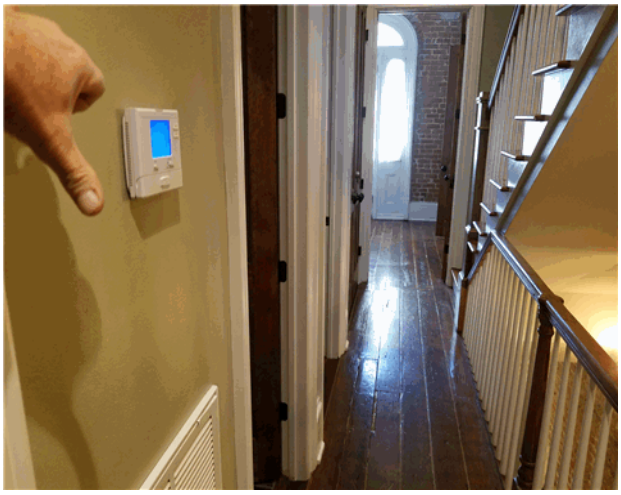
Contact a "Licensed HVAC Contractor" for further evaluation and repairs

2) Heating - Repair or Safety Conditions

1. Second floor main building thermostat was inoperable. The inspector replaced (6) AAA batteries in all three thermostats since digital display was non-operational and showed low battery levels. Second floor thermostat even after replacing batteries was non responsive to cooling and heating. Only the fan worked in on position. No numbers were displayed on thermostat. The inspector being a state licensed mechanical (HVAC/R) contractor #58032 performed about 20 minutes of troubleshooting to determine the cause and found the thermostat was inoperable. Compressor and heater did respond when jumped out @ the circuit board. 24 VAC control signal does reach the wires @ the thermostat. Recommend replacing the thermostat.

2. The gas flue vent for the furnace does not vent pass the roof jack, rather stopping inside the roof jack. This type of venting is no longer performed today. Recommend the vent pipe penetrate through the roof jack and into the atmosphere. The vent pipe for the gas furnace was touching the wood sheathing in attic. Recommend a one inch clearance be provided and the pipe secured/strapped for safety.

3. Air return supply at back building in attic has began to separate and foil tape peeling away from duct board / metal plenum. Recommend supports be installed, taped and sealed with a mastic air seal. Improvements & repairs recommended



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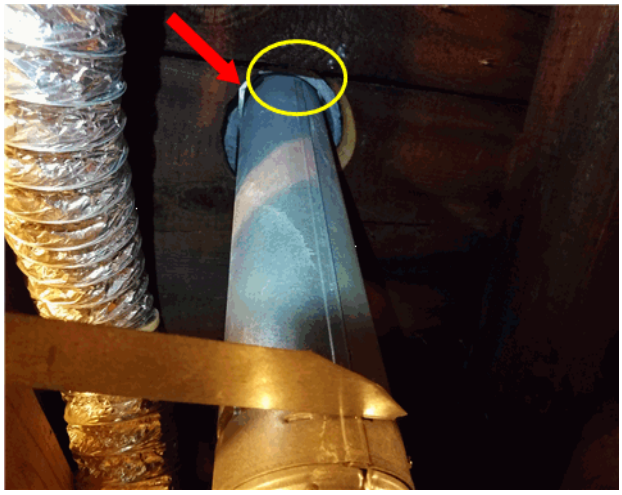
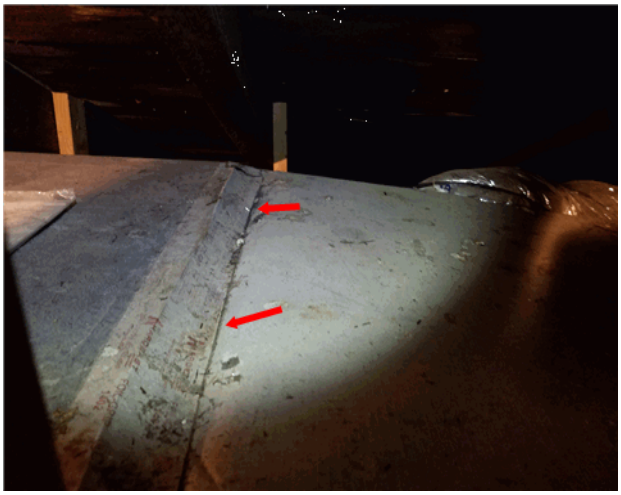


2. Daylight - Opening @ roof. Improper 1-inch clearance to wood (combustible material)

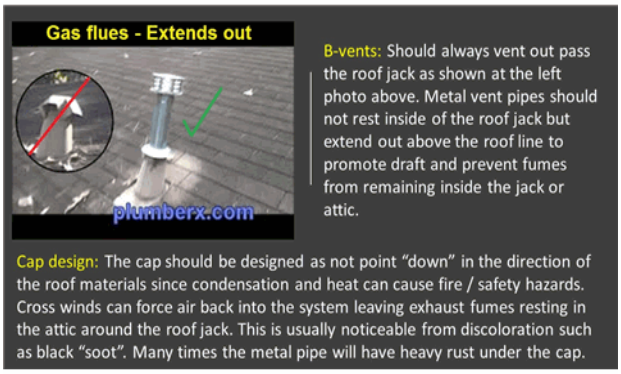
2

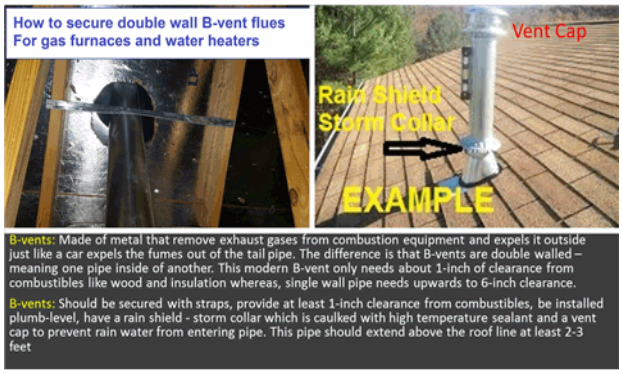
2. Gas exhaust vents stop inside roof jack rather than extending out pass the jack
3. Air return supply at back building in attic has began to separate and foil tape peeling away from

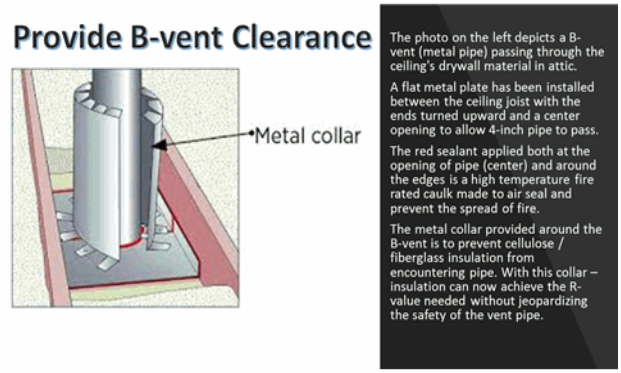


3. Air return supply at back building in attic has began to separate - Supports suggested

1. Second floor main building thermostat Display was inoperable.



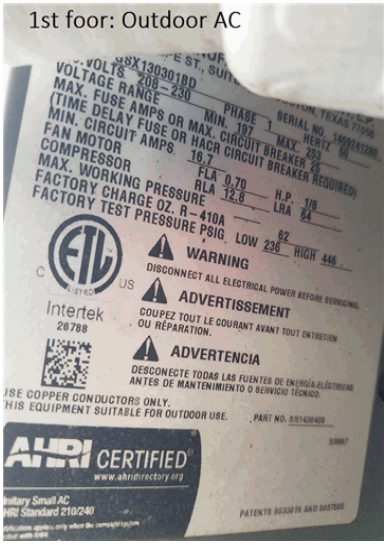




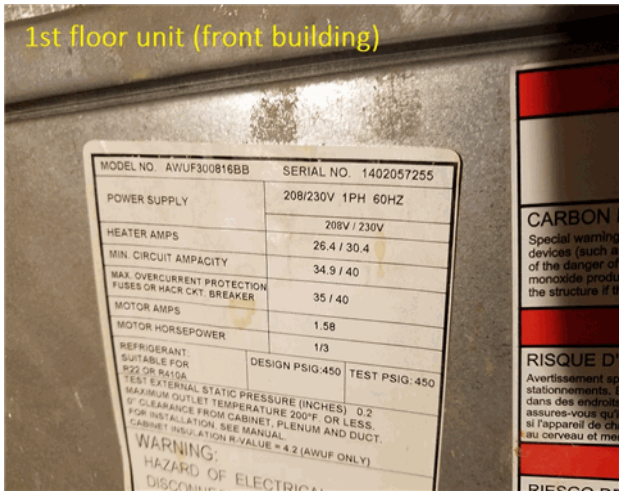
3) Central Heat & Cool - Model and Serial

Goodman: 2.5 ton - 2014

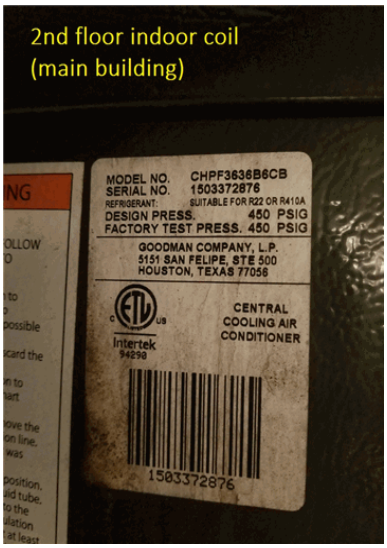
Goodman: 3 ton - 2014



Goodman: 2.5 ton - 2014

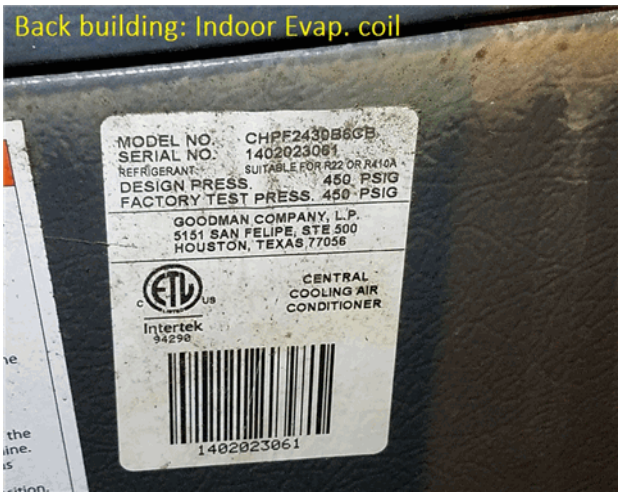


Only Electric Air Handler Unit -
Goodman: 2.5 ton - 2014



Goodman: 3 ton - 2015

Goodman: 2.5 ton - 2014



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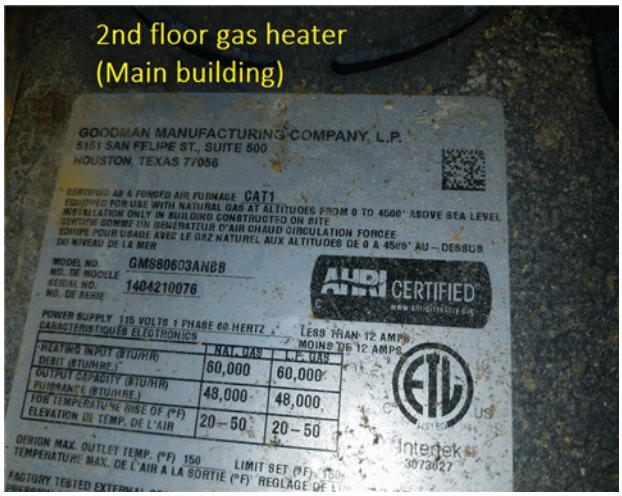

Goodman: 60,000 BTU's - 2014

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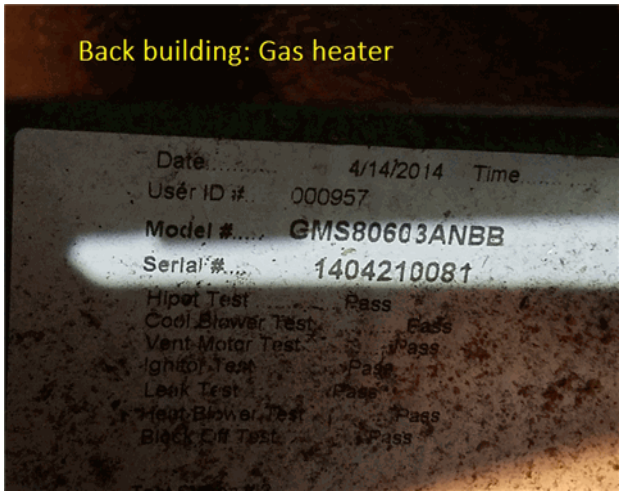

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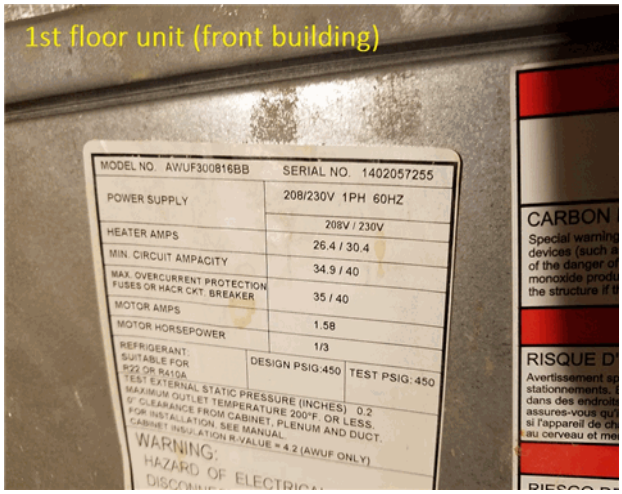


Goodman: AHU - ELectri Heat - 2014

General Comments - Heating

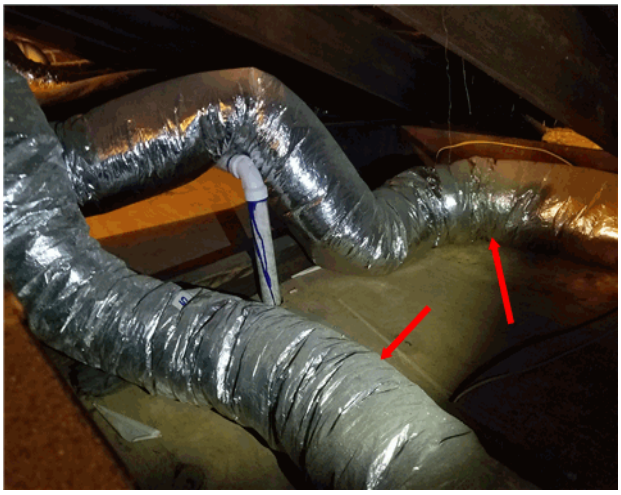
Improve - Upgrade - Deferred Maintenance

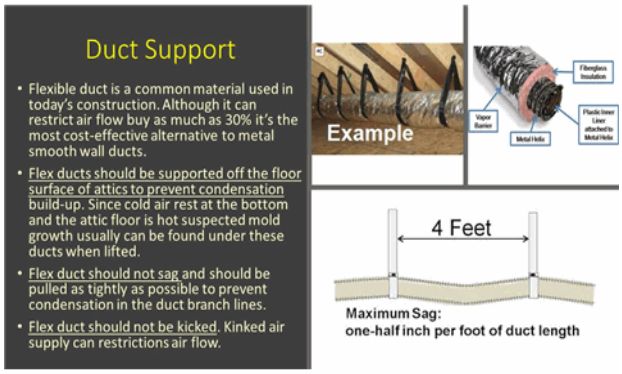
1. Some flex duct work and/or branch lines were lying flat on surface of attic and /or kinked from lack of support straps. Recommend support straps be added to raise the ducts off surface to prevent condensation from occurring.

