



Inspection Report

Best Client

Property Address:
123 Sample St
Baton Rouge LA 70810



At Ease Home Inspections LLC

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Date: 1/1/2026	Time: 08:30 AM	Report ID: Sample
Property: 123 Sample St Baton Rouge LA 70810	Customer: Best Client	

Comment Key or Definitions

Directional references in the report are if the inspector is facing the front of the building.

The report contains pictures of randomly selected items, the pictures do not necessarily determine the severity of the deficiencies, pictures were not taken of all deficiencies.

PURPOSE OF INSPECTION: The general purpose of this limited, visual inspection, evaluation and report is to provide the client with a better understanding of the property conditions, as observed at the time of the inspection, and to identify, for the client's knowledge, the readily visible and accessible and apparent installed systems and components that do not function as intended, allowing for normal wear and tear, or which adversely affect the habitability of the dwelling, without regard to life expectancy. SCOPE OF THE INSPECTION: The limited, visual inspections and reports for this building are intended for the exclusive use of the "**Client**" only, and will be performed in conformance with the minimal applicable "**Standards of Practice**" of the "**Louisiana State Board of Home Inspectors**" (**LSBHI**), which is the "State Law" governing home inspections. A copy of these LSBHI "**Standards of Practice**", with the general limitations and exclusions, is included within the "**Clients**" report, and is also available at <http://www.lsbhi.state.la.us/>. It is suggested that the "**Clients**" review these exclusions, and make arrangements for additional inspections should components which are of concern be included within these exclusion lists. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

The following definitions of comment descriptions represent this inspection report:

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:

25 to 30 Years

Home Faces:

NE

Client Is Present:

Yes

Weather:

Clear

Temperature:

70 to 80 Degrees

Rain in last 3 days:

Yes

Living Area Square Footage:

3895

All Utilities Turned On for Inspection:

Yes

Occupied or Vacant:

Vacant

1. Roofing / Chimneys / Roof Structure and Attic

As a home inspector we are not required to access the roof surface but we make every attempt to do so. Sometimes the roofing surface is too steep, slippery from fungus growth or rain, or too worn to walk on, in these cases the inspection is done from the ground or ladder and binoculars are used in some cases to inspect for deficiencies. The bottom of the sub-roofing is inspected from the attic when accessible but not all areas are accessible from the attic especially around the edges of the roof. To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the roof inspection; See the previously emailed and signed document labeled "Standards of Practice".

Styles & Materials

Roof-Type & Method Used to Inspect: Hip with Gables Ladder	Roof Covering: Architectural Styled Asphalt/ Fiberglass Shingles Metal Awning	Shingle Roof Condition & Approximate Age: Good 1 to 5 Years
Chimney (exterior): Vinyl Siding	Roof Ventilation: None found	Roof Structure: Not visible
Ceiling Structure: 2 x 6 minimum sizing 16" centers	Attic info & method used to observe attic: Pull Down stairs Walked Storage Light in attic	Attic Insulation: Blown Open cell spray foam
Sky Light(s): One or more Fixed		

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

(1) I could not determine if the metal patio covers leak. **I suggest checking for leaks during the next rain and repairing if needed.**



1.0 Item 1(Picture)

(2) A ladder was used around the perimeter of the roof to inspect its condition, I was not able to get on the roof. If a more extensive inspection is desired I suggest a reputable roofing company view from on the roof.

1.1 FLASHINGS (wall run, drip edge)

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (plumbing, electrical, gas)

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned. I was unable to determine if these conditions exist, repair as needed.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

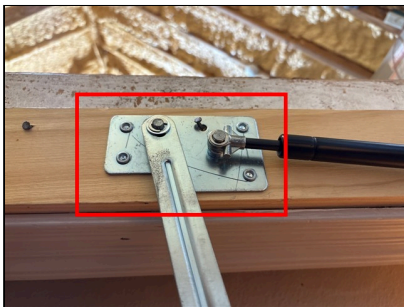
1.4 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Repair or Replace

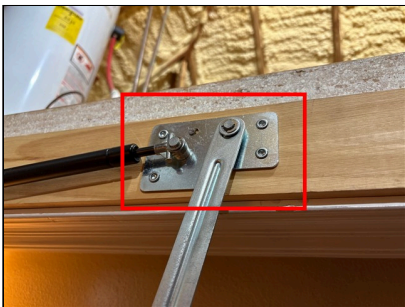
 The pull-down attic stair needs steel lag screws and or 16D nails installed at hinge-mounts per manufacturers recommendations. The stairs are currently installed with framing nails which do not have the shear strength for this purpose. **Injury could result if not repaired. Repair or replace by a qualified person.**



