



Home Inspection Report



This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our **Building Inspection Authorization and Agreement** provides additional details: ***PLEASE READ IT CAREFULLY.***

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the systems did meet requirements at the time they were installed.

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WARNING... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless the inspection company from third party claims relating to this inspection report.

PELICAN STATE INSPECTION, L.L.C.

Office / Cell (318) 294-1972 Fax (866) 497-4428

Louisiana State Board of Home Inspectors Standards of Practice and Code of Ethics

§ 301. Minimum Standards

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

§ 303. Definitions

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

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

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

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

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

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

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

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

Deficient - a condition of a system or component that adversely and materially affects its performance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Installed - attached such that removal requires tools.

LHI - an acronym for Licensed Home Inspector.

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

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

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

Observe - the act of making a visual examination.

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

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

Operate - to cause systems or equipment to function.

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

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

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

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

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

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

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

Solid Fuel Heating Device - any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.

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

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

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

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

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

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

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

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

§ 305. Purpose and Scope

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

B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall:
 - a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors;
 - b. describe what inspection services will be provided and their cost;
 - c. state that the inspection is limited to only those systems or components agreed upon by the client and the inspector; and
 - d. contain copies of the Standards of Practice and Code of Ethics;
2. inspect readily accessible installed systems and components listed in this Chapter, and/or as contractually agreed upon;
3. submit a written report to the client within five days of the inspection which shall:
 - a. describe those systems specified to be described in § § 311- 329, and/or as contractually agreed upon;
 - b. state which systems designated for inspection in this Section have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;
 - c. state any systems or components so inspected that, in the professional opinion of the inspector, are significantly deficient, unsafe or non-functioning; and
 - d. state the name, license number, and contain the signature of the person conducting the inspection.

C. This Chapter does not limit home inspectors from:

1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B of this Rule;
2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;
3. inspecting systems and components in addition to those required by these Standards of Practice; or
4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

§ 307. General Limitations

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

B. This Chapter applies to residential resale buildings.

§ 309. General Exclusions

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

1. life expectancy of any component or system;
2. the causes of any condition or deficiency;
3. the methods, materials, and costs of corrections;
4. the suitability of the property for any specialized use;
5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;

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6. any component or system that was not inspected and so stated in the home inspection report or Pre-inspection Agreement;
7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to toxins such as asbestos, radon, lead, mold, contaminated drywall, carcinogens, noise, or contaminants whether in the building or in soil, water, or air;
8. decorative or cosmetic items, underground items, or items not permanently installed;
9. hidden, concealed or latent defects;
10. items not visible for inspection including the condition of systems or components which are not readily accessible; or
11. future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components

B. Home inspectors are not required to:

1. offer warranties or guarantees of any kind;
2. calculate or determine the strength, adequacy, or efficiency of any system or component;
3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible.
4. operate any system or component that is shut down or otherwise inoperable;
5. operate any system or component that does not respond to normal operating controls;
6. disturb insulation, move personal items, panels, furniture, equipment, plant life, or other items that may obstruct access or visibility;
7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;
8. project operating costs of components;
9. evaluate acoustical characteristics of any system or component;
10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;
11. operate shut-off valves;
12. inspect detached structures, other than garages and carports;
13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;
14. dismantle any system or component, except as specifically required by these Standards of Practice.
15. disturb soil, snow ice, plant life, debris or personal items that may obstruct access or visibility; or
16. perform air or water intrusion tests or other tests upon roofs, windows, doors or other components of the structure to determine its resistance to air or water penetration

C. Home inspectors shall not:

1. offer or perform any act or service contrary to law;
2. report on the market value of the property or its marketability;
3. report on the advisability or inadvisability of purchase of the property;
4. report on any component or system that was not inspected;
5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects. However, the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;
6. solicit to perform repair services on any system or component of the home which the inspector noted as deficient, deficient or unsafe in his home inspection report for a period of one year from the date of the inspection.

§ 311. Structural Systems

A. The home inspector shall inspect structural components including:

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

B. The home inspector shall describe the type of:

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

C. The home inspector shall:

1. probe structural components only where deterioration is visible, except where probing would damage any surface;
2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;
3. report the methods used to inspect or access under floor crawl spaces and attics; and
4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

§ 313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;
2. all doors, including garage doors and storm doors;
3. all readily accessible windows;
4. decks, balconies, stoops, steps, porches, and applicable railings;
5. eaves, soffits, and fascias where visible from the ground level; and
6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

B. The home inspector shall:

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1. describe wall cladding materials;
 2. operate all entryway doors;
 3. operate garage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and
 4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested.
- C. The home inspector is not required to inspect:
1. shutters, awnings, and similar seasonal accessories;
 2. fences;
 3. presence of safety glazing in doors and windows;
 4. garage door operator remote control transmitters;
 5. geological conditions;
 6. soil conditions;
 7. recreational facilities;
 8. detached buildings or structures other than garages and carports;
 9. presence or condition of buried fuel storage tanks;
 10. sea walls, break walls or docks;
 11. erosion control and earth stabilization measures; or
 12. garage door operator pressure sensitive reverse failure devices.

