

PELICAN STATE INSPECTION, L.L.C.
Office / Cell (318) 294-1972 Fax (866) 497-4428

Jim Buyer

RE: 1234 Typical Older House Report



Dear Jim Buyer,

At your request, a visual inspection of the above referenced property was conducted on June 5, 2016. This Inspection Report and Summary reflects the visual conditions of the property at the time of the inspection only. This list is not intended to determine which items need to be addressed per the contractual requirements of the sale of the property.

FOR YOUR CONVENIENCE THIS REPORT SUMMARY IS PROVIDED AS A COURTESY FOR QUICK ACCESS TO THE INFORMATION WITHIN THE 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 THE INSPECTION REPORT IN ITS ENTIRETY AS YOU MAY DEEM SOME COMMENTS THAT ARE NOT IN THE SUMMARY TO BE OF GREAT IMPORTANCE.

This inspection company recommends that any major system that is found to be damaged / defective be completely evaluated by a licensed tradesman from the respective field prior to the close of escrow and that repairs are made accordingly.

Report Summary

EXTERIOR

WOODEN HORIZONTAL STRIP SIDING 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 CONDITION

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



WINDOWS CONDITION

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 on 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.**

INTERIOR

SHOWER DOOR

The master bathroom shower door leaked.

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FOUNDATION

FOUNDATION DRAINAGE

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

VISIBLE FRAMING CONDITION

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 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

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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FLASHING

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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VALLEYS

One of the valleys was noted that was lifting off the roof surface.



OTHER INSPECTOR COMMENTS

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

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



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ROOF & CEILING FRAMING CONDITION

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



VENTILATION HI/LOW

The front gable vent screen was torn / damaged.



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.

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ELECTRICAL SYSTEMS

FEEDER AND CIRCUIT WIRING

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.

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 FILL

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

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future. It is suggested that it be corrected.

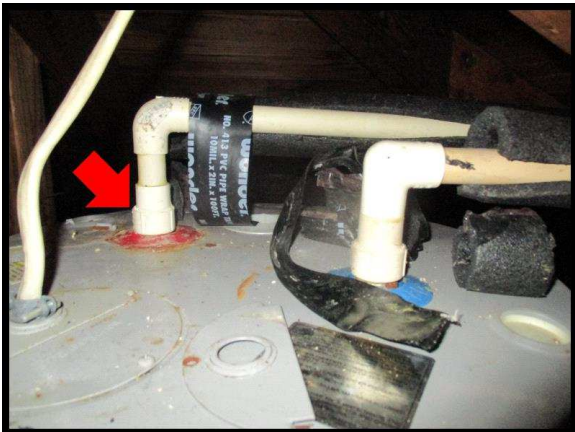


The T&P valve drain line was connected in to the PVC pan drain line.



INTERIOR WATER SUPPLY PIPING CONDITION

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.



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WASTE PIPING CONDITION

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



VENT PIPING CONDITION

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



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.

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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

HEATING UNIT

The heating unit flue cap was crushed / damaged.



AIR CONDITIONING UNIT

The condensing coil has several damaged / crushed fins.

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The drain pan was not properly centered under the evaporator.



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 is has and verify it with a receipt. It is recommended that if the unit has not yet had its summer servicing that Cleaning/Serviceing of the entire HVAC system by a licensed HVAC contractor be preformed prior to the close of escrow.

FIREPLACE

The flue was capped at the top it what appeared to be foil tape. Installation of a metal sap is recommended.

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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.

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. .

RANGE/OVEN

The oven was not secured in the cabinet.



WASHER HOOKUP

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

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due to corrosion. This area may leak again in the future. It is suggested that it be corrected.



DRYER VENTILATION

The dryer vent was damaged at the exterior.



Thank you for selecting Pelican State Inspection to perform your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Pelican State Inspection

Foxe Smothers
LHI #10399