1.4 Item 1(Picture)



1.4 Item 2(Picture)

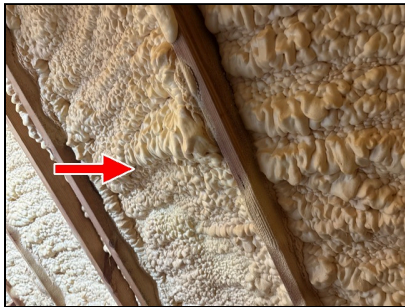


1.4 Item 3(Picture)

1.5 INSULATION IN ATTIC

Comments: Repair or Replace

 This house has spray foam insulation installed at the roof line. Today's standard requires that the roof rafters be encapsulated with the spray foam, any fiberglass batt insulation at the ceiling level should be removed, and gas-fired appliances should not be located in the encapsulated attic space. The improperly installed spray foam appears to be causing higher than normal humidity levels in the attic. **I recommend a licensed HVAC technician examine this attic space and install a dehumidifier.**



1.5 Item 1(Picture)



1.5 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. Asphaltic or fiberglass shingled composition roof surfaces typically exist in one of three stages during there functional life: In the first stage (Good) the shingles are generally flat and pliable indicating a leak proof roof, this stage normally last from being new to 4 to 6 years old. The second stage or (Fair) is when the shingles become "brittle", "crack", curl on the corners and have bead loss, this stage can start as early as 3 to 5 years and extend through 8 to 12 years, some nail pop may occur on this age roof and the shingles will require regular maintenance to maintain a leak proof roof. The third and final stage (Poor) is when the shingles become brittle, cracked, curled and cupped. Bead loss is evident in the gutters and on the ground. When the shingles are in this stage walking on the roof can damage the shingles. The shingles can be easily damaged by wind and rain and leakage may occur at any time, indicating that replacement will be justified. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our region of the country often experiences high intensity wind driven rains, which *can* penetrate a roof surface in any of these conditions. The necessary ridge, gable and turbine vents and the plumbing and gas vents and flashings are all susceptible to water intrusion during these weather conditions. There are some roofing manufactured which have longer life expectations, and factors such as a southern exposure, shaded areas, attic ventilation and wind breaks can create varying conditions of the roofing on the same roof. The flashings around fireplaces, vent pipes and other roof penetrations can also deteriorate with time, and require periodic maintenance such as re-caulking or sealing. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. We also recommend that the contractors performing the work inspect for other deficiencies that were not visible or revealed in this inspection so that all deficiencies are repaired or replaced to a satisfactory level for the parties involved, keeping a standard of safety and quality for this type dwelling

2. Exterior

The exterior of the building is a limited visual inspection that is done without removing any part (s) of the building so there is the possibility of deficiencies behind wall, roof or floor coverings that could not be detected. If there is damage to the outside covering it is assumed that there may be some damage to the area that is not visible. To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the exterior inspection; See the previously emailed and signed document labeled "Standards of Practice".

Styles & Materials

Siding Style & Materials:

Brick with weep holes
Horizontal vinyl siding

Soffit Material:

Vinyl

Fascia Material:

Metal

Window Types:

Wooden fixed glass
Vinyl double pane single hung
Vinyl fixed glass

Garage Door Opener Safety

Features:

No Garage

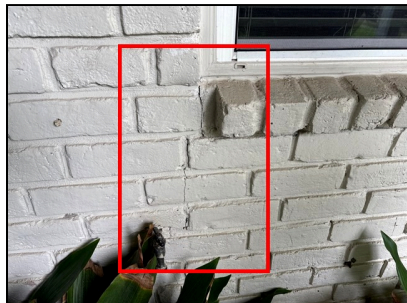
Exterior Columns:

3" x 3"
6" x 6"
Aluminum
Wood

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM**Comments:** Inspected

(1) It is common for bricks and the mortar between the bricks to crack from normal settlement in exterior areas of the building. I suggest sealing these areas to prevent moisture intrusion, periodic sealing may be necessary as a normal maintenance item. Any cracking beyond the normal expected amount will be noted in the structural section of this report. One or more weep holes have been sealed with spray foam.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) Vinyl siding, soffit and trim becomes less pliable over time and can be damaged when struck, **I suggest sealing any areas that are damaged to prevent further damage and to eliminate moisture intrusion behind the vinyl.**

(3) The vinyl siding is loose/detached in one or more areas near the foundation at the front of the home. This area has been filled with spray foam. Repair as needed.



2.0 Item 3(Picture)



2.0 Item 4(Picture)

(4) There is some deterioration present on the exterior wood in one or more places. This is considered a normal maintenance item and should be repaired or replaced as needed.



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 DOORS (Exterior)

Comments: Inspected

(1) The front entry door reveals daylight at the weather-stripping and/or threshold when closed. The door rubs at the threshold. Repair as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

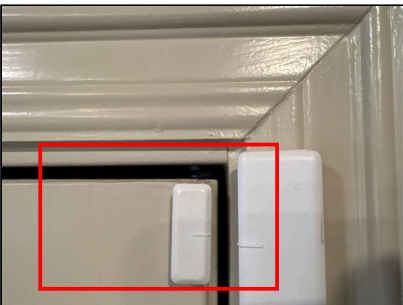


2.1 Item 3(Picture)

(2) The right side entry door revealed daylight at the weatherstripping and/or threshold when closed. Repair as needed.