§ 315. Roofing System

A. The home inspector shall inspect:

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

B. The home inspector shall:

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

C. The home inspector is not required to:

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

§ 317. Plumbing System

A. The home inspector shall inspect:

1. water supply and distribution systems, including:

- a. piping materials, supports, insulation;
- b. fixtures and faucets;
- c. functional flow;
- d. visible leaks; and
- e. cross connections

2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;

3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;
4. fuel storage and distribution systems including fuel storage equipment, supply piping, venting, and supports; leaks; and
5. sump pumps, drainage sumps, and related piping.

B. The home inspector shall describe:

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

C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance or winterized equipment.

D. The home inspector is not required to:

1. determine the effectiveness of anti-siphon devices;
2. determine whether water supply and waste disposal systems are public or private;
3. operate automatic safety controls;
4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. determine whether the system is properly sized or utilizes proper materials;
6. inspect:
 - a. water conditioning systems;
 - b. fire and lawn sprinkler systems;
 - c. on-site water supply quantity and quality;

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- d. on-site waste disposal systems;
- e. foundation irrigation systems;
- f. spas;
- g. swimming pools;
- h. solar water heating equipment; or
- i. wells, well pumps, or water storage related equipment.

§ 319. Electrical System

A. The home inspector shall inspect:

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

B. The home inspector shall describe:

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

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

D. The home inspector shall report on the presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

E. The home inspector is not required to:

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

§ 321. Air Conditioning and Heating System

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

- 1. heating, cooling and air handling equipment installed through the wall ;
- 2. normal operating controls;
- 3. chimneys, flues, and vents, where readily accessible;
- 4. solid fuel heating devices, including fireplaces;
- 5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
- 6. the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

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

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

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

E. The home inspector is not required to:

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

§ 325. Interior System

A. The home inspector shall inspect:

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1. walls, ceiling, and floors;
 2. steps, stairways, balconies, and railings;
 3. countertops and a representative number of cabinets and drawers;
 4. all doors; and
 5. all readily accessible windows.
- B. The home inspector shall:
1. operate a representative number of windows and interior doors; and
 2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.
- C. The home inspector is not required to inspect:
1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
 2. carpeting;
 3. draperies, blinds, or other window treatments; or
 4. interior recreational facilities.

§ 327. Insulation and Ventilation System

- A. The home inspector shall inspect:
1. insulation and vapor retarders in unfinished spaces;
 2. ventilation of attics and foundation areas;
 3. kitchen, bathroom, and laundry venting system; and
 4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.
- B. The home inspector shall describe:
1. insulation and vapor retarders in unfinished spaces; and
 2. absence of insulation in unfinished space at conditioned surfaces.
- C. The home inspector is not required to report on:
1. concealed insulation and vapor retarders; or
 2. venting equipment that is integral with household appliances.
- D. The home inspector is not required to:
1. disturb insulation or vapor retarders; or
 2. determine indoor air quality.

§ 329. Built-in Kitchen Appliances

- A. The home inspector shall inspect and operate the basic functions of the following appliances:
1. permanently installed dishwasher; through its normal cycle;
 2. range, cook top, and permanently installed oven;
 3. trash compactor;
 4. garbage disposal;
 5. ventilation equipment or range hood; and
 6. permanently installed microwave oven; and
 7. any other built in appliance.
- B. The home inspector is not required to inspect:
1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
 2. non built-in appliances such as clothes washers and dryers; or
 3. refrigeration units such as freezers, refrigerators and ice makers; or
 4. central vacuum system.
- C. The home inspector is not required to operate:
1. appliances in use; or
 2. any appliance that is shut down or otherwise inoperable.

§ 501. Code of Ethics

A. PURPOSE

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

B. ETHICAL OBLIGATIONS

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
2. The LHI shall not inspect properties for compensation in which he has, or expects to have, a financial interest.
3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.
4. The LHI shall not directly or indirectly compensate real estate agents, brokers, or any other parties having a financial interest in the closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the client(s).

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6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.
7. The LHI shall not solicit to repair, replace or upgrade for compensation, any system or component of the home which the inspector noted as deficient or unsafe in his home inspection report, for a period of one year from the date of the inspection.
8. The LHI shall act in good faith toward each client and other interested parties.
9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.
10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.
11. The LHI shall not disclose inspection results or a clients personal information without approval of the client or the clients designated representative. At his discretion, the LHI may disclose immediate safety hazards observed to occupants, or interested parties, exposed to such hazards.
12. The LHI shall avoid activities that may harm the public, discredit himself or reduce public confidence in the profession.
13. The LHI shall not disseminate or distribute advertising, marketing, or promotion materials which are fraudulent, false, deceptive, or misleading with respect to the education, experience, or qualifications of the LHI or the company with which he is affiliated.
14. The LHI shall include his license number on all advertising, marketing and promotional material.
15. The LHI shall report substantial and willful violations of this Code to the LSBHI.