For Your Information:
This home had a total of four (4) central heaters. Three in the main building and one in the back building. All were gas heaters except for the 1st floor main building which was an electric air handler unit. Only three (3) outdoor AC condensers were noted along with electronic actuators dampers at back building supply air duct system.
EWC Zone Controls: Sometimes one outdoor AC condenser is used for for two indoor coils especially on 2 and 3 stories homes. Many times two thermostats are installed one on the second floor and one thermostat installed on the 3rd floor but can be controlled via the control zoning system - EWC air damper actuators located on duct work. Verify with owner or HVAC technician for sequence of operations. Depending on the application various hook-up connections can be implemented.

HVAC Zoning divides your home into areas with common heating and cooling requirements. Each zone is controlled by its own thermostat, allowing you to be comfortable no matter where you are in your home. HVAC Zoning also allows you to leave unoccupied areas without heating or cooling, saving you more money on energy costs. In addition, EWC's ULTRA-ZONE system can be used with a variety of night setback thermostats.

4) Photos - Examples





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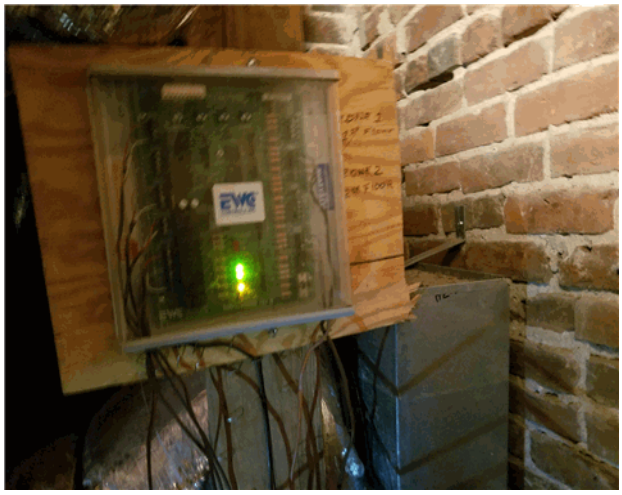


5 Plumbing - Water Heater - Baths - Laundry

Descriptions - Water - Gas - Drains - Vent Stacks

Main Water Shutoff Location
The main water shut off valve was located at exterior left at breezeway.

Main Water Supply Pipe
Copper. Client should consider installing pipe insulation where exposed to prevent freezing.

Water Flow - Pressure
Water flow @ interior fixtures was functional with a typical drop in pressure when multiple fixtures were operated simultaneous.

Gas Shutoff Location
The main gas shut off valve was located at exterior left at breezeway.

Gas Line Material
The gas line materials where visible appear to be a combination of black iron and galvanized.

Exterior Faucets
Hose bib faucets were operational

Water Supply Pipe Materials
The visible material used for water supply lines was metal and plastic.

Drain - Waste - Vent Materials
The visible portions of drain-waste-vent lines are plastic and metal.

Washer Box - Connections
Washer & Dryer along with water supply / drain lines were not operated or tested as part of this inspection.

Dryer Type
Gas and Electric available for dryer

Contact

Contact a "Licensed Plumbing Contractor" for evaluation and repairs

5) Plumbing - Repair or Safety Conditions

1. First floor wet bar sink faucet was loose and leaks when turning cold side handle. Recommend repairs to secure loose threaded sleeve and secure fixture with locking washer and nuts from underneath counter-top.

2. Attic areas: Multiple areas of the plumbing drain, waste and vent lines lacked support straps, limited slope to drain water. Horizontal to horizontal connection was noted at condensate drain line without using proper WYE or 1/8" bend radius and lacked P-trap @ back building. Evaluate and repair

3. Second floor bath shower valve / handle leaks intermittently and the tub spout leaks which has a gap at wall, in which water can enter. Evaluation suggested

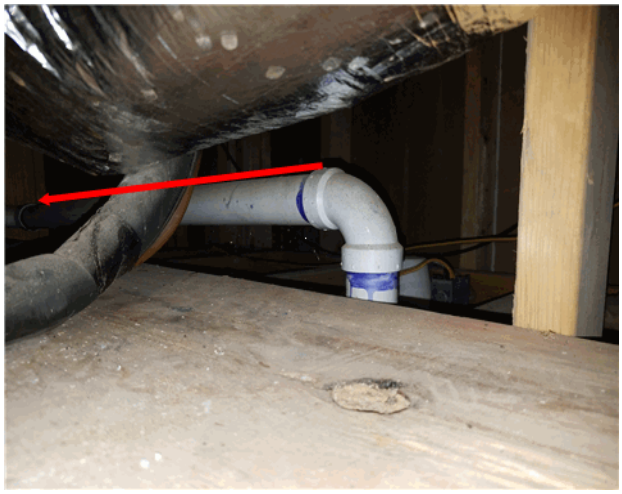
4. Toilet on second floor was not operated as stated by the listing agent, "do not use". Evaluate cause - repair

5. Leak at drain line under main buildings master bath sink in back. Repair to prevent moisture damage

6. Master shower showed hair clog @ drain when viewing through drain plate - conditions behind the clog in the drain were not observed. The handle diverter which changes positions from ceiling shower to spray wand was missing therefore, components in relation to this system were not inspected. Unknown pipe stub-out noted at shower (possible tub spout to be installed). Verify with owner and have improvements & repairs.

7. Multiple gaps / openings noted @ grout lines @ shower tiles. To prevent moisture related damage. Improve as part of general maintenance by sealing. Conditions behind walls were hidden / concealed and were not visible or accessible for inspection. The reveal of the tiled shower wall at back building protrudes further than the pan and was not uneven due to wall. Caulked used to fill gap underneath. Monitor and maintain wall system to prevent water intrusion.

1. First floor wet bar sink faucet was loose and leaks when turning cold side handle.



Improper slope and lack of straps for support

2. Attic areas: A few areas of the plumbing drain, waste and vent lines had a lack of support straps

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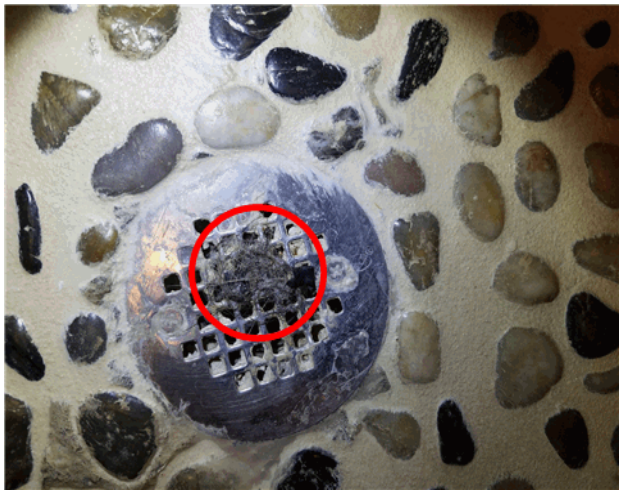

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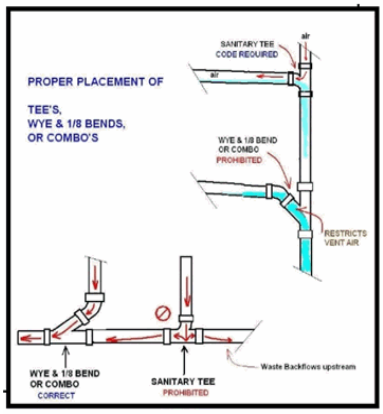
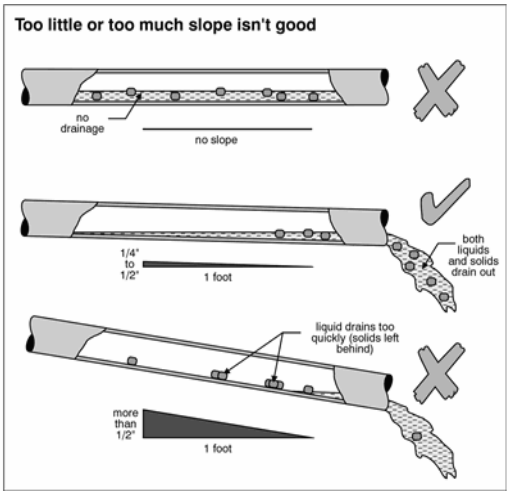
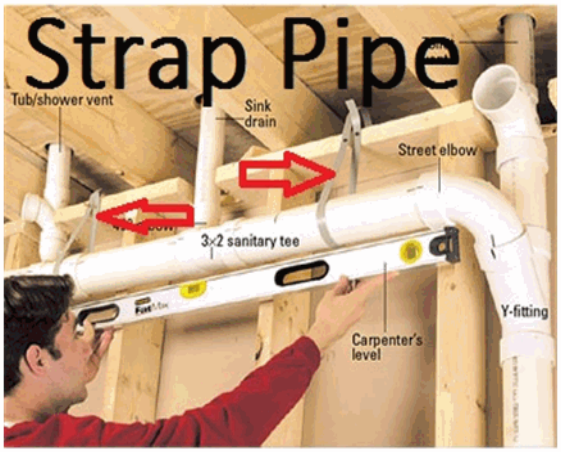
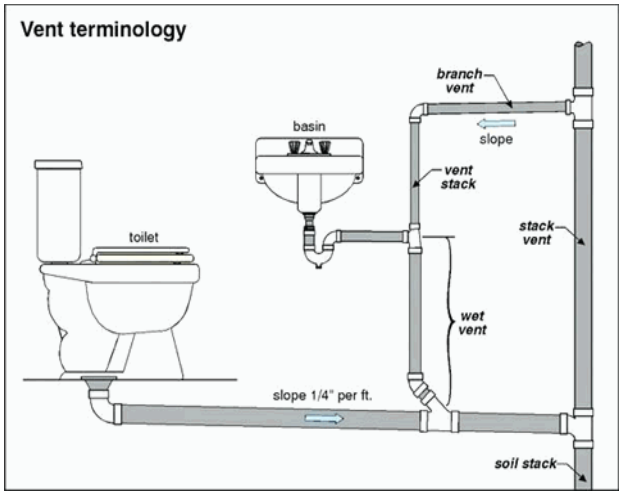
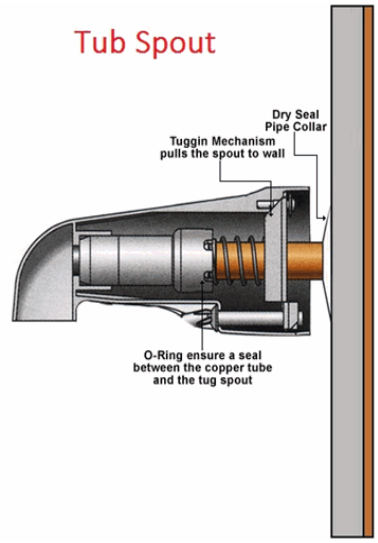










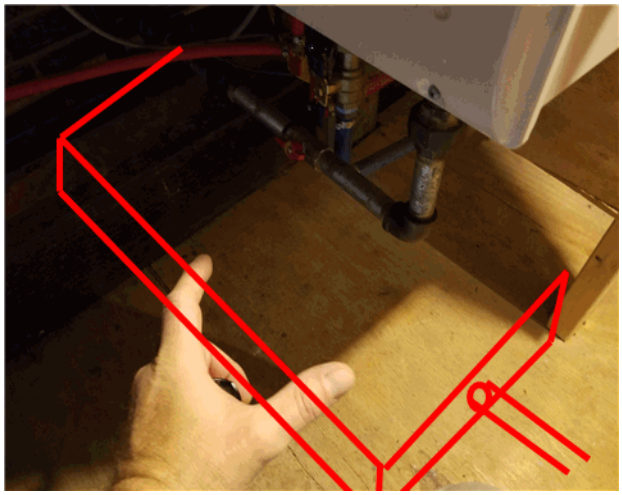
Descriptions - Water Heater(s)

Water Heater Type	Main Building: Tank-less on demand - Natural Gas fuel with electric 120VAC power source
Water Heater Location	Main Building: Attic
WH - Raised	No - Not required
WH - Hot Water Present	Yes for both buildings. Temperature exceeded 120°F. Recommend lowering thermostat @ water heater to prevent scalding/burns.
WH - TPR Safety Device	Safety device present but not tested as part of this inspection. Testing can cause leaks.
WH - Fuel Shut Off	Main Building: Gas shut off valve present
WH - Water Shut off Valve	Water shut off valves were present @ both
WH - Drain Pan	Main Building: No - Recommend installing drain pan Back Building: Yes
WH - TPR Extension Tube	Present @ both water heaters
Typical Life Expectancy	Typical life of a water heater is about 10-12 years (+/-)
Contact	

Contact a "Licensed Plumbing Contractor" for further evaluation and repair.

6) Water Heater - Repair or Safety Conditions

1. Drain or catch pan was not present under the on demand water heater in attic of main building. This can cause damage if the water heater leaks. Suggest a licensed plumber install this emergency water heater drain pan in attic with a pipe to drain to exteriors where visible. If a pipe cannot be installed due to location an audible alarm can be installed with a water shut off valve tied into the water system and alarm and warning float switch. Evaluation and repairs suggested



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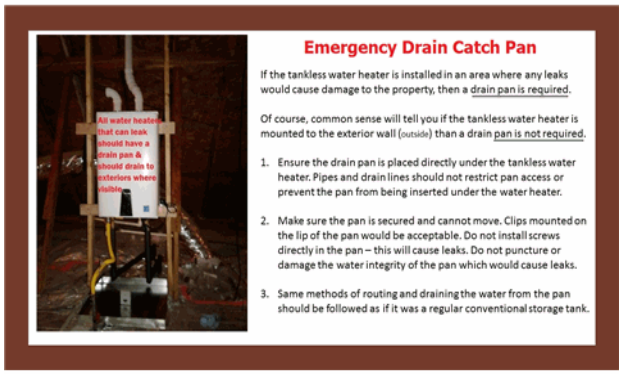
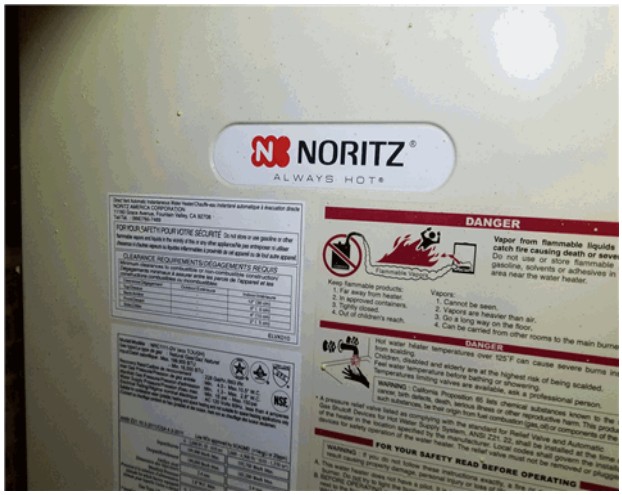
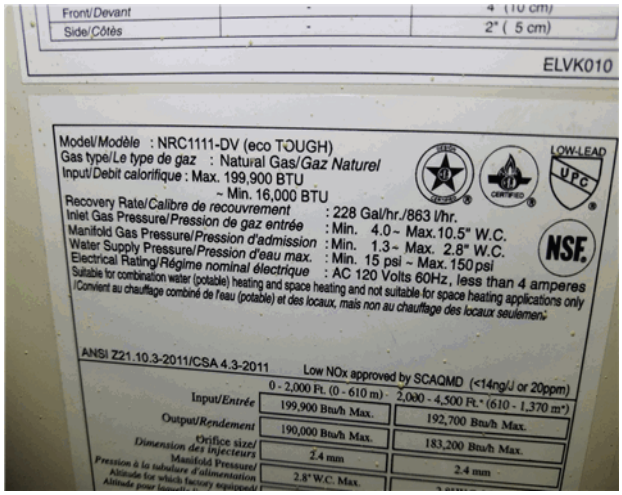


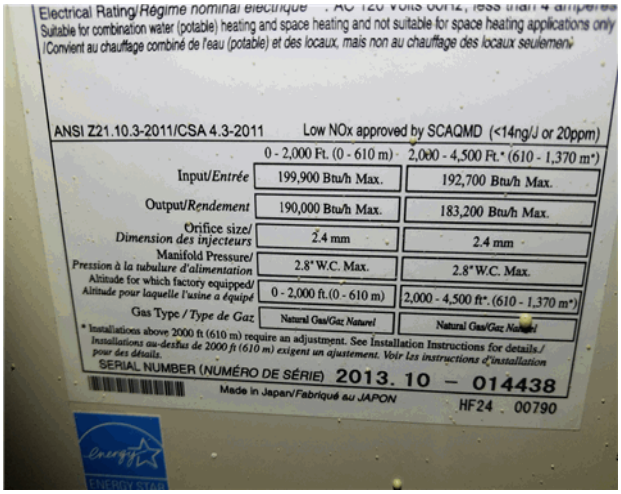
7) Water Heater - Model and Serial Numbers



Main Building: On demand water heater



Main Building: On demand water heater



Main Building: On demand water heater

Ruud: 30 gallon - 2014

General Comments - Plumbing - Water Heater

Improve - Upgrade - Deferred Maintenance

1. Laundry mop sink was loose @ wall / floor at main building - recommend securing to prevent movement / leaks.

2. Ideally, 18-inch metal (usually 3/4" copper) extensions should be installed before connecting water supply lines directly to top of water heater tank. Although the manufacturer does allow direct contact - it has been known to be problematic when temperature exceeds manufacturers recommendations. Improvements are suggested.