2.1 Item 4(Picture)



2.1 Item 5(Picture)

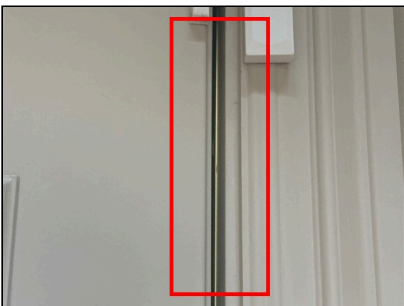
(3) The rear entry door reveals daylight at the weather-stripping and/or threshold when closed. Repair as needed.



2.1 Item 6(Picture)



2.1 Item 7(Picture)

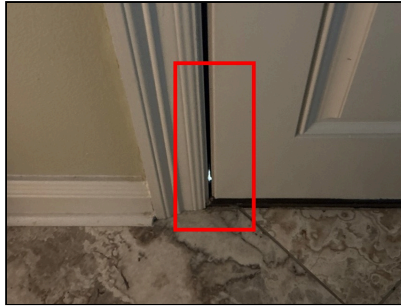


2.1 Item 8(Picture)

(4) The entry door from the hallway to the back patio reveals daylight at the weatherstripping and/or threshold when closed. The door does not latch at the handle set, but will secure with the deadbolt. Repair as needed.



2.1 Item 9(Picture)



2.1 Item 10(Picture)



2.1 Item 11(Picture)

(5) Entry door from the back patio to the converted garage reveals daylight at the weatherstripping and/or threshold when closed. Repair as needed.



2.1 Item 12(Picture)



2.1 Item 13(Picture)

(6) There are signs of past moisture intrusion at the sidelight frame on the converted garage entry door. These areas were dry at the time of this inspection. **I recommend monitoring these areas for further damage and repairing as needed.**



2.1 Item 14(Picture)

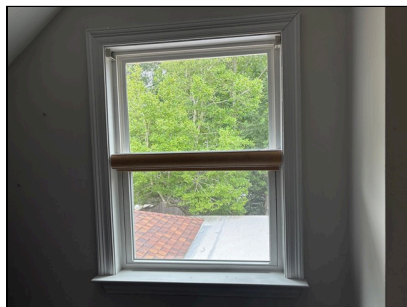


2.1 Item 15(Picture)

2.2 WINDOWS

Comments: Inspected

(1) One or more windows have been fixed so they will not open, this can be a safety concern if the windows are needed for emergency egress. Repair as needed.



2.2 Item 1(Picture)

(2) There are one or more windows with the seals broken. This is where moisture gets between the panes and clouds the windows. This does not affect the moisture content into the dwelling but is cosmetic.



2.2 Item 2(Picture)

(3) One or more interior window sills have moisture damage. These were dry at the time of this inspection. Repair as needed.



2.2 Item 3(Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

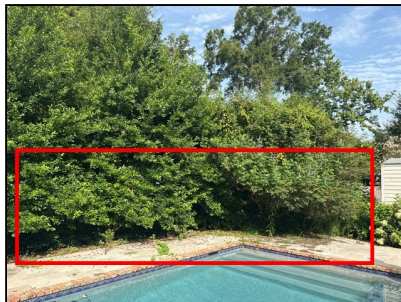
Comments: Inspected

(1) The soil levels and or flower bed levels should be maintained so that *4 to 6 inches* of

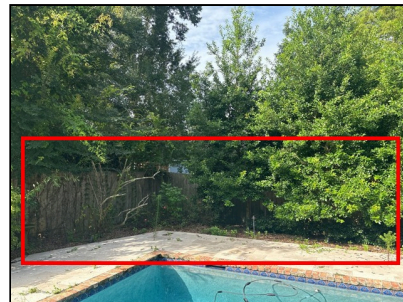
foundation is *visible* when *possible*, vegetation should be a **minimum** of 12 inches away from the building, both of these conditions help prevent pest, insect and moisture intrusion into the building. The flower beds should slope away from the structure to prevent moisture from entering the dwelling or standing next to the foundation wall. It can not be determined if any drainage systems around the house are working, I recommend having these drains cleaned and maintained to prevent moisture intrusion into the dwelling. The vegetation around the home and pool area are overgrown and need to be trimmed back.



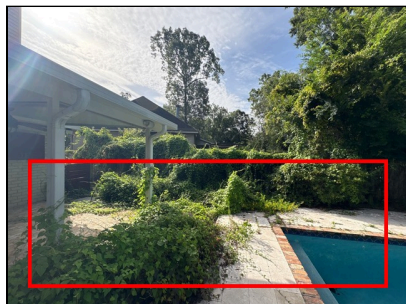
2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



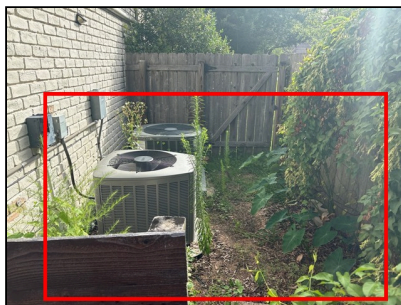
2.4 Item 5(Picture)



2.4 Item 6(Picture)



2.4 Item 7(Picture)



2.4 Item 8(Picture)



2.4 Item 9(Picture)



2.4 Item 10(Picture)



2.4 Item 11(Picture)

(2) Most incidental concrete (*driveways, walkways, etc.*) have been poured **without** the use of wire mesh and rebar and some cracking is *normal*, the cracks should be sealed to prevent further

damage from moisture intrusion. Some of the cracking can become **excessive** and create **tripping hazards**, these **hazards** should be eliminated as needed.