FOR YOUR CONVENIENCE A REPORT SUMMARY IS PROVIDED AS A COURTESY FOR QUICK ACCESS TO THE INFORMATION WITHIN THIS HOME INSPECTION REPORT. IT IS NOT INTENDED AS A SUBSTITUTE FOR READING THE HOME INSPECTION REPORT. IT DOES NOT INCLUDE ALL THE ITEMS FROM THE INSPECTION REPORT AND IS ONLY MEANT TO BE A PUNCH LIST OF ITEMS THAT THIS INSPECTION COMPANY FEELS ARE IMPORTANT. WE STRONGLY URGE YOU TO READ THIS REPORT IN ITS ENTIRETY AS YOU MAY DEEM SOME COMMENTS THAT ARE NOT IN THE SUMMARY TO BE OF GREAT IMPORTANCE.

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION

FILE #	071716A 1234 Typical Older House Report
CLIENT NAME	Jim Buyer
MAILING ADDRESS	159 Ardmore Ave
CLIENT CITY/STATE/ZIP	Shreveport, LA
CLIENT PHONE #	(313) 294-1972
DATE OF INSPECTION	July 17, 2016
TIME OF INSPECTION	8:45 AM
INSPECTION SITE	1234 Typical Older House Report
INSPECTION SITE CITY/STATE	Shreveport, LA

EXTERIOR CLIMATIC CONDITIONS

WEATHER	Overcast
SOIL CONDITIONS:	Damp
APPROXIMATE OUTSIDE TEMPERATURE in F:	70-80

BUILDING CHARACTERISTICS

BUILDING TYPE	1 Family
STORIES	1 Story.

UTILITY SERVICES

GAS SOURCE	Public.
WATER SOURCE	Public / Community
UTILITIES STATUS	All utilities on
SEWAGE DISPOSAL SYSTEM	Public / Community Sewers.

PAYMENT INFORMATION

TOTAL FEE	\$400
PAID BY	Paid in full.

OTHER INFORMATION

HOUSE OCCUPIED?	Yes.
CLIENT PRESENT	Yes.
INSPECTOR NAME:	Foxe Smothers
INSPECTOR LICENSE NUMBER:	LHI #10399

Pelican State Inspection, L.L.C. does not research product recalls or notices of any kind. This home inspection does not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. We recommend visiting the following internet site if recalls are a concern to you. www.recalls.gov

GROUNDS

DRIVEWAY



PAVING MATERIAL
DRIVEWAY CONDITION

Concrete

Large cracks were noted in the driveway. Water appears to stand on the driveway when it rains. There was settling / heaving noted in the driveway. Due to the settling / heaving a trip hazard was present.

SIDEWALK



PAVING MATERIAL

Concrete

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SIDEWALK CONDITION

Cracking was noted.

LANDSCAPING

LANDSCAPING CONDITION

There was a tree planted close to driveway. There was a tree planted close to sidewalk. The trees were causing damage to both the sidewalk and driveway.

PORCH



PORCH TYPE

Brick & Concrete

PORCH CONDITION

The porch appeared to be in satisfactory condition. **Cracks noted are typical.** The roof support post appeared to be in satisfactory condition.

PORCH COVER TYPE

The roof was considered part of the buildings roof. See Roofing Section for any comments about the porch roof.

PORCH COVER CONDITION

The porch cover appeared to be in satisfactory condition. Porch roofs of this fashion can sometimes leak / seep when it rains at the connection to the house. The inspector did not determine if leakage / seepage was present.

PORCH STAIRS

The stairs were in satisfactory condition.

PORCH RAILINGS

There were not railings installed on the stairs. Railings should be installed if 3 or more stairs are present. **There were not railings installed on the raised porch areas.** Railings should be installed if the porch surface is greater than 30 inches off the ground.

DECK



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DECKING MATERIAL TYPE
DECKING MATERIAL
CONDITION

Wood decking

There was a hole in a section of the decking. The deck materials finished surface was worn / aged. Examples pictured.



DECK FRAMING CONDITION
DECK SUPPORTING POST
CONDITION
DECK COVER TYPE
DECK STAIRS
DECK RAILINGS

The visible areas of the deck framing appeared to be in satisfactory condition.

The deck supporting posts appeared to be in satisfactory condition. The inspector did not determine how the post were secured in the ground or the depth that they travel in to the ground.

The deck was open and did not have a cover / roof.

The stairs were in satisfactory condition.

The railings were in satisfactory condition.

EXTERIOR

EXTERIOR SIDING AND TRIM CONDITION

WALL STRUCTURE TYPE
WALL STRUCTURE CONDITION

The wall structure appeared to be a wood framed system.

The house was an existing and completed structure. There were wall covering materials on the inside and siding on the outside installed over the wall structure in the home. The condition of the wall framing / structure could not be determined without performing a destructive inspection. The wall framing / structure condition was not determined.

EXTERIOR SIDING MATERIALS
VINYL SIDING CONDITION
WOODEN HORIZONTAL STRIP
SIDING CONDITION

The siding materials were a combination of: Vinyl Siding & Horizontal Strip Wood Siding
The vinyl siding appeared to be in satisfactory condition.

There were damaged / decayed areas wooden horizontal strip siding noted. Examples pictured.