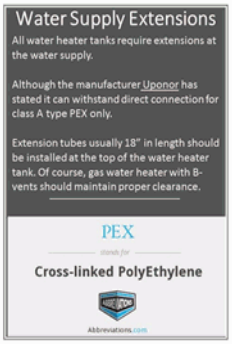
For Your Information:
a. All pipes exposed to exteriors, crawl-space, and/or attic should be protected from freezing temperatures to prevent bursting pipes and condensation from forming. Installing pipe insulation suggested
b. Gas lanterns were off during time of inspection therefore, components in relation to this system were not inspected. Recommend a LMP (licensed master plumber) light all gas lamps and verify operation.

8) Photos - Examples

1. Laundry mop sink was loose @ wall / floor at main building

b. Gas lanterns were off during

2. Ideally, 18-inch metal (usually 3/4" copper) extensions should be installed before connecting wat



6 Electrical

Descriptions - Service Drop - Weatherhead

Electrical Service Entrance Type
Underground - Lateral Service - located @ back-right side of building

Number of Conductors - Voltage
Three Wires - Single Phase - Nominal Voltage - 120-240VAC @ electrical sub panels

Descriptions - Main Electrical Panel

Main Breaker Present - Location
Yes - Main breaker present

Sub-Panel Location
The electrical distribution (sub-panel) was located at laundry at main building and at back building.

Was sub-panel isolated
Yes

Panel Amperage Rating
Main Breaker Disconnect was 250 amps:
Sub-panels was 125 and 100 amps

Circuit Protection Type
Breakers with safety devices

Wiring Methods
Non metallic cable "Romex" where visible - Armored cable and EMT (electrical metallic tubing)

Was Solid Aluminum Wire Present
No - none visible

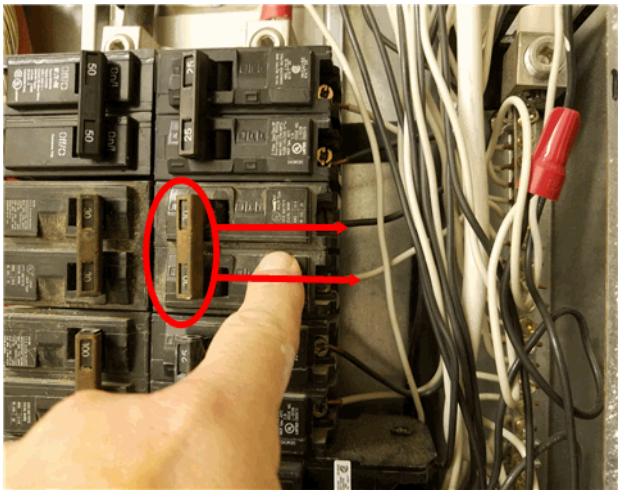
Wire Type
Stranded aluminum - stranded copper & solid copper

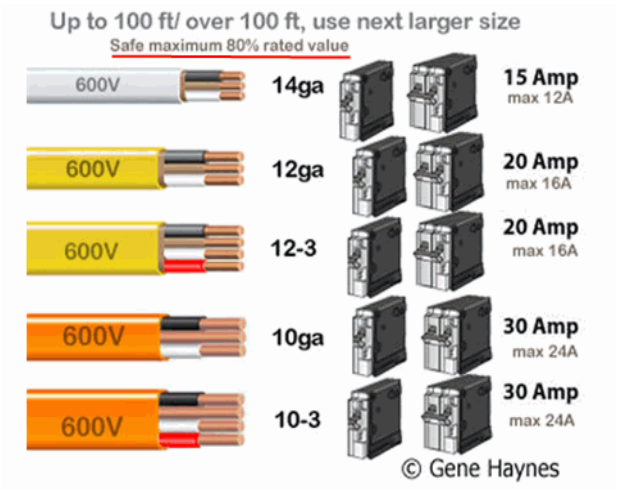
Service Earth Ground
Both Ground rods - wire and clamps were present

Contact

Contact a "Licensed Electrical Contractor" be contacted for evaluation and repairs

9) Repair Conditions
1. Wire(s) @ laundry room sub panel breaker box was undersized for the attached circuit breaker. All wires should coincide and/or be rated with breaker amperage. 30 amp breaker should be replaced with a 20 amp two-pole breaker.

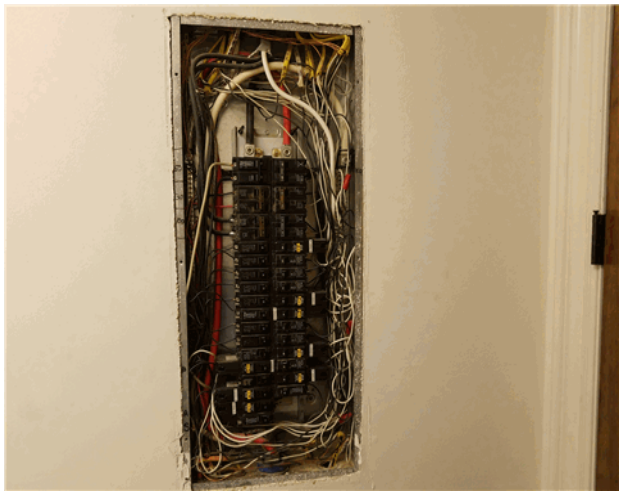




1. Wire(s) @ laundry room sub panel breaker box was undersized for the attached circuit breaker.

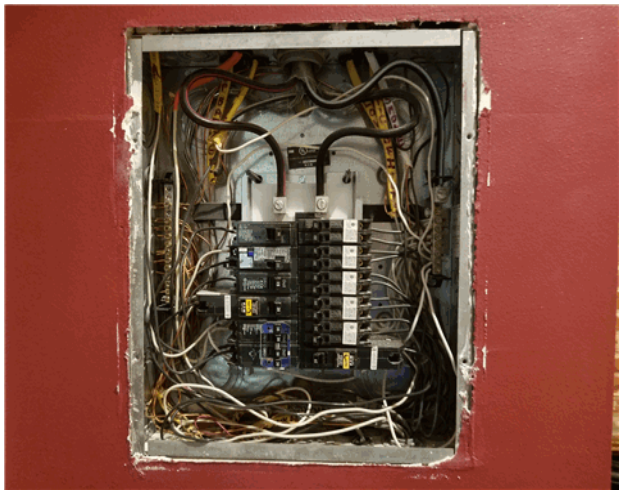
10) Photos - Examples

Main building photo



Main building photo

Back building photo



Back building photo

Descriptions - Electrical Wiring Conditions

Receptacles (outlet) Conditions

3 prong grounded. Not all outlets were tested due to personal items-furniture

Safety Devices (AFCI) - (GFCI)

AFCI's were present @ electrical breaker panel. GFCI's located @ breaker panels and/or at Baths - Exteriors - Kitchen counters and attics

Smoke and Carbon Monoxide Detectors

Smoke detector present - A professional home inspection does not include a test of the smoke alarms.

Lighting

The sample of switches and lighting appeared serviceable @ time of inspection with some bulbs missing / not installed / or inoperable. Removing covers to determine if fixture has power was not performed as part of this inspection.

Ceiling Fans

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

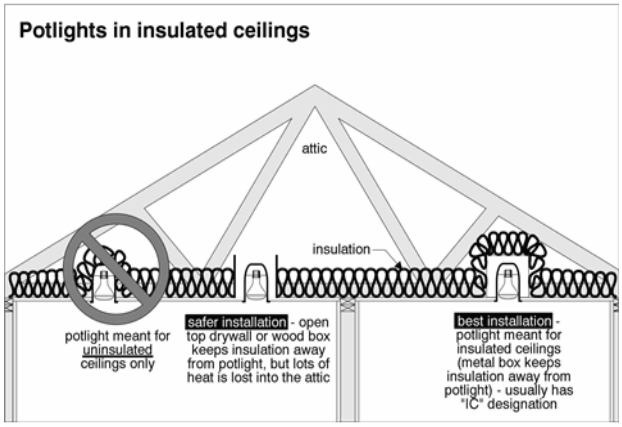
Contact

Contact a "Licensed Electrical Contractor" for evaluation and repairs.

11) Electrical - Repair or Safety Conditions

1. The retro fit pop-in remodeling recessed cans were in contact with insulation. There are two type of recessed cans "pot lights". IC rated which means the potlight can touch insulation and Non IC rated which means potlights need clearance from insulation usually about 3 to 6-inches but follow the manufacturer's label located inside or on top of recessed can. Repairs for safety to prevent over-heating is recommended.

2. Recessed can lighting at front living area, flickers at main building. Lamps were checked for tightness. Since these cans are non IC rated and insulation covers can, along with heat from bulb is causing overheating. Insulation and wiring in each can should be checked for over-heating. Evaluate cause - repair for fire safety



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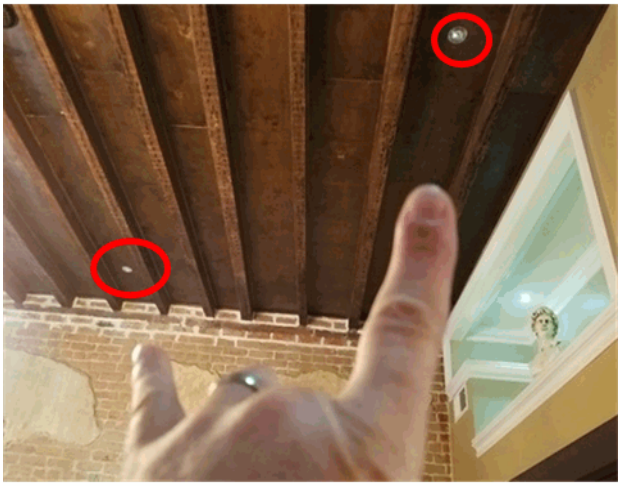

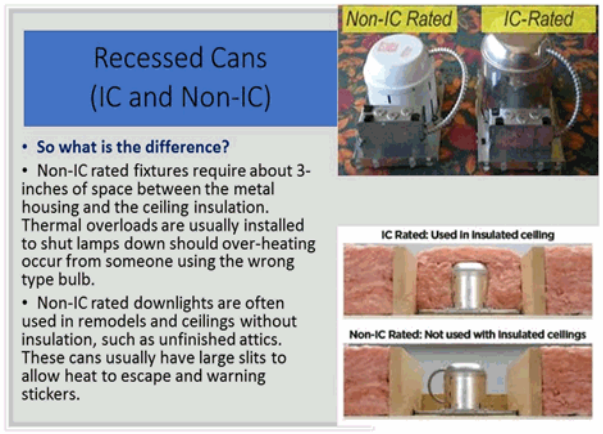

General Comments - Electrical

Improve - Upgrade - Deferred Maintenance

1. Unknown wires noted at main building wall and near ceiling wood trim beams. This appears to be low voltage type wiring for security cameras, or control device. Verify with owner and if not used install in junction box with cover.

3. Exterior GFCI outlet cover was loose at front balcony, leaving a gap for water to enter. Secure cover plate @ outlets

4. All white wires used for power attached to breakers known as "hot" wires should be identified as Black - Red or Blue. A black sharpie or mark-a-lot can be used to color a section of the white wire near breaker.

5. Wire(s) entering the bottom of laundry room sub panel breaker box was missing the plastic bushing or wire clamp. Improve for safety

6. The wires were loose in attic. Securing wires every 4-5 feet with proper staples and keeping away from metal

& gas lines should be considered.

7. Light at 2nd floor closet light and study room ceiling surface mount light was inoperable using normal switch controls and pull chain. Power was present @ the fixture when tested with volt meter at the light fixture. Replace lamp and test before closing

8. Cover plates missing. Recommend installing covers on all junction/switch/outlet boxes for safety.

9. Plastic bushing or wire clamp should be installed at the electric water heater at back building. Improve for safety

12) Photos - Examples

1. Unknown wire noted at main building wall.

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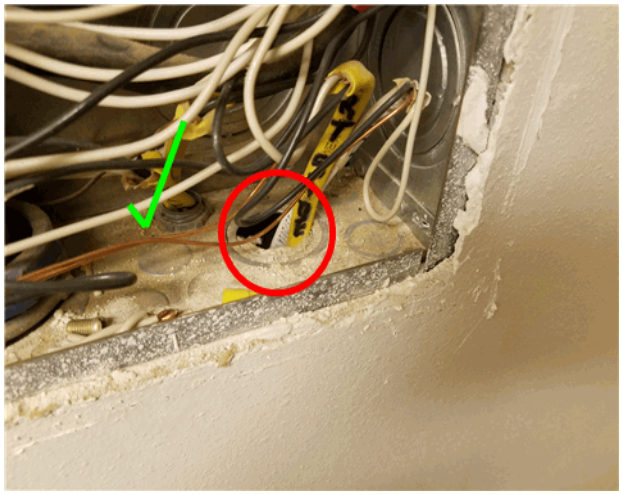
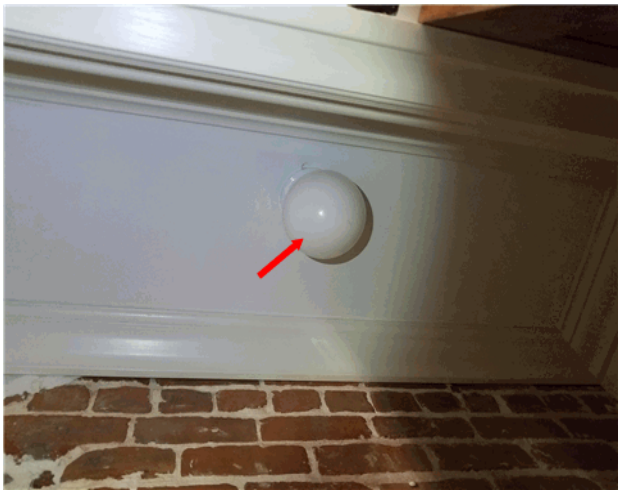