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

The metal fascia covering is loose/detached in one or more areas. Repair as needed.



2.5 Item 1(Picture)

2.6 EXTERIOR COLUMNS

Comments: Inspected

2.7 GARAGE/CARPORT/STORAGE

Comments: Inspected

2.8 OUTDOOR KITCHEN

Comments: Inspected

The burners on the outdoor grill worked as intended. The refrigerator operating and maintaining normal temperatures.



2.8 Item 1(Picture)



2.8 Item 2(Picture)



2.8 Item 3(Picture)



2.8 Item 4(Picture)



2.8 Item 5(Picture)

2.10 ADDITIONAL BUILDINGS ON PROPERTY

Comments: Not Inspected

I did not inspect any additional buildings. I only inspected the main structure. Deficiencies may exist with these structures or buildings. Our company makes no representation to the condition of these structures or buildings.



2.10 Item 1(Picture)



2.10 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. We also recommend that the contractors performing the work inspect for other deficiencies that were not visible or revealed in this inspection so that all deficiencies are repaired or replaced to a satisfactory level for the parties involved, keeping a standard of safety and quality for this type dwelling.

3. Kitchen/Utility Components and Appliances

To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the interior inspection; See the previously emailed and signed document labeled "Standards of Practice".

Styles & Materials

Exhaust/Range hood:

RE-CIRCULATE
IN MICROWAVE

Clothes Dryer Vent:

Metal
Out the wall

Clothes Dryer Power Source:

Gas
240 Electric

Washer Drain Size:

1 1/2" Diameter (undersized)

Inspection Items

3.0 APPLIANCES

Comments: Inspected

(1) All burners on the slide-in gas range and oven worked as intended. The oven was set to 350° and came to temperature.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

(2) The recirculating microwave vent hood worked as intended. The surface lights did not work. Check the bulbs. Repair as needed. By today's standards and kitchen ventilation over a gas

range should vent to the exterior of the home.



3.0 Item 4(Picture)



3.0 Item 5(Picture)

(3) The dishwasher was run through a short cycle. The unit ran and drained as intended. The buttons on the control panel are damaged and the dishwasher is not secured to the countertop. The soap dispenser does not latch closed. Repair as needed.



3.0 Item 6(Picture)



3.0 Item 7(Picture)



3.0 Item 8(Picture)

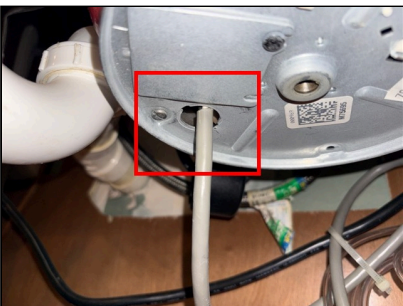


3.0 Item 9(Picture)

(4) The disposal worked as intended. The rubber splash guard is damaged. The electrical whip is installed without the use of a wire clamp. Repair as needed.



3.0 Item 10(Picture)



3.0 Item 11(Picture)

(5) The instant hot water dispenser worked as intended.



3.0 Item 12(Picture)



3.0 Item 13(Picture)

(6) The refrigerator/freezer was operating and maintaining proper temperatures at the time of this inspection. Ice makers and water dispensers were not tested. Since refrigerators are not included in a home inspection, this information was provided as a courtesy.



3.0 Item 14(Picture)



3.0 Item 15(Picture)

3.1 UTILITY

Comments: Repair or Replace



(1) The hot water valve at the washer box leaks when turned off. **Repair is needed.**



3.1 Item 1(Picture)

(2) It is not recommended to have a screen at the bottom of the dryer vent. The screen will collect lint. Repair as needed.



3.1 Item 2(Picture)

(3) The drain line for the washing machine is 1 1/2" piping. This size piping was widely used during the time of construction of this dwelling, today's standards call for 2" piping on the washing machine drain line. The water pressure when the washing machine pumps out will sometimes cause the 1 1/2" drain piping to back up. There are no visible signs of this happening but this should be monitored.

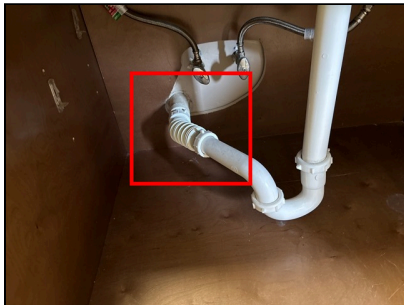


3.1 Item 3(Picture)

3.2 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

There is corrugated piping used at the sink waste drain lines at the kitchen. This style of piping is prone to clogging faster than smooth bore piping. Repair as needed.