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TRIM AND SOFFIT CONDITION Damage was noted in areas of the trim and soffits. Examples pictured.



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EXTERIOR PAINTED SURFACES Peeling paint was noted in the deck railings, trim, and wooden siding. Examples pictured.
CONDITION



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EXTERIOR STRUCTURAL CALKING CONDITION

Spots around the structure were noted that need to be calked / sealed. Caulk should be applied to areas such as where brick and wood siding meet, trim around window frames or doors, around piping and service penetrations. Also, any cracks that allow moisture or wind entry should be calked to prevent deterioration.

The exterior of the house was inspected from ground level only. Only visible & readily accessible portions of the windows, siding, and trim materials were able to be inspected / included as part of this inspection. The inspector probed any visible & readily accessible areas of siding and trim that showed signs of possible damage. Be aware that this inspection was visual and damage hidden by caulking & paint may have not been discovered. Some types of siding materials require control joints / expansion joints based on the size of the wall and siding material used. The inspector did not determine if expansion joints were needed in the installed siding or if they were properly spaced when present. The proper overlap, spacing, fastener type and fastener installation patterns of the siding materials were not determined.

WINDOWS CONDITION

TYPE OF WINDOWS WINDOWS CONDITION

Combination of: Single pane metal windows & Single pane wooden windows. The 2 metal windows were functional. **The inspector was unable to get any of the wooden windows to open. This was either door to being painted shut or being swollen shut. The bedrooms are required to have at least one operating window that can be used as a means of escape during a fire.** They all currently do not. **There were cracked windows noted in the study, living room, and bedroom #2. There was a window pane in bedroom #2 that was not secured in the window frame.**

WINDOW SCREENS

There were not window screens installed.

EXTERIOR ENTRY DOORS CONDITION

FRONT ENTRY DOOR OTHER ENTRY DOORS

The front entry door weather stripping needed attention. Rusting / damage was noted in the side entry door. Example pictured.



INTERIOR

GENERAL INTERIOR CONDITION

INTERIOR DOORS

One of the master bedroom door did not close. The bedroom #1 door and bedroom #1 closet doors did not secure closed.

INTERIOR WALLS

The visible portions of the interior walls not covered by personal belongings appeared to be in satisfactory condition with normal wear.

INTERIOR CEILINGS

The interior ceilings appeared to be in satisfactory condition.

INTERIOR FLOORING

There were "soft" spots noted in the living room & bedroom #2 areas near the front wall. ** SEE FOUNDATION SECTION **

INTERIOR CLOSETS

The visible portions of the interior closets not blocked by personal belongings appeared to be in satisfactory condition.

INTERIOR CABINETS, DRAWERS, AND DOORS

Cabinet doors in the kitchen & bathroom #1 were noted that did not secure closed.

INTERIOR COUNTERS

The bathroom #1 counter was cracked.

SHOWER / TUB WALLS

The shower and tub walls appeared to be in satisfactory condition.

SHOWER DOOR:

The master bathroom shower door leaked.



CALKING AT WATER CONTACT AREAS

Caulking around the toilet bases and the tub / shower valves & spigots is recommended.

INTERIOR ROOM PICTURES

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Master Bathroom



Bathroom #1



Study



Master Bedroom



Bedroom #1



Bedroom #2



Living Room



Dining Room

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Laundry Room



Kitchen

FOUNDATION

FOUNDATION

TYPE OF FOUNDATION
FOUNDATION DRAINAGE

Crawlspace Foundation

Water enters the crawlspace when it rains. Action should be taken to find where the water enters and prevent it from entering.

CRAWLSPACE FOUNDATION

LOCATION OF CRAWLSPACE
ENTRANCE
CRAWLSPACE ENTRANCE
CRAWLSPACE INSPECTED BY
CRAWLSPACE FLOOR
SOIL CONDITION
CRAWLSPACE VENTILATION
VAPOR BARRIER INSTALLED
CRAWLSPACE INSULATION
PIER CONSTRUCTION
MATERIALS
CONDITION OF PIERS
VISIBLE FRAMING CONDITION

Exterior

The crawlspace entrance is appeared to be adequately sized.

The crawlspace was inspected by entering and crawling through.

Dirt

Wet / Damp

The cross-ventilation in the crawlspace appeared to be adequate.

There was no vapor barrier installed.

There was not insulation installed under the flooring in the crawlspace.

The house was sitting on top of raised piers constructed of brick

The piers as installed appeared to be adequate. No engineering analysis was completed.

There was wood damaging insect damage noted in sills and piers in the front of the house and under bathroom #1. Some of the damage appears to be structurally significant.

Examples pictured.

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VISIBLE SUBFLOOR CONDITION There were soft spots noted in the sub flooring in areas in the front of the house from the interior and signs of damage noted from the crawlspace.



**OTHER INSPECTOR
COMMENTS**

Due to the current conditions it is RECOMMENDED that a licensed foundation contractor make a further evaluation of the entire foundation and repairs as needed prior to the close of escrow.