5. Wire(s) entering the bottom of laundry room sub panel breaker box was missing the plastic bushing



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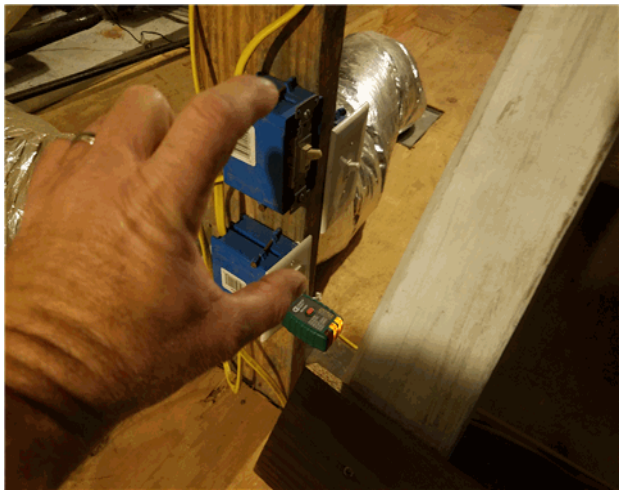
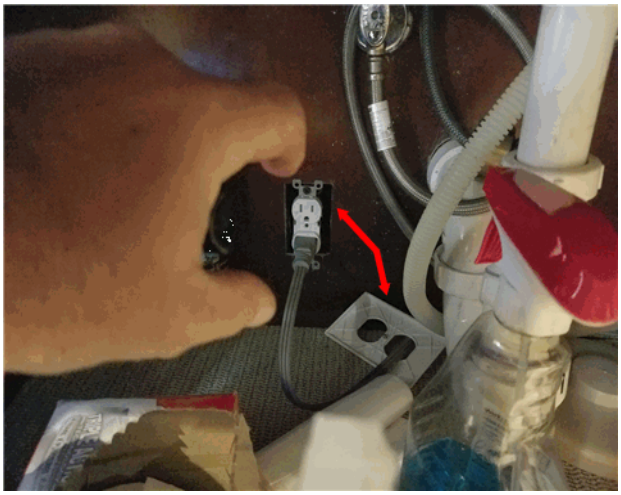
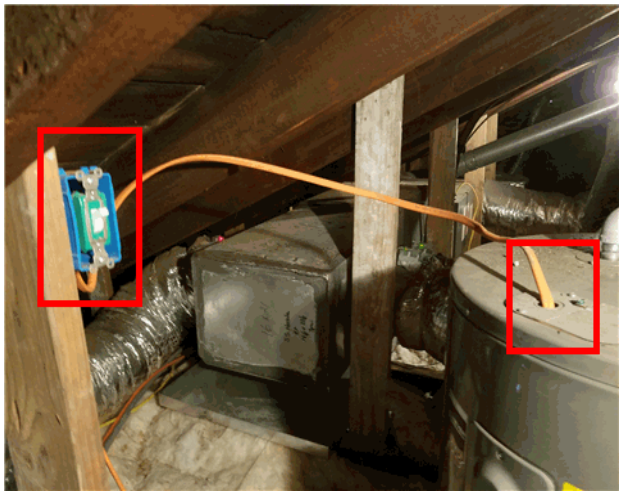
7. Study room ceiling surface mount light was inoperable



8. Cover plates missing.(attics)



8. Cover plates missing. No screw to secure outlet plate



9. Plastic bushing or wire clamp should be installed at the electric water heater at back building.

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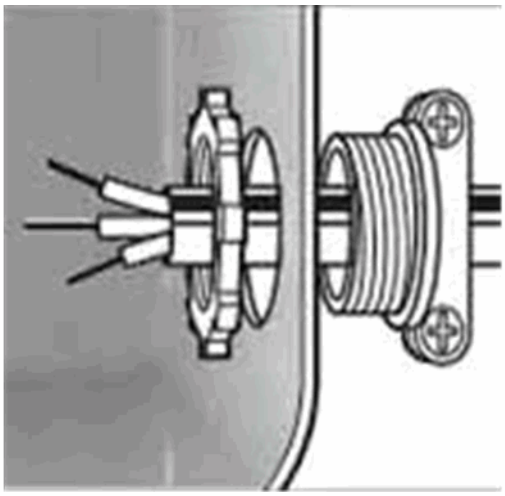
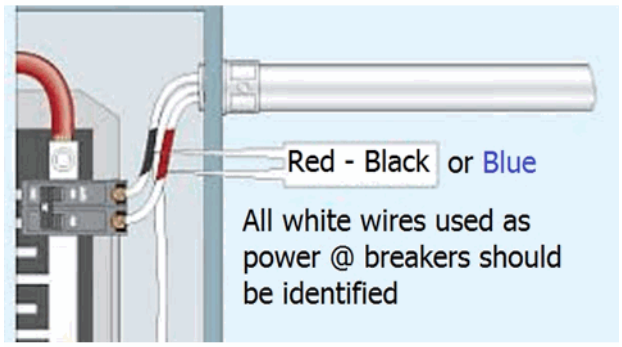
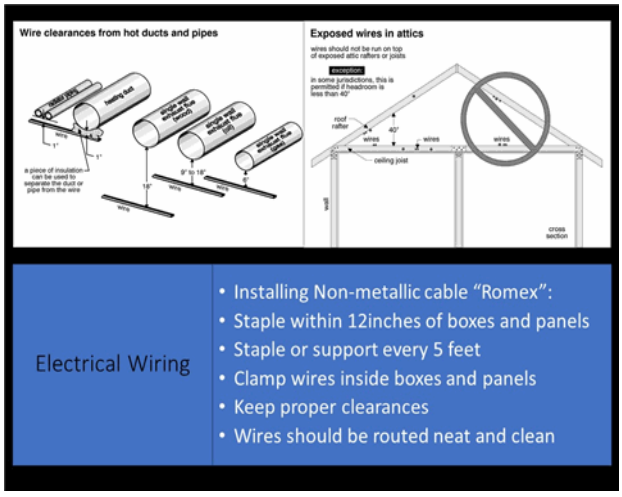


Example of one type of wire clamp to hold wires in panel





7 Foundation - Structure

Describe - Foundation

Foundation Type

Crawl Space - Raised.
Combination of concrete chain wall with both concrete floating slab and raised wood foundation.

Foundation Materials

Not Inspected - Not visible: No openings or access to enter the crawlspace. There were no floor hatch to access crawlspace. The right side was inspected close up and viewed from ground and with binoculars. This required permission from neighbor and a gate code in which no person had during the time of inspection.

Piers

Not Inspected - Where visible piers were brick. Piers were viewed through a (2) two accessible vents about 8" x 12". No openings or access to enter the crawlspace. There were no floor hatch to access crawlspace.

Method of Inspection

Foundation was viewed from exterior perimeter. The crawlspace was not entered or viewed to make comments due to small openings. Further evaluation would be needed which would require removing sections of the wall, concrete walks to gain access via exteriors or install an access hatch in the raised floor area where its inconspicuous.

Descriptions - Structure

Wall Structure Frame Type

Brick masonry (two brick width of course)
Wood framed southern yellow pine walls with both 2" x 4" spaced 16" on center and 2" x 6" spaced 24" on center. Structure also entailed vertical steel beams and wood post.

Roof - Ceiling Frame Type

Roof rafters and ceiling joist were dimensional lumber. Skipped / Wood board sheathing

Columns

Metal support brackets and cantilevered wood with metal supporting balconies.

Contact

Contact a "Licensed Foundation - Framing - General Contractor" for evaluation and repairs

13) Structure & Exteriors - Repair or Safety Condition

The front-right portion of the double brick masonry wall showed step cracking above the arched window with the brick having noticeable differential plans where one section shifted forward as the other plan shifted inward. This appears to be caused from moisture related conditions entering structure by wicking and through small cracks and openings in the wall. Licensed general contractor who is a brick mason should be contacted for cost estimates and repairs.

All true brick masonry walls showed some form of vegetation growth, deferred maintenance, efflorescence, and/or non-professional repairs. The back wall with stucco encapsulation has voids in which water can enter between stucco coating and brick wall thus creating an advantage point in which water can enter. The drying process for water to dry between two surfaces is limited therefore allowing wicking and water penetration into and through the walls. Walls should be cleaned and a mason using a method called tuck & point should be performed after evaluating that the structural conditions caused from moisture damage.

The roof flashing, parapet walls, stairs, balconies, drainage scuppers, downspouts and

gutters and exposed wood framing to the exteriors should also be evaluated as possible cause leading to moisture related damages to the structure.

Moisture damage with stains was evident at interior wood framing. FLIR - Thermal imaging “infrared” camera used to compare other areas and heat signatures along with a pin-less moisture meter that showed above average moisture content above 23% with settings on hardwood. Due to the darker stains and conditions of exterior masonry brick wall, the likely hood of water penetration is highly likely, further evaluation would be needed and should be included when your license contractor evaluates the wall surfaces at both inside and outside to obtain a cost estimate.

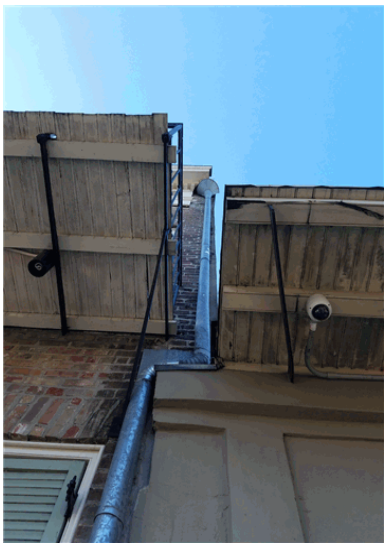
The cantilevered wood landing in back sags downward. We understand the need to slope for water drainage at this area however, given the limited supports, lack of metal hangers, we recommend a column or additional supports be installed to prevent collapse. Following up with cost estimates and evaluation.

Brick deterioration, and spalling was noted at areas both inside attic walls and outside. Daylight was noted in the attic at back building which housed the kitchen and bedroom above. The roof and walls should be evaluated to determine cause of daylight and any damaged caused from water intrusion. The same house in back showed uplifted roof wood boards which rest on top of floor joist and supports common roof rafters. The "birds eye cut" at the end of rafter tail showed moisture stains with splitting. A licensed framing carpenter should look further into this area for repairs and cost estimates.

Open gable vent installed into true masonry brick wall in attic has no means to prevent wind driven rain from entering buildings structure. Metal screen wire was attached to cover openings to deter birds and large pest however, the remains of nesting (e.g. grass, hay) and debris remains in the attic. Historical district does allow venting methods using special designed vents that prevent rainwater entry and pest from entering. Recommend a retro-fit with newer approved gable wall vent.

Termite damage was noted to wood beams at third floor main home and caused from moisture related conditions. The termite damage appears superficial when probed into wood beam. Independent licensed termite company was present performing WDIR. Follow up with pest company for more information with regards to estimates and treatment contracts. Repairs to exteriors - recommended to prevent moisture penetration into the buildings structure. Evaluate cause - repair damage

Crawlspace was not entered. Piers, framing and other components were not inspected. Recommend an access hatch sized 18" x 24" be installed to allow a full inspection. Photos have been provided as a reference but does include all wall surfaces and only highlight areas of concern. The evaluation and repairs should not be limited to only photos in this report but from a full and complete evaluation of the licensed contractor. Other photos have been provided taken from the New Orleans Historical Society which has put together a list of common defects and remedies. This is a great opportunity to learn about your unique home and characteristics.
The inspector has listed a few deficiencies for your reference however, due to multiple conditions observed further evaluation and/or repairs of all components, systems, materials are recommended. The inspector did not attempt to list every single item.







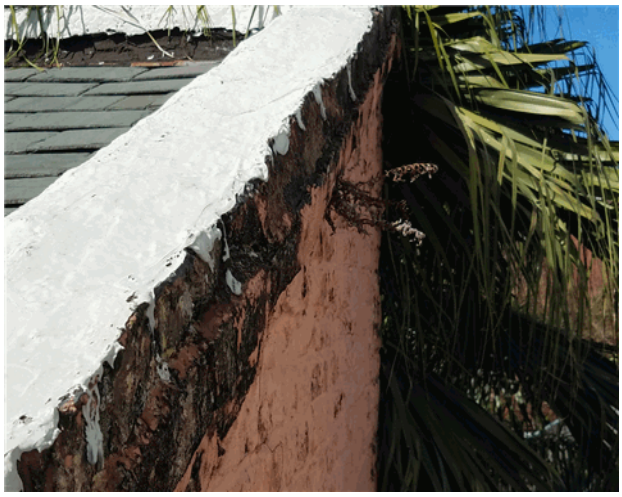










The stucco plaster has not been maintained and the bricks under the porch post are collapsing. The dislodged bricks can lead to structural problems at the porch if not repaired.

Reference:
CITY OF NEW ORLEANS
VieuxCarréCommission

An inverted "V" cap is at the top of the chimney and flashing at its base.

Chimneys were typically designed to complement the style of a building and period of construction. In New Orleans, most are constructed of brick, some of which have been covered by stucco or plaster, and they are most often located within the building walls rather than be attached to an exterior wall. The rhythm and placement of chimneys typically reflect the internal organization of a building and represent an important building feature.

Most building types and styles, including shotguns and colonial revival buildings, tend towards square or rectangular chimney shafts, sometimes with molded tops, are often covered with inverted "V" shaped caps. Victorian period chimneys can include decorative detailing including corbelling, varied patterns, undulating and molded surfaces and decorative terra-cotta chimney pots. **Removal of historic chimneys is only approved by the HDLC if they are structurally deficient.** The visibility of new chimney flues should be minimized, and new flues can generally be clad in brick or stucco.

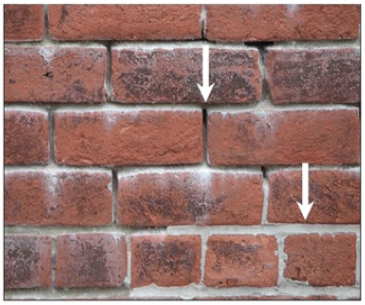
DEFINITIONS:

Efflorescence: Water-soluble salts leached out of masonry or concrete by capillary action and deposited on a surface by evaporation, usually as a white, powdery surface

Spalling: Chipping of masonry

Deterioration of bricks and mortar at chain wall – *The surface of the bricks appear to be "melting" suggesting they are lake bricks. The mortar between the bricks is also eroding, increasing the potential for moisture infiltration.*

Recommendation – *Most chain walls, particularly those made from soft lake bricks should have a protective stucco coating. Replace missing brick. Repoint open joints with compatible mortar, as soon as possible, to minimize storm water entering wall. Apply compatible 3-coat stucco. Verify that the ground is sloping down away from the building and storm water is not pooling next to the foundation.*

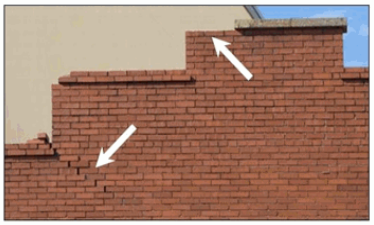


Disintegration of mortar from masonry surface – *The mortar between the bricks has deteriorated particularly at the vertical joints, increasing the potential for moisture infiltration. The area at the lower right of the photograph has been recently repointed and mortar smeared into joints rather than properly tooled.*

Recommendation – *Repoint open joints with compatible mortar as soon as possible to minimize storm water entering wall. Consider repointing lower right section to ensure a tight bond with compatible mortar.*

Leaning chimney– *The chimney is leaning and has deteriorated bricks and eroded mortar.*

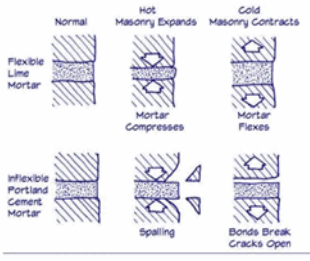
Recommendation – *Review chimney structure to verify whether it has shifted significantly and requires rebuilding to match existing. Remove plant growth. Repoint mortar joints with compatible mortar and install inverted "V" chimney cap or mortar wash at top of chimney to reduce water infiltration. Inspect crack every 3 to 4 months to see if joint has reopened, which would suggest continuing movement.*



Missing parapet cap stone, stepped crack at wall – *Part of the cast stone cap stone is missing at the top of the wall and there is a step crack following the mortar joints that suggests building movement.*

Recommendation – *Review wall structure to verify whether it has shifted or is bulging in response to movement or settlement. Repoint mortar joints with compatible mortar and install new matching cap stone to keep water from entering the top of the wall. Inspect crack every few months to see if joint has reopened, which suggests the movement is still occurring.*

MORTAR HARDNESS AND MASONRY



Temperature changes cause masonry units to expand when heated and contract when cold. The expansion and contraction of the masonry units results in compression and flexing of the adjacent mortar joints.