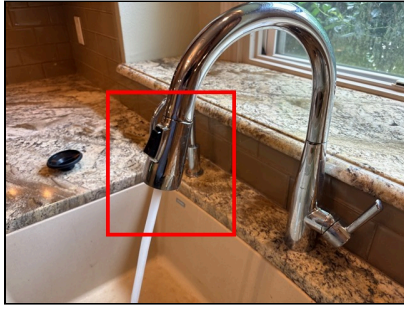


3.2 Item 1(Picture)

3.3 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

(1) The handheld sprayer at the kitchen sink faucet is damaged. Repair as needed.



3.3 Item 1(Picture)

(2) Pot fillers are a water supply source without a corresponding wastewater drain. Because of this, pot fillers are not tested as part of this inspection.



3.3 Item 2(Picture)

3.4 OUTLETS WALL SWITCHES and FIXTURES

Comments: Inspected

3.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

3.6 COUNTERS AND CABINETS

Comments: Inspected

The kitchen, bar and utility room cabinets and countertops are worn but serviceable and typical for the age of the home.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)



3.6 Item 4(Picture)



3.6 Item 5(Picture)



3.6 Item 6(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. We also recommend that the contractors performing the work inspect for other deficiencies that were not visible or revealed in this inspection so that all deficiencies are repaired or replaced to a satisfactory level for the parties involved, keeping a standard of safety and quality for this type dwelling.

4. Rooms

To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the interior inspection: See the previously emailed and signed document labeled "Standards of Practice". This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Styles & Materials

Interior Columns:

None

Smoke Detectors:

Several

Carbon Monoxide Detectors:

Several

Types of Fireplaces & Number Operable:

- Solid Fuel (Wood)
- Gas/LP Log starter
- One

Inspection Items

4.0 CEILINGS

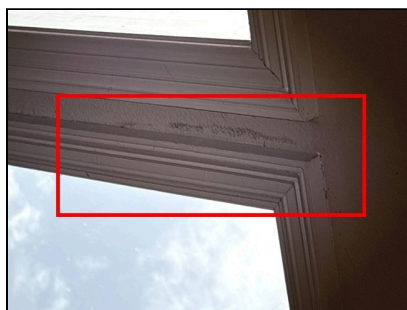
Comments: Repair or Replace

📍 (1) Microbial growth was noted in one or more places at the greatroom ceiling near the fireplace. Normally the underlying cause of this is moisture from attic air intrusion and/or higher than normal humid conditions. The growth can normally be rectified by preventing or stopping these conditions from existing and cleaning. If this is a concern to the client, we offer sample testing by a private testing laboratory for your convenience.



4.0 Item 1(Picture)

📍 (2) Microbial growth was noted in one or more places at the greatroom ceiling near the skylights. Normally the underlying cause of this from leaking around the skylight flashing. Possible leaks may have been fixed when the roof was replaced. The growth can normally be rectified by preventing or stopping these conditions from existing and cleaning. If this is a concern to the client, we offer sample testing by a private testing laboratory for your convenience.

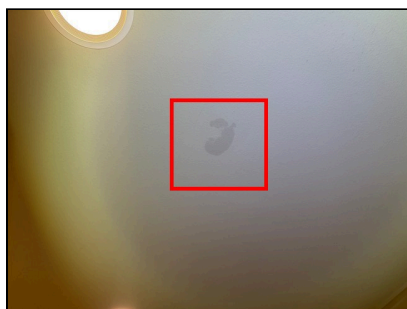


4.0 Item 2(Picture)



4.0 Item 3(Picture)

(3) The ceiling is stained in one or more places. It appears that the staining is old. Monitor for further staining and repair as needed.



4.0 Item 4(Picture)



4.0 Item 5(Picture)



4.0 Item 6(Picture)

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

(1) One or more floor tiles are loose. Repair as needed.



4.2 Item 1(Picture)

(2) There is general wear and damage from use to the flooring in one or more places. Repair as needed.

4.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

The spindles on the railings are too far apart which could allow a child to get their head through and get caught or fall through. In older construction it was allowed to have the spindles over 4" apart, today's standards suggest the spindles be 4" or less apart. The handrail at the top of the stair is loose. Repair as needed.

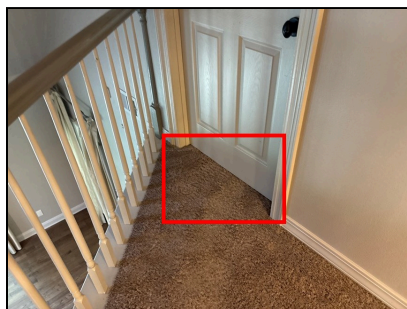


4.4 Item 1(Picture)

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

One or more interior doors are too close to the floor when closed and will not allow return air flow under the doors. An entry door to a room with an HVAC vent should have 1/2" to 3/4" inch of clearance under the door. Repair as needed.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