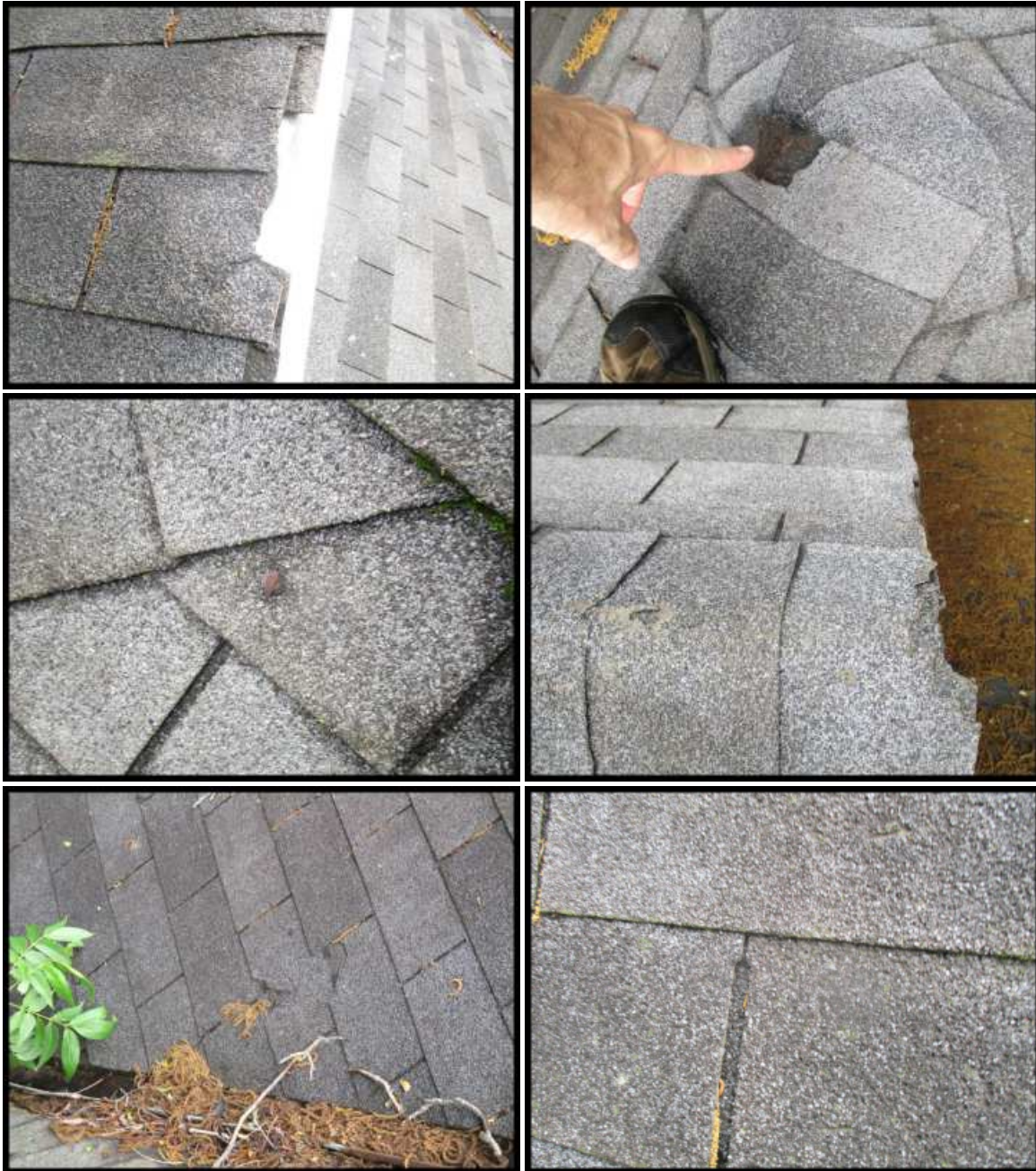
ROOF & ATTIC

ROOFING

ROOF TYPE	Gables
ROOF COVERING MATERIALS	Asphalt or Fiberglass composition shingles. These consist of a cellulose or fiberglass mat and asphalt impregnated with a colored granular surface. Shingles are applied in horizontal rows.
COVER LAYERS	The roof covering on the main structure appeared to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course.
UNDERLAYMENT NOTED	What appeared to be asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
CONDITION OF ROOF COVERING MATERIAL	There were damaged shingles noted. Nail pop ups were noted on the roof. There were shingles that did not have the proper overlap noted. There were shingles with excessive granular loss noted. Examples pictured.



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**SLOPE
FLASHING**

Medium and High

There was not a visible flashing in some of the front gable dormer areas. The flashing around the chimney has a large tar application that was cracking and peeling. Examples pictured.



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**MEANS OF ROOF INSPECTION
VALLEYS**

The roof covering was accessed with a ladder and inspected by walking on the roof.
One of the valleys was noted that was lifting off the roof surface.



**ROOF GUTTER SYSTEM
OTHER INSPECTOR
COMMENTS**

Areas of the gutters noted leaking / dripping from the seams.

Due to the current conditions it is RECOMMENDED that a licensed roofing contractor make a further evaluation of the entire roof system and repairs as needed prior to the close of escrow.