Lime based mortar is pliable and is more likely to compress and flex through temperature cycles. If properly installed, it should also be softer than the adjacent masonry.

Portland cement based mortars are significantly harder than lime based mortars and far less elastic. In addition, cement mortars tend to be substantially harder than historic masonry. When masonry units expand in warm temperatures, they press against the harder cement mortar and tend to spall at the edges. During colder temperatures, masonry units tend to pull away from mortar, resulting in open cracks that can allow moisture penetration.

Plant growth and staining at downspout– *Plants are growing in the mortar joints around the top of the downspout and there is dark brick staining below. Both conditions suggest the presence of moisture and saturation of the brick wall.*

Recommendation –*Verify that the downspout is clear and draining. Remove plant growth. Repoint open mortar joints with compatible mortar.*

Masonry infill areas – *The brick infill area is clearly visible. The infill area uses bricks of a different size and color than the historic bricks and is outlined by a thicker mortar joint rather than being "keyed" into the adjacent brickwork.*

Recommendation – *The bricks and mortar used in the infill areas should be the same size, color, texture, appearance, profile and hardness as the adjacent historic bricks. The repair should also be "toothed" into the adjacent brick to appear continuous with the wall surface.*

Wood located on or next to a brick or a concrete foundation or pier is more likely to absorb moisture and rot as well as attract termites.

Debris in attic under gable wall vents

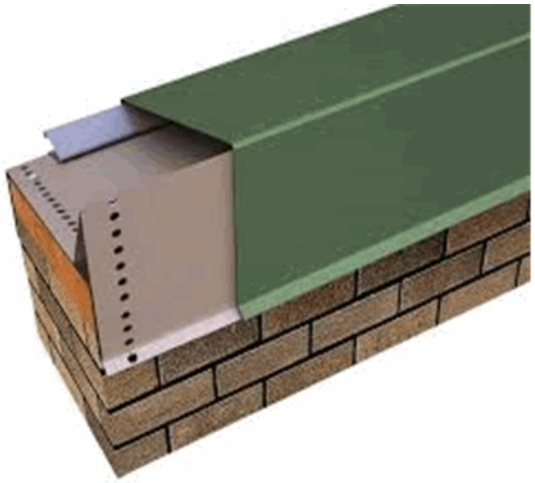
Photo of gable wall vent with meal screen wire

Hurricane straps installed with drywall screws rather hot dip galvanized. Improve

Spray foam exposed - This should be sealed with proper materials since foam can hold water

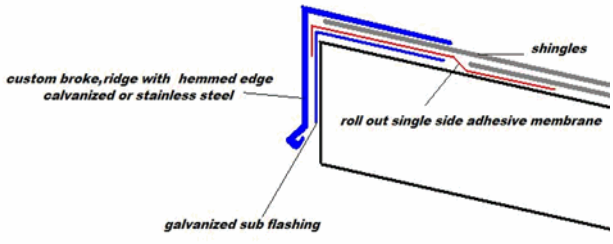
Typical sloping of floor system at back building

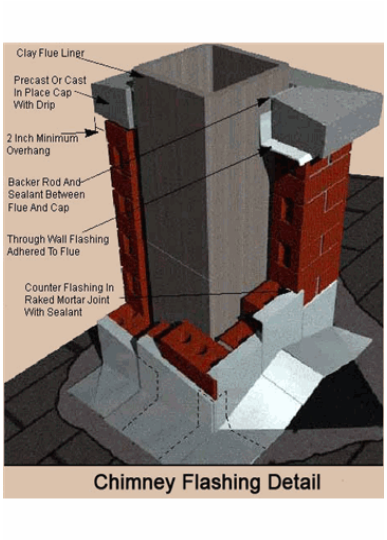
Crawlspace was not entered. Piers, framing and other components were not inspected.



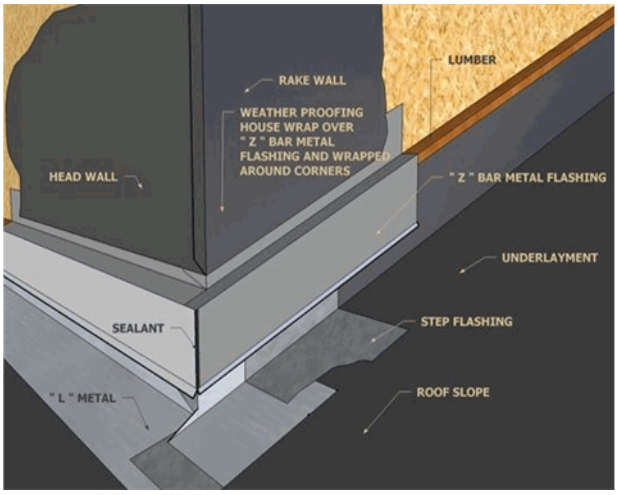
Cap Flashing for Parapet Walls

Flash and Counter Flash the Ends of Shed Roofs





Chimney Flashing Detail

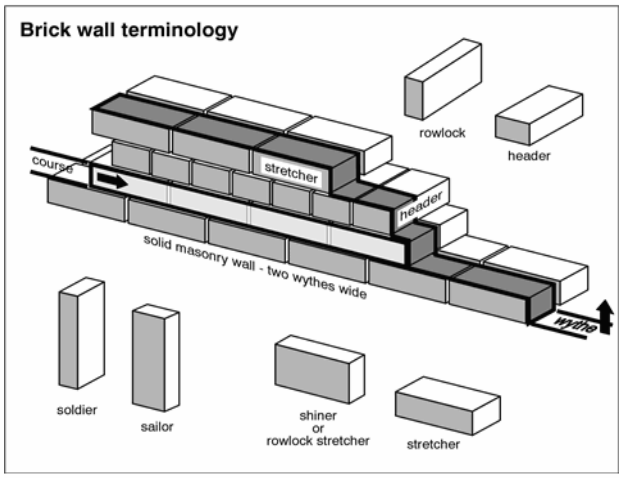


Flashing @ walls - parapet walls


Moisture - Termite damage


Moisture - Termite damage


Moisture - Termite damage



General Comments - Foundation - Structure

Improve - Upgrade - Deferred Maintenance

1. Typical crack noted at main building between door and closet shelf. This does not appear to be effecting the structural integrity of the building. Monitor and contact licensed contractor if conditions change.

14) Photos - Examples

1. Typical crack noted at main building between door and closet shelf.

8 Interior(s)

Descriptions - Interiors

Wall - Ceilings Appeared in good condition with minor flaws & imperfections

Floors Appeared in good condition with minor flaws and/or scratches

Doors Appeared in good condition with imperfections

Cabinets - Counters Appeared in good condition with imperfections

Stairs Appeared in satisfactory condition

Contact

Contact a "Licensed Drywall - General Contractor" for evaluation and repairs

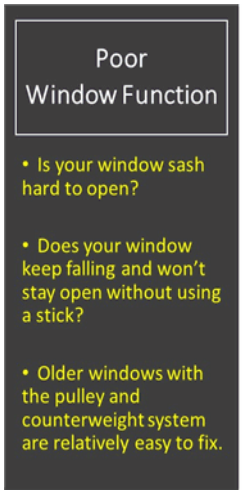
15) Interiors - Repair or Safety Conditions

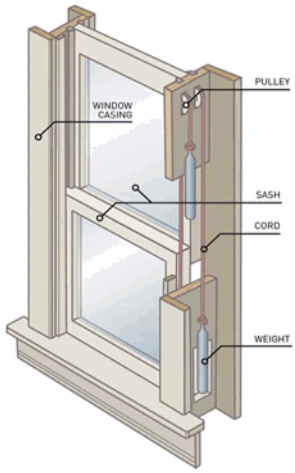
1. All single pane - single hung wood framed windows at back building would not remain open. The sash cords were missing. Improve for safety

2. Cracked glass pane was observed @ back building overlooking courtyard. Recommend replacement

1. The windows at back building would not remain in the open position.

2. Cracked glass pane(s) were observed @ abck building.





2. Cracked glass pane(s) were observed @ abck building.

General Comments - Interiors

Improve - Upgrade - Deferred Maintenance

1. Slight sloping was noted to the floors both at the front and rear buildings. Monitor and/or have evaluated further since the conditions under the home was not viewed and restricted by lack of access.

2. Door hardware missing at pocket doors. Improve as needed

3. Wood door @ hall near electrical sub-panel mounted on wall @ back building did not stay close or align with the strike plate and latch. Adjustments suggested.

16) Photos - Examples

1. Slight sloping was noted to the floors both at the front and rear buildings.

2. Door hardware missing at pocket doors.

3. A few doors did not stay close or align with the strike plate and latch.

Suspected Mold - Microbial Growth

Disclaimer

Water leaks (even the smallest) can cause damage and/or suspected mold growth. Anything mentioned in this report referencing moisture related conditions, stains, peeling paint, bubbling, condensation, water droplets, air leaks, water leaks, water intrusion, wicking, absorption, possible water penetration, oxidation, rust, corrosion, openings to walls, roof, trim should be evaluated by a licensed contractor for repairs before closing.

17) Suspected Mold - Repair or Safety Conditions

Most of the conditions listed is this section can be referred to other areas listed in this report such as structure and roof sections. AC condensate drain lines that drips water will cause suspected mold growth but can be remedied simply by installing pipe insulation. Walls in attics that have no insulation and back up to interior walls will show stains and suspected mold growth simply because hot attics that come in contact with cold interior walls condensate. After cleaning the wall surface, insulation can be added to resolve this condition. Improving ventilation, insulating and air sealing is key to most of these conditions. Any opening to exterior wall and roofs of course is a big contributing factor in suspected mold growth. Once areas are repaired than cleaning can be performed.

1. Suspected mold was noted to the interior wall inside the bath vanity sink of front home.

2. Due to the moisture wicking into the buildings structure, evidence of moisture related damage, stains and suspected mold growth was noted at various areas of the homes walls, ceilings and floors t both buildings. Refer to photos. Evaluate cause - repair damage

3. Further evaluation is needed at the main home 2nd floor attic including but not limited too - AC condensate drain lines where insulation was missing, stains and suspected mold growth noted to walls, floors, sub-floors, near plumbing drains, joist and air ducts that lay on the ground can create condensation and stains to floor. Strong musky odor noted in attic - walls were damp, moist, wet and more. A full and

complete evaluation is recommended or all components that can lead to the cause and conditions written above.

4. Art work on wall had staining but not part of any home conditions. No stains behind picture

5. Many walls under air registers showed condensation drips with rust noted to metal air registers. Ar leaks and lack of insulation is the most common cause. Evaluate cause - repair damage

6. Stains were observed inside and under bath and kitchen base cabinets. Most are pre-existing conditions from previous leaks. Damage from leak remains. (Refer to Plumbing section for more information related to loose or leaks and have repaired).

6. Stains were observed @ attic roof wood sheathing.

7. Evaluate and repair cause and damage to suspected mold growth in back building attic.

Cleaning and treatment with a fungicide is suggested to prevent the chances of microbial growth after repairs have been made and/or evaluated

Website: http://www.epa.gov/mold/moldcleanup.html

YOUTUBE: https://www.youtube.com/watch?v=9QJCYySqwiQ&t=5s

1. Suspected mold was noted to the interior wall inside the bath vainty sink of front home.

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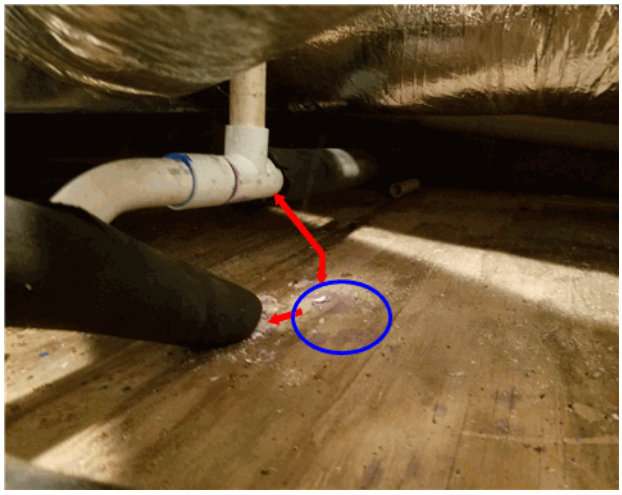
Moisture wicking into brick wall - wood base trim showed growth. White powder = brick degradation



Improper slope of AC condensate - Missing pipe insulation and-P-trap, stains

Growth noted on back of interior drywall as viewed in attic. Missing wall insulation

3. Further evaluation is needed at the main home 2nd floor attic

Stains to wood sub-floor. Condensate from AC condensate drain line missing pipe insulation

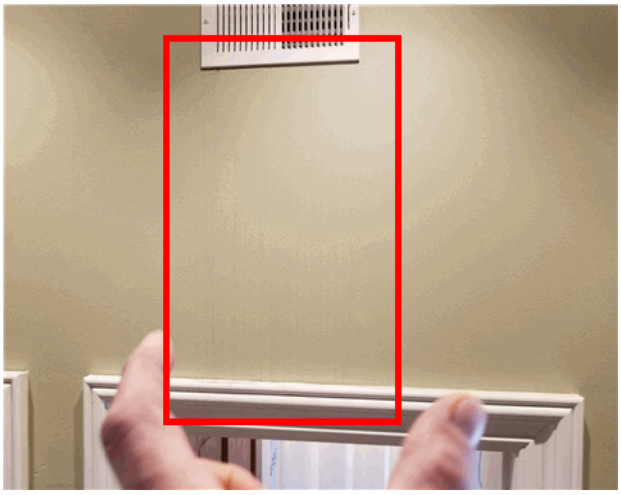
3. Further evaluation is needed at the main home 2nd floor attic

3. Further evaluation is needed at the main home 2nd floor attic

Growth to back of drywall (white stains) - wall backs up to solid brick wall - cracks allow water
3. Further evaluation is needed at the main home 2nd floor attic

Stains @ 2-inch PVC drain for bath sink above. Floor joist partially notched

Picture on wall had staining but not part of any home conditions. No stains behind picture