4.6 SMOKE DETECTORS

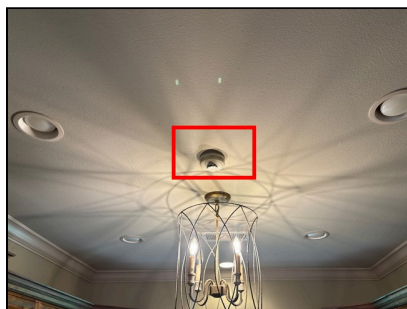
Comments: Inspected

(1) There are one or more smoke detectors installed on the alarm system that could not be checked. **I suggest checking these before occupancy to insure that they are working properly.**



4.6 Item 1(Picture)

(2) There are one or more heat detectors in this home, these are normally installed on the alarm system and could not be checked. **I suggest checking these before occupancy to insure that they are working properly.**



4.6 Item 2(Picture)

(3) Smoke detectors are an essential part of a home for the safety of the occupants. I recommend that you consult your local fire officials to establish what is needed and where to install them in your home to make it safe and establish a maintenance schedule to keep it safe for years to come. As a rule of thumb under current recommendations there should be at least

one smoke detector in each bedroom and one in every hallway.

(4) Smoke detectors have an effective lifespan of ten years. One or more smoke detectors appear to be older. I recommend verifying the age of all smoke detectors and replacing them as needed.

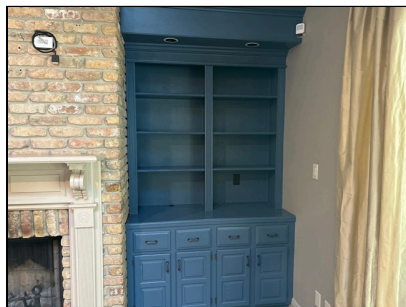
4.7 CARBON MONOXIDE DETECTORS

Comments: Inspected

4.8 COUNTERTOPS AND CABINETS

Comments: Inspected

The built-in cabinets and countertops are worn but serviceable and typical for the age of the home.



4.8 Item 1(Picture)



4.8 Item 2(Picture)

4.9 FIREPLACE (Wood burning, Vent-less gas, Vented gas) & FLUE PIPES

Comments: Inspected

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Before the beginning of the wood burning season, all fireplace flues and flue lining should be inspected by a chimney professional. Fireplace flues and linings are not fully visible and are not included in the scope of this inspection. For safety we recommend installing a CO detector no closer than 15 feet from the fireplace. The ash needs to be cleaned out of the bottom of the firebox.



4.9 Item 1(Picture)



4.9 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. We also recommend that the contractors performing the work inspect for other deficiencies that were not visible or revealed in this inspection so that all deficiencies are repaired or replaced to a satisfactory level for the parties involved, keeping a standard of safety and quality for this type dwelling.

5(A) . Master Bath

Styles & Materials

Exhaust Fans:

- Fan with light
- Ducting not visible

Inspection Items

5.0.A COUNTERS AND CABINETS

Comments: Inspected

The master bath cabinets and countertops are serviceable and updated for the age of the home.



5.0.A Item 1(Picture)

5.1.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

 The stop valve linkage and mechanism at the tub drain is loose and may be leaking under the tub. **Repair is needed by a licensed plumber.** Because the drain line is not connected properly the tub supply valves could not be tested.



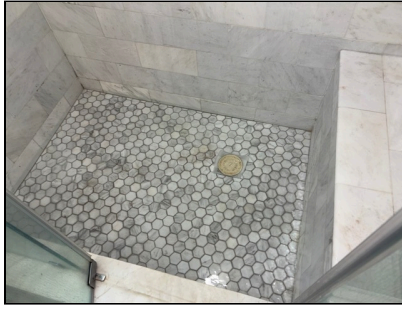
5.1.A Item 1(Picture)

5.2.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

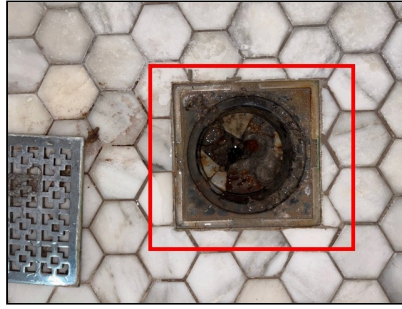
Comments: Inspected

The tile shower pan in the master bath was filled with water and let sit for 20 minutes. No leaks were observed at the time of this inspection. The shower drain is full of debris and needs to be

cleaned.



5.2.A Item 1(Picture)



5.2.A Item 2(Picture)

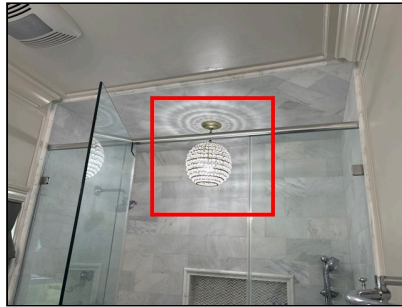
5.3.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

(1) By today's standards, hanging chandeliers cannot be within 8 feet of the top rim of the tub or in a shower. **I recommend removing these fixtures and replacing within enclosed wet rated lighting.** Repair as needed.