ATTIC

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ATTIC ACCESSIBILITY

There was a pull down ladder installed. **The ladder was too short. Replacement is needed.**



METHOD OF INSPECTION ROOF & CEILING FRAMING TYPE ROOF & CEILING FRAMING CONDITION

The attic cavity was inspected by entering the area.

A joist and rafter system was installed in the attic cavity to support the roof decking and ceiling.

There were poorly made repairs to the framing in the front portions of the house. Examples pictured.



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ROOF DECKING VENTILATION HI/LOW

The decking was made of butted boards
The front gable vent screen was torn / damaged.



VAPOR BARRIER INSTALLED INSULATION NOTED

There was not a visible vapor barrier installed.
The following type of insulation was noted in the attic: Fiberglass. **There appeared to be an average of only around 4" of insulation installed.**

INSULATION CLEAR OF SHEATHING

There appeared to be at least 1 1/2 inches of clearance between the roof sheathing and the insulation in the visible areas.

OTHER INSPECTOR COMMENTS

Due to the current conditions it is RECOMMENDED that a licensed framing contractor make a further evaluation of roof framing repairs and make any repairs as needed prior to the close of escrow.

ELECTRICAL SYSTEMS

PRIMARY POWER SOURCE

SERVICE VOLTAGE AND AMPERAGE SERVICE/ENTRANCE/METER

The incoming electrical service to this structure appeared to be 120/240 volts and 200 amps.

Overhead service was provided to the structure. The meter was located on the right side of the building. The main disconnect was located in the main panel. The masthead, supports, meter housing, and cable entrance to the structure appeared to be correctly installed.

POWER PANELS AND CIRCUITRY

MAIN POWER DISTRIBUTION PANEL LOCATION MAIN POWER PANEL SIZE MAIN PANEL SERVICE CABLE TYPE MAIN PANEL ACCESSIBILITY MAIN PANEL CONDITION MAIN PANEL TYPE: MAIN PANEL BREAKER TO WIRE COMPATIBILITY

Exterior Right Side

200 amp
Copper

The electrical panel was in a location that makes it readily accessible.

Missing panel cover screws were noted.

The structure was equipped with a breaker type main power panel.

The breakers in the main power panel appeared to be appropriately matched to the circuit wire gauge.

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MAIN PANEL LEGEND

MAIN PANEL COVER

REMOVED:

MAIN PANEL WIRE CONDITION FEEDER AND CIRCUIT WIRING TYPE

The breakers were not completely marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted.

Yes

Electrical circuitry wiring in the main electrical panel appeared to be correctly installed

The house has existing knob and tube wiring in use. Due to the age of the wiring some insurance companies will no longer write policies on homes with knob & tube wiring.

It is recommended that you inquire with you insurance company to be sure they will insure the property. There was also BX cable, cloth braided romex, and some modern grounded copper romex noted.



CIRCUIT WIRING CONDITION

There was knob and tub wiring noted that was buried in insulation. There were wire terminations & splices noted not in covered junction boxes. There was a junction box noted with a missing cover. The wiring for the kitchen disposal was not in conduit. Examples pictured.



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GROUNDING AND BONDING

The ground driven rod, solid conductor, and connection were located. **The clamp that attaches the ground wire to the ground rod was loose. It is located below the electrical meter.**



INTERIOR OUTLETS

There were 3 prong outlets in the house that were not grounded. It is likely they were originally 2 prong outlets that were switches to 3 prong outlets. When a 2 prong non ground outlet is changed over to a three prong outlet without a ground it should be GFCI protected. **These were not. There were outlets with reversed polarity noted in the study and master bathroom.** The bathroom outlets were GFCI protected. **The kitchen countertop outlets were not GFCI protected.** The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

EXTERIOR OUTLETS

There was a GFCI outlet on the rear deck area that did not function properly.

INTERIOR LIGHTING

There were a few missing / burnt out / non functional light bulbs in the home. The inspector was unable to verify if all the ceiling lighting functioned correctly. There was a functional light in each room.

EXTERIOR LIGHTING

There were a few missing / burnt out / non functional light bulbs at the exterior of the home. The inspector was unable to verify if all the lighting functioned correctly.

ATTIC LIGHTING

There were a few missing / burnt out / non functional light bulbs in the attic. The inspector was unable to verify if all the lighting functioned correctly.

AFCI CIRCUIT PROTECTION

The house living areas were not AFCI protected. This was not required at the time of construction.

OTHER INSPECTOR COMMENTS

Due to the current conditions it is RECOMMENDED that a licensed electrician make a further evaluation of the entire electrical system and repairs as needed prior to the close of escrow.

PLUMBING SYSTEM

WATER HEATER

NUMBER OF WATER HEATERS

One

TANK CAPACITY

A 40 gallon water heater was installed.

FUEL SOURCE FOR WATER HEATER

The water heater was electrically heated.

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ELECTRIC SERVICE TO WATER HEATER The electric service to the water heater appeared to be installed in an acceptable manner.

EXPOSED WATER HEATER CONDITION The exposed portions of the water heater appeared to be in functional condition.