5. Many walls under air registers showed condensation drips with rust noted to metal air registers.

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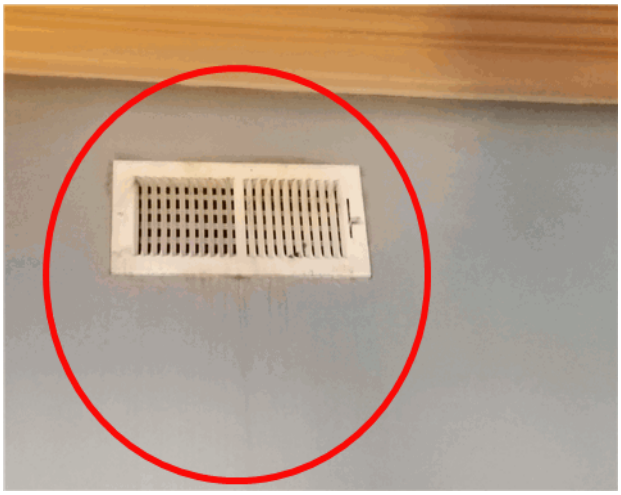
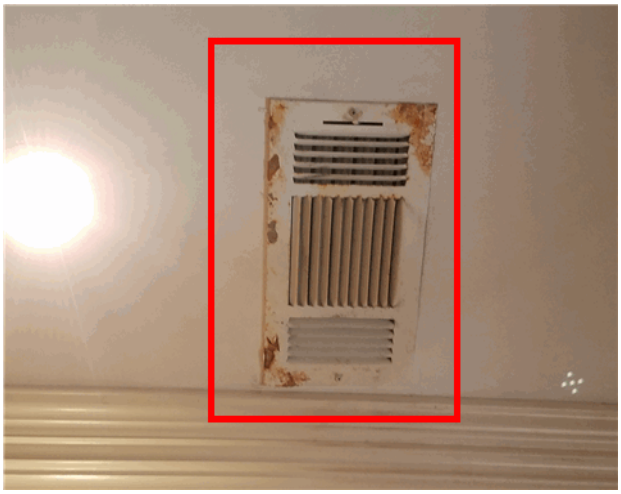


Monitor these areas where exterior wall ajoin the interior walls. Maintenance recommended



5. Many walls under air registers showed condensation drips with rust noted to metal air registers.

7. Evalaute and repair cause and damage to suspected mold growth in back building attic.
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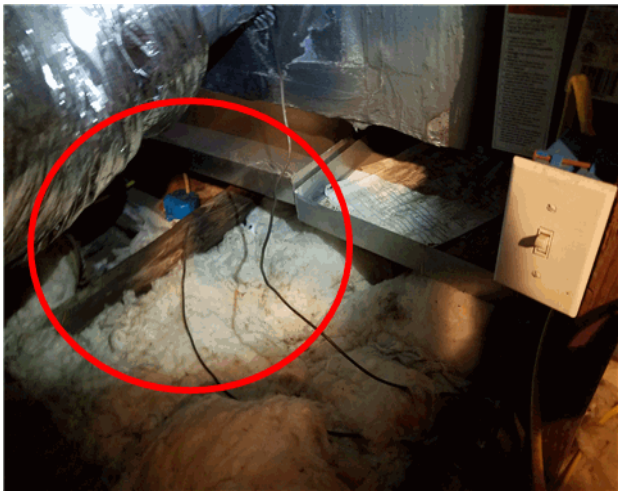
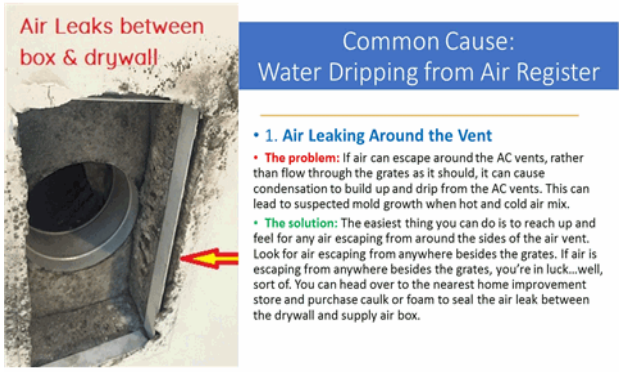
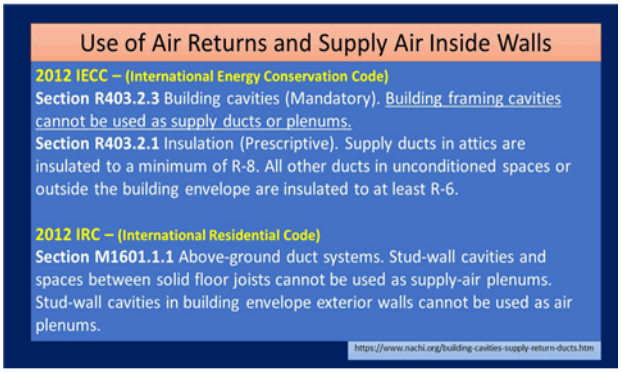
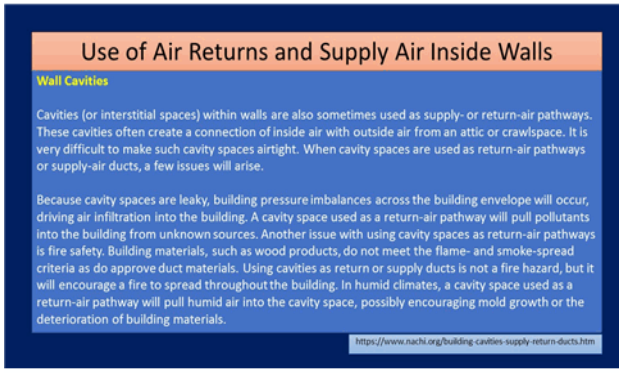
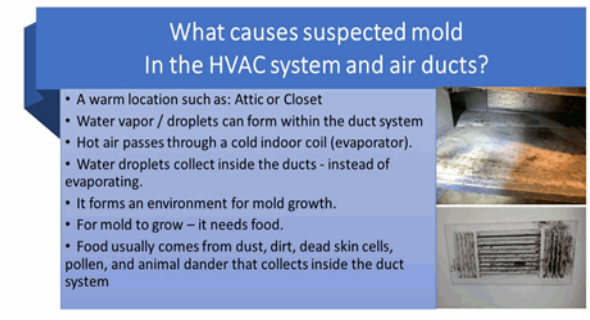


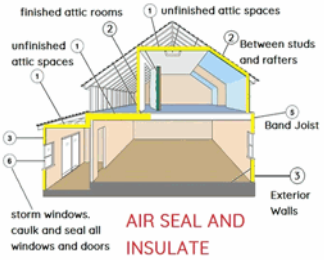
7. Evalaute and repair cause and damage to suspected mold growth in back building attic.

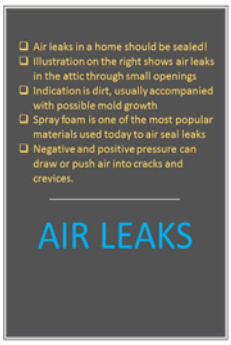


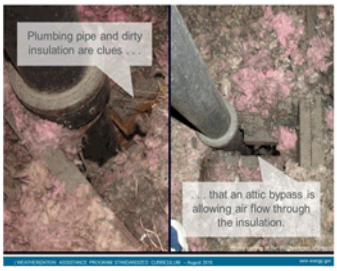












Close off and Seal ALL opened chases. To Prevent possible mold (hot and cold air)

9 Cooling

Descriptions - Cooling - AC

Evaporator Coil
Indoor coils with gas heaters were not inspected or visible without dismantling. Indoor coil at 1st floor main home appeared in good condition

Type of Cooling System
Central - Split system - Air cooled

AC Unit Power
240 VAC with electrical disconnect

Temperature Split
The temperature split recorded for first floor, 3rd floor and rear building appeared in good condition

Emergency Drain Pan
Emergency drain pan present without drain lines

Condensate Pan - Float Switch
Float switch was present @ condensate drain line and pans- device not operated or tested as part of this inspection

Did the System Cool
Yes - All cooling system was operational and functioning normal at the time of inspection. Except main building 2nd floor system

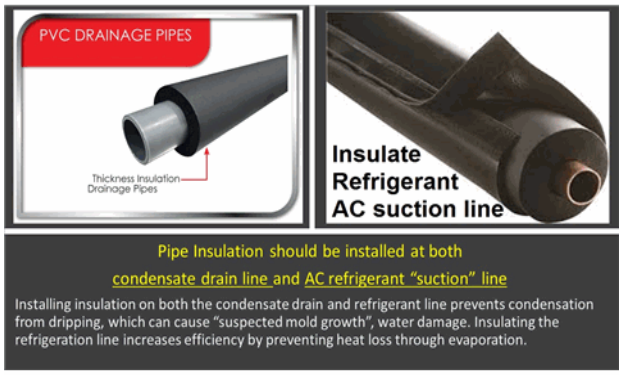
Typical Life Expectancy
Compressors last about 10-15 years (+/-)

Contact

Contact a "Licensed HVAC / Mechanical Contractor" for further evaluation and repair.

18) Cooling - Repair or Safety Conditions
1. The insulation @ refrigerant line was partially missing @ all indoor evaporator coils. To prevent condensation from dripping onto ceilings and attics and to increase the efficiency - Suggest pipe insulation be added. (Refer to Interiors - Suspected Mold section)

1. The insulation @ refrigerant line was missing, torn @ indoor evaporator coils. 1st floor



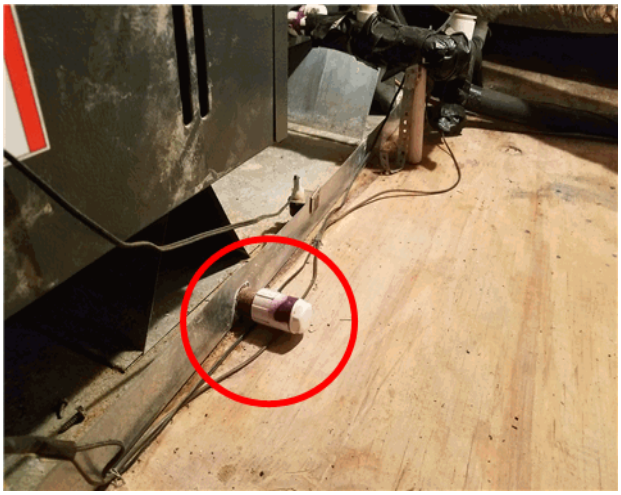
General Comments - Air Conditioning

Improve - Upgrade - Deferred Maintenance

1. The insulation @ refrigerant line was torn and/or deteriorated at outside AC units. To prevent condensation from forming and to increase the efficiency suggest insulation be added.

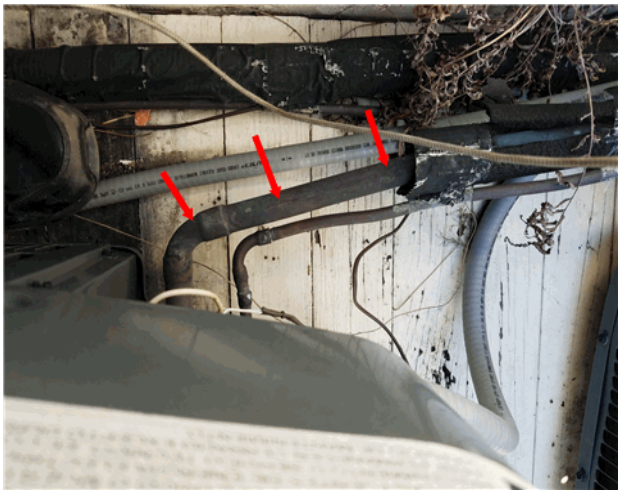
For Your Information:
a. Emergency AC condensate drain pans in attics were all capped. Although safety float switches are installed @ both primary drain line and emergency pan - mechanical devices have a tendency to fail or pans warp and leak before raising floats. Recommend a drain line be installed & ran to a visible location. Even if the float switches did work - who wants to suck out standing water from the pan?

19) Photos - Examples



Emergency AC condensate drain pans in attics were all capped.

1. The insulation @ refrigerant line was torn and/or deteriorated at outside AC units.



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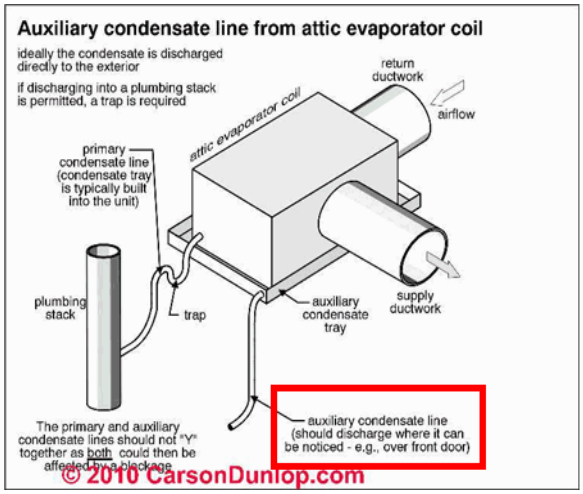
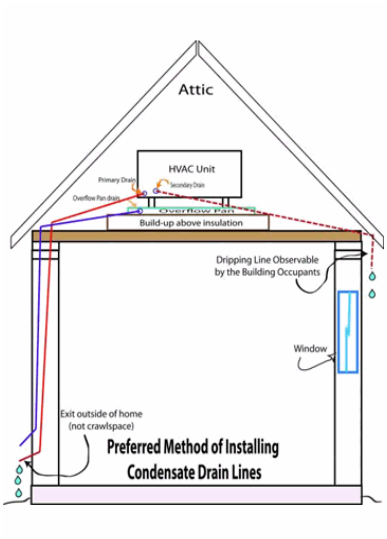

Auxiliary condensate line from attic evaporator coil
ideally the condensate is discharged directly to the exterior
if discharging into a plumbing stack is permitted, a trap is required
return ductwork
airflow
attic evaporator coil
primary condensate line (condensate tray is typically built into the unit)
plumbing stack
trap
auxiliary condensate tray
supply ductwork
auxiliary condensate line (should discharge where it can be noticed - e.g., over front door)
The primary and auxiliary condensate lines should not "Y" together as both could then be affected by a blockage
© 2010 CarsonDunlop.com

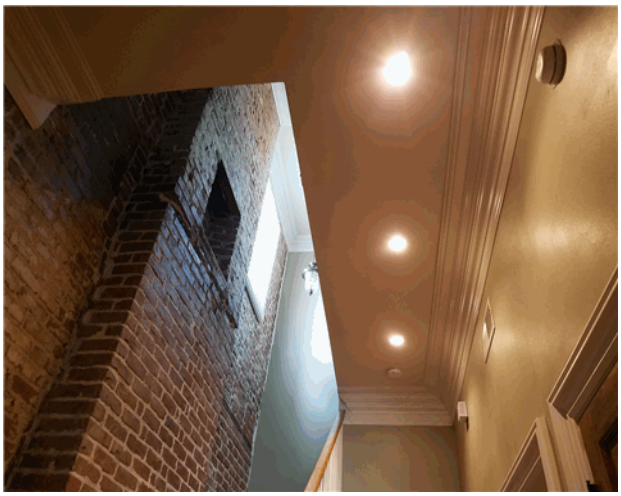

Attic
HVAC Unit
Primary Drain
Secondary Drain
Overflow Pan drain
Overflow Pan
Build-up above insulation
Dripping Line Observable by the Building Occupants
Window
Exit outside of home (not crawlspace)
Preferred Method of Installing Condensate Drain Lines