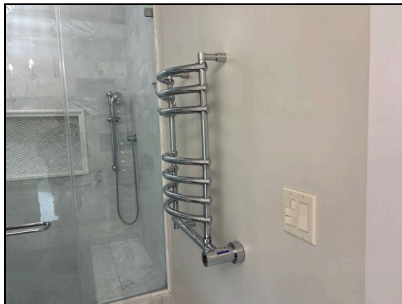


5.3.A Item 1(Picture)



5.3.A Item 2(Picture)

(2) The built-in towel warmer did not work. Repair as needed.



5.3.A Item 3(Picture)

5.4.A OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.5.A EXHAUST FAN

Comments: Inspected

5(B) . Hall Bath

Styles & Materials

Exhaust Fans:

Fan with light
Ducting not visible

Inspection Items

5.0.B COUNTERS AND CABINETS

Comments: Inspected

The hall bath cabinets and countertops are serviceable and updated for the age of the home.

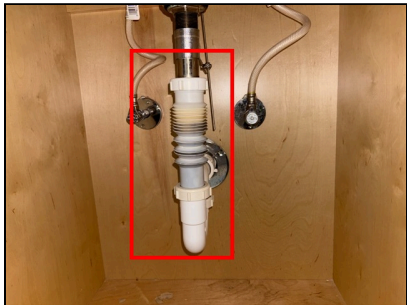


5.0.B Item 1(Picture)

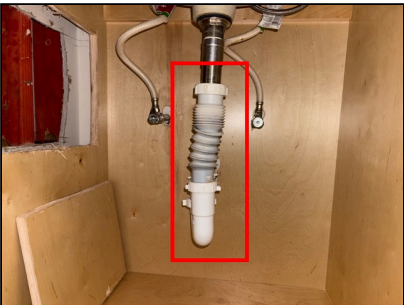
5.1.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

There is corrugated piping used at the sink waste drain lines at the hall bath. This style of piping is prone to clogging faster than smooth bore piping. Repair as needed.



5.1.B Item 1(Picture)



5.1.B Item 2(Picture)

5.2.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

 The toilet is loose at the floor in the shared bath. Repairs may involve re-setting the toilet on a new wax seal or just re-tightening the nuts on the flange bolts. **I recommend a qualified licensed plumber repair or correct as needed.**



5.2.B Item 1(Picture)

- 5.3.B OUTLETS SWITCHES AND FIXTURES
- Comments: Inspected
- 5.4.B OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
- Comments: Inspected

- 5.5.B EXHAUST FAN
- Comments: Inspected

5(C) . Half Bath

Styles & Materials

- Exhaust Fans:
- Fan only
- Ducting not visible

Inspection Items

- 5.0.C COUNTERS AND CABINETS
- Comments: Inspected

The half bath cabinets and countertops are serviceable and updated for the age of the home.



5.0.C Item 1(Picture)

- 5.1.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS
- Comments: Inspected
- 5.2.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES
- Comments: Inspected

- 5.3.C OUTLETS SWITCHES AND FIXTURES
- Comments: Repair or Replace

 The light switch for the vent in the half bath is damaged. **Repair is needed.**



5.3.C Item 1(Picture)

5.4.C OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.5.C EXHAUST FAN

Comments: Inspected

6. Structural Components

To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the structural inspection; See the previously emailed and signed document labeled "Standards of Practice".

Styles & Materials

Foundation:	Floor Structure:	Wall Structure:
Poured concrete	Concrete slab	Wood

Inspection Items

6.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

6.1 WALLS (Structural)

Comments: Inspected

6.2 FLOORS (Structural)

Comments: Inspected

6.3 CEILINGS (structural)

Comments: Inspected

7. Plumbing System

To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the plumbing system inspection; See the previously emailed and signed document labeled "Standards of Practice". **Plumbing drain lines are only tested for functional flow, which may not indicate blockages in the main drain lines. Because some drainage issues may not present during the home inspection, I recommend a licensed plumber complete a video sewer scope inspection prior to the end of the inspection period.**

Styles & Materials

Main Fuel Shut Off Location:	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside home):
Left side	Copper Main shut-off Left side	Copper
Plumbing Waste & Vent Lines:	Water Heater Manufacturer & Age:	Water Heater Power Source & Capacity:
PVC	RHEEM Year : 2011	Gas (quick recovery) 50 Gallon
Second Water Heater Manufacturer Age:	Second Water Heater Power Source & Capacity:	
RHEEM Year : 2011	Gas (quick recovery) 50 Gallon	

Inspection Items

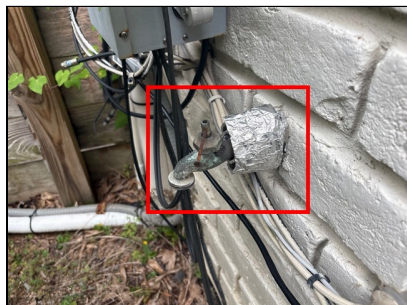
7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS (Exterior)

Comments: Inspected

7.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS, FIXTURES (Exterior)

Comments: Inspected

(1) One or more hose bibs have a damaged handle. Repair as needed.