WATER HEATER OVERFLOW PAN There was a overflow pan under the water heater. The overflow pan appeared to be serviceable.

WATER PIPING CONDITION *** SEE MAIN PLUMBING SECTION ***

WATER HEATER FILL VALVE INSTALLED There was incrustation and/or mineral deposits from a past leak on the water shut off valve. However, no leaks are visible. Small leaks such as this often seal themselves due to corrosion. This area may leak again in the future. It is suggested that it be corrected.



TEMPERATURE CONTROLS The thermostat and temperature controls appeared to function normally.

DRAIN VALVE There was a drain valve installed on the lower side of the water heater.

TEMPERATURE & PRESSURE RELIEF VALVE There was a temperature and pressure relief valve installed on the water heater.

T&P DRAIN PIPE The T&P valve drain line was connected in to the PVC pan drain line.



MAIN PLUMBING

MAIN GAS LINE CUTOFF LOCATION Exterior right side of the home.

INTERIOR GAS SUPPLY PIPING MATERIAL The visible interior gas supply piping in the structure appeared to be galvanized, CSST, and black steel.

FUEL DISTRIBUTION PIPING CONDITION The visible gas piping appeared functional. The piping was not pressure tested.

WATER SOURCE City/Municipal

MAIN WATER LINE CUTOFF LOCATION In front of the water meter at the street.

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INTERIOR WATER SUPPLY PIPING MATERIAL INTERIOR WATER SUPPLY PIPING CONDITION

The interior water supply piping in the structure appeared to be PVC, CPVC, copper, and PEX.

There was PVC piping / fittings noted carrying hot water. Example pictured. **Piping was noted in the crawlspace & exterior that was not insulated.** **PEX piping was noted in the crawlspace that was not secured / supported.**



WATER PRESSURE

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch was noted and is considered within normal/acceptable range. The located and tested exterior hose bib(s) appeared to function normally.

EXTERIOR HOSE BIBS FUNCTIONAL

FUNCTIONAL SUPPLY SEWAGE DISPOSAL TYPE WASTE LINE MATERIALS WASTE PIPING CONDITION

By testing multiple fixtures at one time, functional flow of the water supply was verified.

Public Sewer System

The predominant waste line material appeared to be cast iron & PVC.

There was a waste piping leak noted under bathroom #1. Example pictured.



VENT PIPE MATERIAL VENT PIPING CONDITION

The vent material, as it passes through the roof, appeared to be cast iron & PVC.

There was a PVC vent pipe noted that terminated in the rear attic area.



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FUNCTIONAL DRAINAGE

Functional drainage appeared to be at an good level. Functional drainage was checked by running multiple water fixtures for at least 15 minutes. Water drained at a rate faster than was supplied. **The inspector was unable to view the condition of the drainage pipes located underground and in other inaccessible areas. Condition of the underground and inaccessible drainage pipes is not included as part of this inspection. It is recommended that you inquire with the sellers as to any known drainage issues. Examples of drainage issues are slow drains and drains that back up.**

OTHER COMMENTS

There was a pool of water noted in the crawlspace around an area of supply piping and water piping. The water was moving within itself. It is possible the water could be from a supply / waste pipe leak.



BATHROOM, LAUNDRY, AND KITCHEN PLUMBING

BATHROOM BASIN AND DRAIN FIXTURES There was not a sink stopper installed in the master bathroom.

KITCHEN BASIN AND DRAINAGE FIXTURES The sink and drainage lines appeared to be satisfactory.

BATHROOM FAUCET AND SUPPLY LINES Faucets and supply lines appeared to be satisfactory with no leaks noted.

KITCHEN FAUCET AND SUPPLY LINES Faucets and supply lines appeared satisfactory with no leaks noted.

TOILETS CONDITION The toilets appeared to be functional.

TUBS / SHOWERS The tub / showers were functional.

OTHER INSPECTOR COMMENTS **Due to the current conditions it is RECOMMENDED that a licensed plumbing contractor make a further evaluation of the entire plumbing system and repairs as needed prior to the close of escrow.**

HEATING, VENTILATION & AIR CONDITIONING SYSTEM

THERMOSTAT

THERMOSTAT CONDITION The thermostat was tested in Cool, Heat, and Fan modes. The thermostat appeared to work properly when tested.

NUMBER OF HVAC UNITS There was one HVAC unit installed.