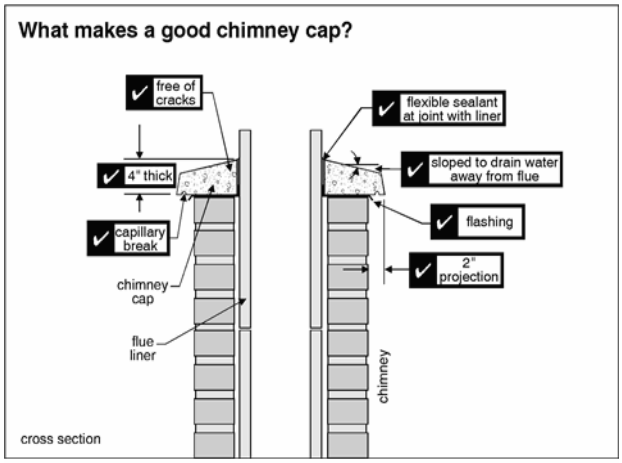
10 Fireplace - Chimney

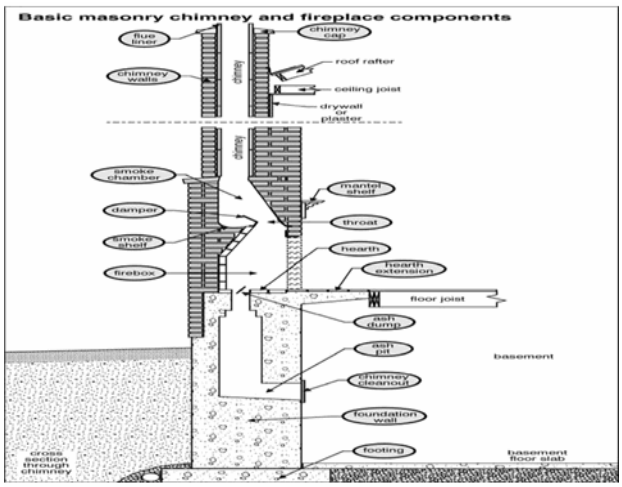
General Comments

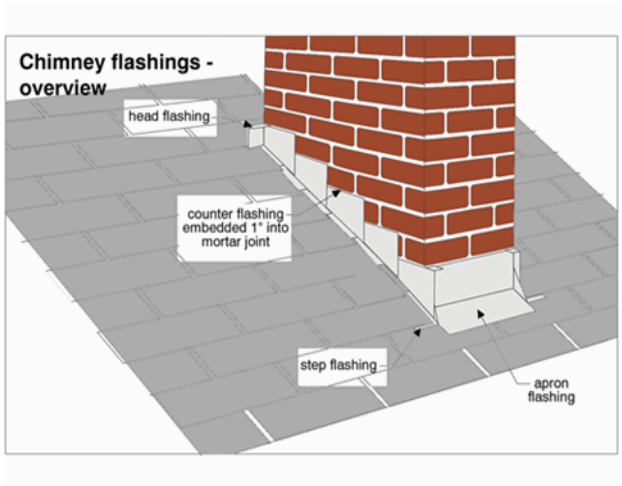
20) Fireplace - Chimney - Repairs

Fireplace and chimneys should not be used - appearance only. All brick chimneys should be properly capped @ roof to prevent moisture intrusion, along with improvements to tuck and point brick mortar joints where deterioration was visible. Seal all stucco and roof flashing where stated in this report under roof and structural systems. Evaluation -Improvements and repairs recommended




What makes a good chimney cap?
free of cracks
4" thick
capillary break
chimney cap
flue liner
flexible sealant at joint with liner
sloped to drain water away from flue
flashing
2" projection
chimney
cross section


Basic masonry chimney and fireplace components
flue liner
chimney cap
chimney walls
roof rafter
ceiling joist
drywall or plaster
smoke chamber
damper
smoke shelf
firebox
mantel shelf
throat
hearth
hearth extension
floor joist
ash dump
ash pit
basement
chimney cleanout
foundation wall
footing
basement floor slab
cross section through chimney


Chimney flashings - overview
head flashing
counter flashing embedded 1" into mortar joint
step flashing
apron flashing

11 Ventilation - Insulation - Attic

Descriptions - Vent - Insulation - Attic

Attic Access Locations	Pull down stairs @ 2nd floor, 3rd floor and back building 2nd floor.
Method of Inspection	The attic was entered. Not all of the attic was visible due to restrictions (head room, missing wood-decking to safely crawl, coverings such as insulation or barriers).
Ventilation - Intake Air	Not present
Ventilation - Exhaust Air	Not present
Ventilation - Combination Air	Gable wall vents at back quarters and main building
Ventilation Conditions	Poor ventilation.
Insulation - Type	The attic ceilings and walls had fiberglass batt insulation. (R-25) (R-19)
Insulation Conditions	Improvements recommended - Reference Repair section
Bath - Kitchen Ventilation Type	Bath(s) vents thru roof and walls. Kitchen exhaust via wall.
Crawlspace Insulation - Type	Not visible: therefore, components in relation to this system were not inspected
Crawlspace Ventilation -Type	Vented crawl-space
Attic Vapor - Air Barriers	Paper where visible and accessible
Crawlspace - Vapor - Air Barriers	Not visible: therefore, components in relation to this system were not inspected
Spray Foam Present	Yes - For the purpose of air sealing
Spray Foam Applied To	A portion between the roof rafters and top plate. This hinders full visibility of hurricane straps and wood components.
Was gas equipment in attic	Yes
Was Combustible Air Provided (spray foam)	Yes - combustible air was provided for next to gas equipment in attic

Contact

Contact a "Licensed Insulation-Ventilation Contractor" for repairs

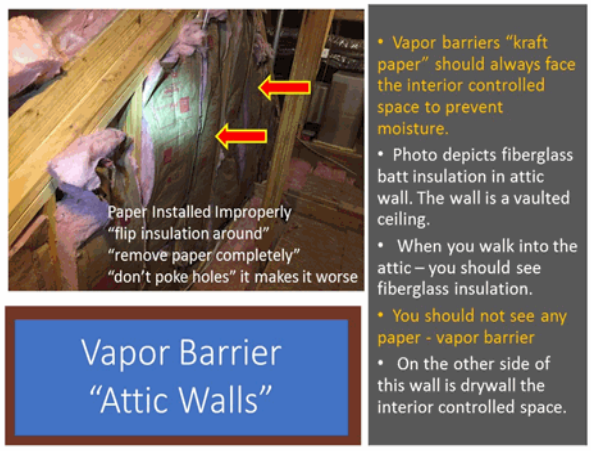
21) Repair or Safety Conditions

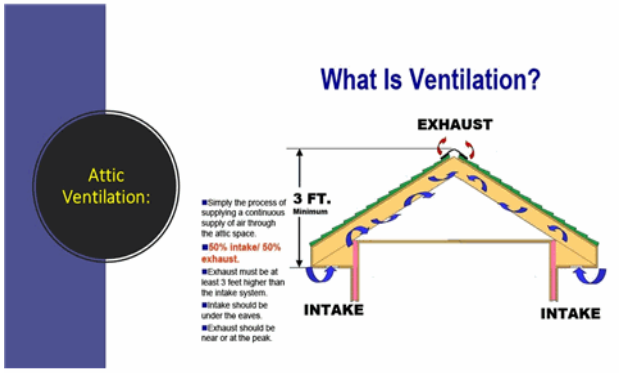
1. Spray foam was noted in attics and near eaves. Some separation was noted where foam pulled away from wood framing. This usually indicates moisture conditions or installation error when mixing A and B SPF. In some cases, the foam can separate from the substrate, because of the difference in temperature between the two materials "Humidity". When relative humidity levels are high, moisture can combine with the liquid components of rising foam and affect the foam's cell structure. Recommend removing separated sections and apply new coatings.

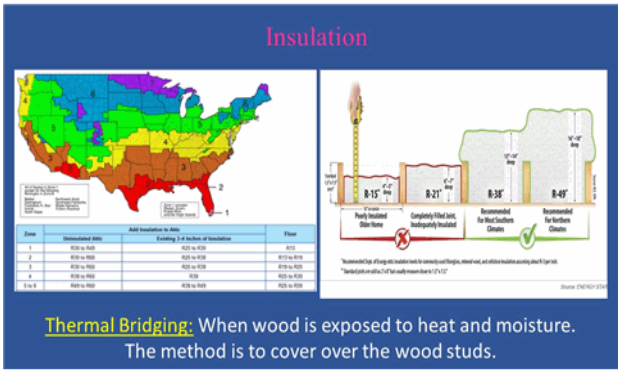
2. Some fiberglass batt insulation in the attic was installed with the vapor barrier 'paper" reversed. This condition may present moisture problems. Recommend reversing the insulation to allow vapor barrier (paper) to face the heated "controlled" space.

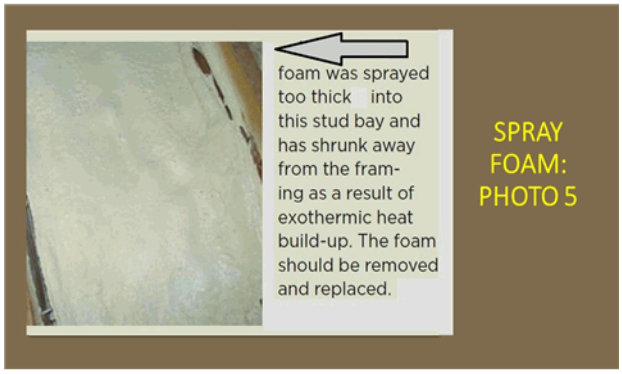
3. Improvement to attic ventilation is suggested - Venting methods provide removal of heat and moisture and extends the life of both shingles and roof framing. This may include adding gable, intake air and exhaust vents.

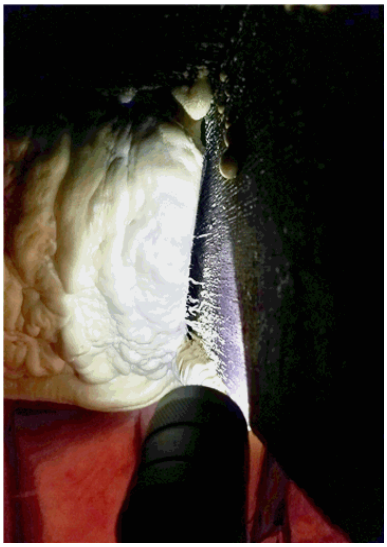
2. The insulation in the attic was installed with the vapor barrier 'paper" reversed.



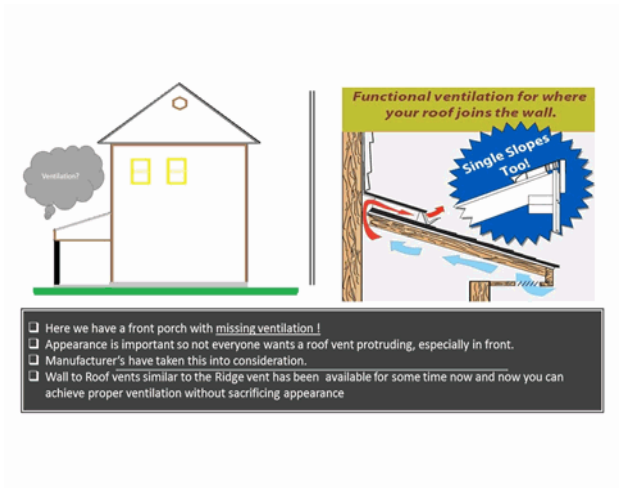








1. Spray foam was noted in attics and near eaves. Separation was noted where foam pulled away



12 Exteriors

Descriptions - Exteriors

Exterior Wall Covering(s) Solid brick masonry wall two wythes wide with conventional type stucco patching encapsulating multiple areas of the solid brick walls.

Exteriors Door(s) Wood with glass

Window Type Single Pane Single Hung - wood frame

General Comments - Exteriors

Improve - Upgrade - Deferred Maintenance

1. Horizontal bottom wood trim at front balcony shutter was lying on the wood deck, horizontal shutters missing and glazing on the windows / doors deteriorated. Improve as part of general maintenance

22) Photos - Examples

1. Wood trim at balcony shutter was lying on the wood deck, horizontal shutters missing and glazing

1. Wood trim at balcony shutter was lying on the wood deck, horizontal shutters missing and glazing

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13 Grounds - Porches - Driveways

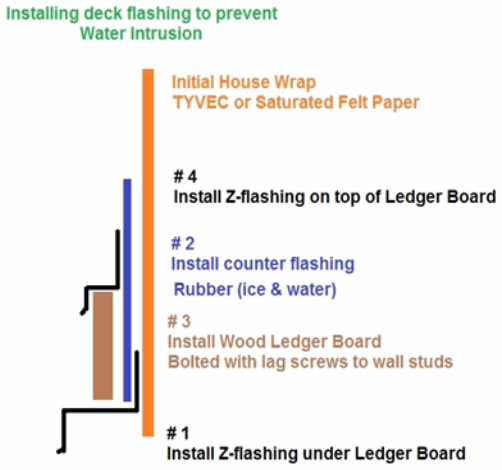
Describe; Grounds - Porches - Driveways

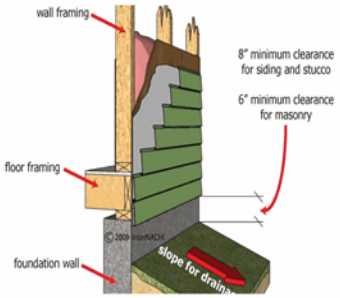
Soil Conditions	Dry
Grading - Slope	Flat to Slightly sloped toward home.
Driveway - Sidewalk Materials	Concrete - Slate tile
Porch - Patio - Step Material	Concrete - Slate tile - Wood decks
Exterior Rails	Wood & metal hand and guard rails

Grounds - Porches - Driveways

23) Grounds - Repairs or Safety Conditions

1. The wood balcony - deck does not have flashing installed. Flashing from wall to deck should be considered to prevent moisture related conditions.
2. Wood deck - balcony was weathered, general maintenance should be maintained to prevent rot, lose and uplifted nails.
3. Grading-soil slopes toward foundation. We recommend re-grading uneven areas to assure water drainage away from the house. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation. Client should consult a grading or landscaping contractor.
4. Walkway surfaces were raised or settled at some areas. This may cause tripping hazards. Improve for safety.





Grading should always slope "away" from your home

You never want water to rest around the building's structure, crawlspace or foundation.

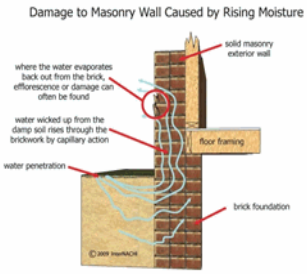
Water can cause movement and moisture damage to your home.

Wet soil can "wick" into your home if proper soil clearance is not provided

It is known as capillary action. Many materials used in the construction industry can absorb water – moisture.

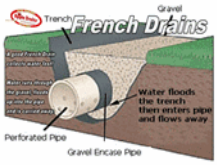
If you take a porous material such as brick, wood or concrete block pier and allow water to pond around the bottom – you will notice moisture – water being drawn into the component.

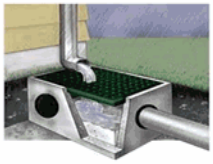
This will cause structural damage to your home and is also conducive to termites (wood destroying insects)



Yard Drainage

There are many types of drainage systems being used today. French drains, swales, gutters and down-spouts, splash guards and others all provide removal of drain water and prevent water from entering the home.





Brick -Pave Stone Uneven Surfaces

- Remove Pave stones
- Compact Soil
- Use lime
- Use a Masonry sand base
- Grade for Water Run-off
- Install Materials

Patching and Smoothing Uneven Surfaces

- If surface is not to bad
- Concrete based or
- Pre-mixed materials
- Can be used

Replacing Uplifted Concrete Walkways

- Tree roots and settlement
- Sometimes the only repair
- Is to pour new concrete
- Excavation and grade work needed

14 Appliances

Descriptions - Appliances

Free Standing Range The range was operational except for some burners caused by non functional spark igniters at time of inspection.

Microwave - Hood Exhaust hood was operational

Dishwasher The dishwasher was operational with no indication of leaks. The pump was operational.

Refrigerator The refrigerator was operational at the time of inspection.

Garbage Disposal Not Applicable:

Contact

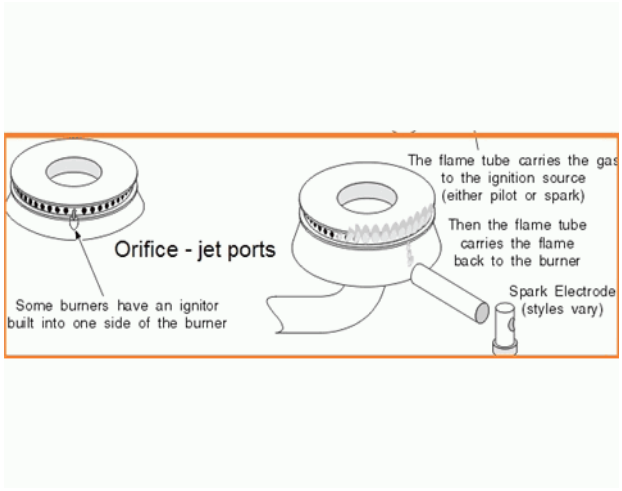
Contact a "Licensed Appliance - Electrical Contractor" for evaluation and repairs

24) Appliances - Repair or Safety Conditions

1. Ice machine on 2nd floor of main building front room was turned off therefore, components in relation to this system were not inspected or operated. Verify with seller as to why unit was off. Review property disclosures. Further evaluation suggested
2. Multiple gas burners were inoperable @ gas range due to spark igniters. Using a Bic lighter - burner was manually tested. Uneven and distorted flame pattern noted. Recommend replacing igniter's and port - flame tube adjustments. Evaluate and repair

1. Ice machine on 2nd floor of main building front room was turned off

2. Uneven and distorted flame pattern noted



25) Appliances - Model and Serial Numbers

15 General Disclaimer

General Disclaimer

General Disclaimer

Please Read: The Louisiana Standards of Practice - Code of Ethics and Authorization Agreement in its entirety - for a complete written description of what is required by the home inspector. This is signed by you before you receive your home inspection report.

Please take the time to contact licensed trade persons as it relates to their field. This may require extensions to the property closing dates for you to obtain enough information / estimates / quotes before closing. Do not rush or close on a home until you completed a final walk-through.

We do not open walls, ceilings, floors, access or panels that are painted, caulked or nailed closed. If you wish these areas to be inspected, plan with the owner, seller, or Realtor before the inspector arrives.

We do not move insulation, furniture, boxes or personal items. Therefore, we recommend a walk-through of the home be done before closing. Many times, hidden defects which are concealed by personal items and furniture during the initial inspection can be revealed during the final and last walk through of the home, before closing. Make sure you can view all walls, ceilings and floors. If something is still covering walls, ceilings and floors - than now is your opportunity to move it before closing.

Client should read the entire report and have all items further evaluated with multiple cost estimates before closing on the home - not after closing (since this will usually be too late). If you fail to have items evaluated that was stated in the report or forgot to ask for a something to be rectified before closing - the liability cannot be placed on the inspector. The anticipation and excitement are overwhelming at times. Slow down - collect your thoughts and Read the Entire Report (take notes). Express your concerns and questions with the inspector and/or Realtor.

Many of the written conditions in our reports will have one of the following: Improve - Repair - Safety - Stains - Suspected growth or mold - Should Consider - Monitor - Evaluate - Upgrade. All items listed as such should be evaluated by licensed and insured competent contractors before closing on the home.

The inspection does not include any destructive testing or dismantling, except what is required by the Louisiana standards of practice. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. An example: (Termite damage found inside wall structure after removal of drywall). If no evidence was visible or no evidence presented itself during time of inspection it is considered hidden - not visible - concealed. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law.

16 Report Summary Page

Please Read the Entire Report: Not just the summary page and contact the inspector with any questions or concerns. Photos are located within the body of the report.

Section	Condition#	Comment
Roof - Gutters	1	1. The slate roof had little to no head-lap at the edge. Natural slate starter course was installed upside down or with the back side facing down. The starter slate is normally installed with the back side (smooth surface) facing up in order for the beveled edge to merge flush with the beveled edge on the first course. The starter slate is the only slate on the roof with the back side facing up. Although this will not adversely affect the function of the roof system it does indicate non-professional installation. Further evaluation by a licensed expert slate roofing company. 2. Third story front roof was viewed from with binoculars from across the street of the third story balcony. Contractor working on the building allowed me to enter his structure so I could view your roof. The front roof was what many inspectors call "imitation slate" was: Lamarite Slate Composite Shingle, from Tamko Building Products. It was designed to provide a practical alternative to the traditional slate shingle roof however, this product has been discontinued due to complaints including premature deterioration, cracking, crumbling, brittle, falling from the roof, discoloration, curling, and de-lamination. Most insurance companies are aware of this product and conditions which may off-set the cost of replacement. This "imitation slate" should be replaced before further damage occurs that is already evident 3. Some sagging was noted to back buildings roof framing with excessive roof patching at all parapet walls, chimney flashings and other detailed flashing areas around penetrations and transitions. Evaluate and repair entire flashing system at back building. The inspector has listed a few deficiencies for your reference however, due to multiple conditions observed further cost estimates, evaluation and/or repairs of all components, systems, materials are recommended.
Heating - Air Distribution	2	1. Second floor main building thermostat was inoperable. The inspector replaced (6) AAA batteries in all three thermostats since digital display was non-operational and showed low battery levels. Second floor thermostat even after replacing batteries was non responsive to cooling and heating. Only the fan worked in on position. No numbers were displayed on thermostat. The inspector being a state licensed mechanical (HVAC/R) contractor #58032 performed about 20 minutes of troubleshooting to determine the cause and found the thermostat was inoperable. Compressor and heater did respond when jumped out @ the circuit board. 24 VAC control signal does reach the wires @ the thermostat. Recommend replacing the thermostat. 2. The gas flue vent for the furnace does not vent pass the roof jack, rather stopping inside the roof jack. This type of venting is no longer performed

		today. Recommend the vent pipe penetrate through the roof jack and into the atmosphere. The vent pipe for the gas furnace was touching the wood sheathing in attic. Recommend a one inch clearance be provided and the pipe secured/strapped for safety. 3. Air return supply at back building in attic has began to separate and foil tape peeling away from duct board / metal plenum. Recommend supports be installed, taped and sealed with a mastic air seal. Improvements & repairs recommended
Plumbing - Water Heater - Baths - Laundry	5	1. First floor wet bar sink faucet was loose and leaks when turning cold side handle. Recommend repairs to secure loose threaded sleeve and secure fixture with locking washer and nuts from underneath counter-top. 2. Attic areas: Multiple areas of the plumbing drain, waste and vent lines lacked support straps, limited slope to drain water. Horizontal to horizontal connection was noted at condensate drain line without using proper WYE or 1/8" bend radius and lacked P-trap @ back building. Evaluate and repair 3. Second floor bath shower valve / handle leaks intermittently and the tub spout leaks which has a gap at wall, in which water can enter. Evaluation suggested 4. Toilet on second floor was not operated as stated by the listing agent, "do not use". Evaluate cause - repair 5. Leak at drain line under main buildings master bath sink in back. Repair to prevent moisture damage 6. Master shower showed hair clog @ drain when viewing through drain plate - conditions behind the clog in the drain were not observed. The handle diverter which changes positions from ceiling shower to spray wand was missing therefore, components in relation to this system were not inspected. Unknown pipe stub-out noted at shower (possible tub spout to be installed). Verify with owner and have improvements & repairs. 7. Multiple gaps / openings noted @ grout lines @ shower tiles. To prevent moisture related damage. Improve as part of general maintenance by sealing. Conditions behind walls were hidden / concealed and were not visible or accessible for inspection. The reveal of the tiled shower wall at back building protrudes further than the pan and was not uneven due to wall. Caulked used to fill gap underneath. Monitor and maintain wall system to prevent water intrusion.
Plumbing - Water Heater - Baths - Laundry	6	1. Drain or catch pan was not present under the on demand water heater in attic of main building. This can cause damage if the water heater leaks. Suggest a licensed plumber install this emergency water heater drain pan in attic with a pipe to drain to exteriors where visible. If a pipe cannot be installed due to location an audible alarm can be installed with a water shut off valve tied into the water system and alarm and warning float switch. Evaluation and repairs suggested
Electrical	9	1. Wire(s) @ laundry room sub panel breaker box was undersized for the attached circuit breaker. All wires should coincide and/or be rated with breaker amperage. 30 amp breaker should be replaced with a 20 amp two-pole breaker.

Electrical	11	1. The retro fit pop-in remodeling recessed cans were in contact with insulation. There are two type of recessed cans "pot lights". IC rated which means the potlight can touch insulation and Non IC rated which means potlights need clearance from insulation usually about 3 to 6-inches but follow the manufacturer's label located inside or on top of recessed can. Repairs for safety to prevent over-heating is recommended. 2. Recessed can lighting at front living area, flickers at main building. Lamps were checked for tightness. Since these cans are non IC rated and insulation covers can, along with heat from bulb is causing overheating. Insulation and wiring in each can should be checked for over-heating. Evaluate cause - repair for fire safety
Foundation - Structure	13	The front-right portion of the double brick masonry wall showed step cracking above the arched window with the brick having noticeable differential plans where one section shifted forward as the other plan shifted inward. This appears to be caused from moisture related conditions entering structure by wicking and through small cracks and openings in the wall. Licensed general contractor who is a brick mason should be contacted for cost estimates and repairs. All true brick masonry walls showed some form of vegetation growth, deferred maintenance, efflorescence, and/or non-professional repairs. The back wall with stucco encapsulation has voids in which water can enter between stucco coating and brick wall thus creating an advantage point in which water can enter. The drying process for water to dry between two surfaces is limited therefore allowing wicking and water penetration into and through the walls. Walls should be cleaned and a mason using a method called tuck & point should be performed after evaluating that the structural conditions caused from moisture damage. The roof flashing, parapet walls, stairs, balconies, drainage scuppers, downspouts and gutters and exposed wood framing to the exteriors should also be evaluated as possible cause leading to moisture related damages to the structure. Moisture damage with stains was evident at interior wood framing. FLIR - Thermal imaging “infrared” camera used to compare other areas and heat signatures along with a pin-less moisture meter that showed above average moisture content above 23% with settings on hardwood. Due to the darker stains and conditions of exterior masonry brick wall, the likely hood of water penetration is highly likely, further evaluation would be needed and should be included when your license contractor evaluates the wall surfaces at both inside and outside to obtain a cost estimate. The cantilevered wood landing in back sags downward. We understand the need to slope for water drainage at this area however, given the limited supports, lack of metal hangers, we recommend a column or additional supports be installed to prevent collapse. Following up with cost estimates and evaluation. Brick deterioration, and spalling was noted at areas both inside attic walls and outside. Daylight was noted in the attic at back building which housed the kitchen and bedroom above. The roof and walls should be evaluated to determine cause of daylight and any damaged caused from water intrusion.

		The same house in back showed uplifted roof wood boards which rest on top of floor joist and supports common roof rafters. The "birds eye cut" at the end of rafter tail showed moisture stains with splitting. A licensed framing carpenter should look further into this area for repairs and cost estimates. Open gable vent installed into true masonry brick wall in attic has no means to prevent wind driven rain from entering buildings structure. Metal screen wire was attached to cover openings to deter birds and large pest however, the remains of nesting (e.g. grass, hay) and debris remains in the attic. Historical district does allow venting methods using special designed vents that prevent rainwater entry and pest from entering. Recommend a retro-fit with newer approved gable wall vent. Termite damage was noted to wood beams at third floor main home and caused from moisture related conditions. The termite damage appears superficial when probed into wood beam. Independent licensed termite company was present performing WDIR. Follow up with pest company for more information with regards to estimates and treatment contracts. Repairs to exteriors - recommended to prevent moisture penetration into the buildings structure. Evaluate cause - repair damage Crawlspace was not entered. Piers, framing and other components were not inspected. Recommend an access hatch sized 18" x 24" be installed to allow a full inspection. Photos have been provided as a reference but does include all wall surfaces and only highlight areas of concern. The evaluation and repairs should not be limited to only photos in this report but from a full and complete evaluation of the licensed contractor. Other photos have been provided taken from the New Orleans Historical Society which has put together a list of common defects and remedies. This is a great opportunity to learn about your unique home and characteristics. The inspector has listed a few deficiencies for your reference however, due to multiple conditions observed further evaluation and/or repairs of all components, systems, materials are recommended. The inspector did not attempt to list every single item.
Interior(s)	15	1. All single pane - single hung wood framed windows at back building would not remain open. The sash cords were missing. Improve for safety 2. Cracked glass pane was observed @ back building overlooking courtyard. Recommend replacement
Interior(s)	17	Most of the conditions listed is this section can be referred to other areas listed in this report such as structure and roof sections. AC condensate drain lines that drips water will cause suspected mold growth but can be remedied simply by installing pipe insulation. Walls in attics that have no insulation and back up to interior walls will show stains and suspected mold growth simply because hot attics that come in contact with cold interior walls condensate. After cleaning the wall surface, insulation can be added to resolve this condition. Improving ventilation, insulating and air sealing is key to most of these conditions. Any opening to exterior wall and roofs of

		course is a big contributing factor in suspected mold growth. Once areas are repaired than cleaning can be performed. 1. Suspected mold was noted to the interior wall inside the bath vanity sink of front home. 2. Due to the moisture wicking into the buildings structure, evidence of moisture related damage, stains and suspected mold growth was noted at various areas of the homes walls, ceilings and floors t both buildings. Refer to photos. Evaluate cause - repair damage 3. Further evaluation is needed at the main home 2nd floor attic including but not limited too - AC condensate drain lines where insulation was missing, stains and suspected mold growth noted to walls, floors, sub-floors, near plumbing drains, joist and air ducts that lay on the ground can create condensation and stains to floor. Strong musky odor noted in attic - walls were damp, moist, wet and more. A full and complete evaluation is recommended or all components that can lead to the cause and conditions written above. 4. Art work on wall had staining but not part of any home conditions. No stains behind picture 5. Many walls under air registers showed condensation drips with rust noted to metal air registers. Ar leaks and lack of insulation is the most common cause. Evaluate cause - repair damage 6. Stains were observed inside and under bath and kitchen base cabinets. Most are pre-existing conditions from previous leaks. Damage from leak remains. (Refer to Plumbing section for more information related to loose or leaks and have repaired). 6. Stains were observed @ attic roof wood sheathing. 7. Evaluate and repair cause and damage to suspected mold growth in back building attic. **Cleaning and treatment with a fungicide is suggested to prevent the chances of microbial growth after repairs have been made and/or evaluated** **Website:** http://www.epa.gov/mold/moldcleanup.html **YOUTUBE:** https://www.youtube.com/watch?v=9QJCYySqwiQ&t=5s
Cooling	18	1. The insulation @ refrigerant line was partially missing @ all indoor evaporator coils. To prevent condensation from dripping onto ceilings and attics and to increase the efficiency - Suggest pipe insulation be added. (Refer to Interiors - Suspected Mold section)
Ventilation - Insulation - Attic	21	1. Spray foam was noted in attics and near eaves. Some separation was noted where foam pulled away from wood framing. This usually indicates moisture conditions or installation error when mixing A and B SPF. In some cases, the foam can separate from the substrate, because of the difference

		in temperature between the two materials "Humidity". When relative humidity levels are high, moisture can combine with the liquid components of rising foam and affect the foam's cell structure. Recommend removing separated sections and apply new coatings. 2. Some fiberglass batt insulation in the attic was installed with the vapor barrier 'paper" reversed. This condition may present moisture problems. Recommend reversing the insulation to allow vapor barrier (paper) to face the heated "controlled" space. 3. Improvement to attic ventilation is suggested - Venting methods provide removal of heat and moisture and extends the life of both shingles and roof framing. This may include adding gable, intake air and exhaust vents.
Appliances	24	1. Ice machine on 2nd floor of main building front room was turned off therefore, components in relation to this system were not inspected or operated. Verify with seller as to why unit was off. Review property disclosures. Further evaluation suggested 2. Multiple gas burners were inoperable @ gas range due to spark igniters. Using a Bic lighter - burner was manually tested. Uneven and distorted flame pattern noted. Recommend replacing igniter's and port - flame tube adjustments. Evaluate and repair