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HEATING UNIT

HEATING SYSTEM TYPE A forced air furnace was installed as the primary source of heat.
FUEL SOURCE The fuel source was natural gas.
FLUE TYPE The flue pipe was metal.
FLUE CONDITION **The heating unit flue cap was crushed / damaged.**



MEANS OF ELECTRICAL DISCONNECT There was a means of electrical disconnect installed.
UNIT TESTED Yes. The scope of this inspection does not include the effectiveness or adequacy of the system.
GAS FURNACE TEMPERATURE DIFFERENTIAL The desired temperature rise was met.
UNIT SUPPORTED The unit was properly supported.
HEAT EXCHANGER VISUALLY INSPECTED Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger. Equipment and controls which are part of the furnace block access to the heat exchanger. Only the visible portions of the heat exchanger are included as part of this inspection.
HEAT EXCHANGER CONDITION The visible portions of the heat exchanger appeared to satisfactory. The heat exchanger was inspected without invasive or destructive means. Usually only a small portion of the exchanger is visible without partial or total disassembly of the furnace. This inspection covers only the readily visible portions of the heat exchanger.
EVAPORATOR COIL The inspector was not able to view the evaporator coil. In order to view the evaporator coil some disassembly of the unit is required.
BLOWER CONDITION The blower assembly appeared to be performing as expected.
FILTER CONDITION The filter was correctly installed. **It is recommended that the filter(s) be changed or cleaned when you move in.**

AIR CONDITIONING UNIT

TYPE Refrigerator/Split System.
UNIT TESTED Yes. The scope of this inspection does not include the effectiveness or adequacy of the system.
INSULATION WRAP ON THE SUCTION LINE The insulation wrap on the suction line of the freon line set was in functional condition in the visible areas.
CONDENSER CLEAR OF OBSTRUCTION The condensing unit was free of any air flow obstructions.
CONDENSER CABINET LEVEL The condensing unit was level.

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CONDENSING COIL CONDITION The condensing coil has several damaged / crushed fins.



CONDENSER FAN CONDITION The fan appeared to function correctly.
SERVICE DISCONNECT The installed service disconnect was located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

CONDENSATE LINE **The line drained to the crawlspace / exterior of the home.** Current building requirement require it to be drained to a sanitary drain line. Periodic checking to make sure that the line is clear will help to maintain the system.

SECONDARY CONDENSATE LINE The secondary condensate drain line appeared to be adequately installed.

SECONDARY DRAIN PAN CONDITION **The drain pan was not properly centered under the evaporator.**



TEMPERATURE DIFFERENTIAL The desired temperature drop was met.

DUCTWORK

DUCTWORK TYPE The ductwork consist of flexible ducts
DUCTS CONDITION The ductwork was enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. Only visible portions of the ductwork is included as part of this inspection.

DUCT INSULATION IN UNHEATED SPACES The exposed ductwork in unheated spaces was insulated adding to the efficiency of the heating and air conditioning systems.
ADEQUATE RETURNS OR UNDERCUT DOORS Yes
INTERIOR ROOM HEAT SOURCES There was a heat source in the required areas.

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OTHER INSPECTOR COMMENTS

The inspector was unable to determine if the unit has had its summer servicing. It is recommended that you inquire with the home owners as to if it has and verify it with a receipt. It is recommended that if the unit has not yet had its summer servicing that Cleaning/Service of the entire HVAC system by a licensed HVAC contractor be preformed prior to the close of escrow.

FIREPLACE

FIREPLACE

LOCATION OF FIREPLACE

Living Room

TYPE OF FIREPLACE

There was a masonry-built fireplace installed. **The fireplace has been sealed and is no longer functional.**

FIREPLACE FUEL

There was a gas ventless space heater installed. **The inspector was unable to get it to function.**

EXTERIOR STACK MATERIAL

The exterior fireplace stack was made of mortar and brick.

EXTERIOR STACK CONDITION

The exterior stack appeared to be in satisfactory condition. **The flue was capped at the top it what appeared to be foil tape. Installation of a metal sap is recommended.**



APPLIANCES

SMALL APPLIANCES

SMOKE DETECTORS

The existing smoke detectors were not tested, but they are only noted as to presence. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level. **The home did not have smoke alarms installed in all of the recommended areas.** Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you can verify the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

DOORBELL

None

KITCHEN DISPOSAL

The disposal did not function.

BATHROOM VENTILATION FANS

There was no exhaust fan or functional window in the master bathroom. Current building standards require either an exhaust fan or a functional window for ventilation. Consideration should be given to the installation of either. **The bathroom #1 ventilation fans vent into the attic space.** This introduces moisture into the attic. Although allowed when the house was built current building standards require the fans to be vented to the exterior.

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INTERIOR CEILING FANS

The interior ceiling fans were functional in the speed they was tested in. All the fan speeds were not tested. **Fans were noted that wobbled.**

LARGE APPLIANCES

RANGE/OVEN

All the range top burners were tested and were functional. The oven also was functional. Temperatures of heat settings were not tested. **The oven was not secured in the cabinet.**



DISHWASHER

The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

REFRIGERATOR MICROWAVE OVEN

None.

There was a microwave oven. The unit was tested by heating water. The unit functioned as intended. **The door rubbed.**

WASHER & DRYER WASHER HOOKUP

None

There was a connection box installed in the wall supply connections and a drain pipe. The drain pipe and connections were not tested. **There was incrustation and/or mineral deposits from a past leak on the water shut off valves for the washing machine.** No leaks were visible. Small leaks such as this often seal themselves due to corrosion. This area may leak again in the future. It is suggested that it be corrected.



DRYER HOOKUP

There was a hookup for both a gas dryer and a 220-volt electric dryer. The dryer plug was a 3 prong plug.

DRYER VENTILATION

The dryer vent was damaged at the exterior.