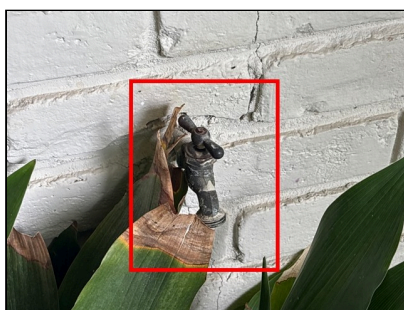


7.1 Item 1(Picture)

(2) One or more hose bibs leak from the valve stem when turned on. Repair as needed.



7.1 Item 2(Picture)



7.1 Item 3(Picture)

7.2 HOT WATER SYSTEMS, CONTROLS, AND VENTS**Comments:** Repair or Replace

 (1) The existing piping for T&P valve on water heater is PVC material (not allowed for hot water). Material must be Copper, Galvanized, CPVC, PEX or Poly. **Repair is needed**



7.2 Item 1(Picture)

(2) There were signs of a past leak at the left side water heater. No leaks were observed at the time of inspection. Repair as needed.



7.2 Item 2(Picture)

(3) Flushing the water heater tank every year prevents sediment from building up and helps ensure that your heater can continue working effectively . A licensed plumbing professional can flush the heater, if you would like to know what this involves I have included a link to an instruction video for your convenience.

<https://www.youtube.com/watch?v=zfrqkteUPAI>



7.2 Item 3(Picture)



7.2 Item 4(Picture)

7.3 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

The main water shutoff valve is located on the left side of the home. Water filtration systems are not part of a standard home inspection. This is for your information.



7.3 Item 1(Picture)

7.4 MAIN FUEL SHUT OFF

Comments: Inspected

The gas meter and main fuel shut off valve are located on the left hand side of the home. This is for your information.



7.4 Item 1(Picture)

7.5 PLUMBING GENERAL COMMENTS

Comments: Inspected

8. Electrical System

To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the electrical systems; See the previously emailed and signed document labeled "Standards of Practice".

Styles & Materials

Electrical Service Conductors & Piping:

- Inside of panel not accessible
- 240 & 120 volts
- Below ground
- PVC service entrance piping
- Ground rod not visible

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel (s) Location:

Exterior and Interior

240 volt circuits:

Copper & Aluminum

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

- Romex
- Conduit
- Stranded Copper

Inspection Items

8.0 SERVICE ENTRANCE, GROUNDING, EXTERIOR ELECTRICAL

Comments: Inspected

🔧 (1) The exterior receptacle at the back of the carport is not secured to the wall. **Repair is needed.**



8.0 Item 1(Picture)

🔧 (2) I could not locate the ground rod at the electrical service entrance. The ground rod may not be present or could be buried. **I recommend an electrician verify the presence of a ground rod.**



8.0 Item 2(Picture)

(3) The LB junction in the conduit at the rear corner of the carport is missing a cover. Repair as needed.



8.0 Item 3(Picture)

(4) Exterior lighting on daylight/motion sensors could not be tested.



8.0 Item 4(Picture)

(5) I could not determine the purpose of the light switches on the left rear corner of the home.



8.0 Item 5(Picture)

(6) There is exposed electrical wiring in one or more places at the exterior that is not in conduit. Repair as needed.



8.0 Item 6(Picture)

8.1 MAIN AND SUB-FED DISTRIBUTION PANELS, AND DISCONNECTS

Comments: Repair or Replace

⚡ (1) The problem(s) discovered in the exterior main panel such as no dielectric grease on the aluminum wiring terminations, and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.



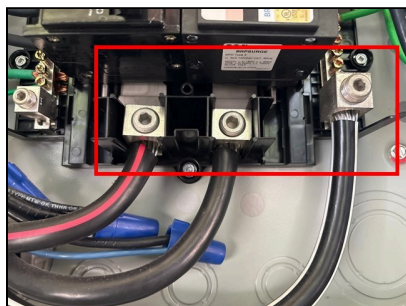
8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)

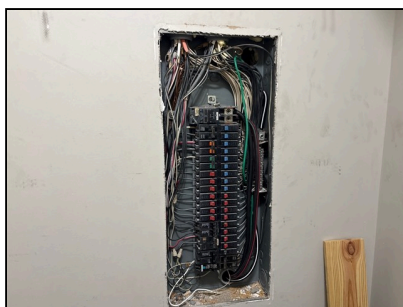


8.1 Item 4(Picture)

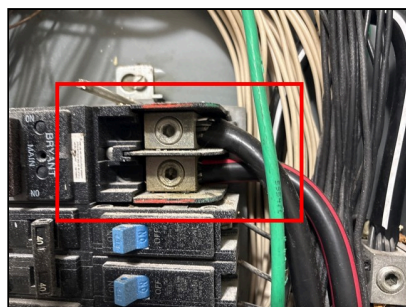
⚡ (2) The problems discovered in the panel such as circuits not labeled or identified, missing and/or wrong screws in panel cover, no dielectric grease on the aluminum wiring terminations, and any other problems that an electrician may discover while performing repairs need correcting. **I recommend a licensed electrician inspect further and correct as needed.**



8.1 Item 5(Picture)



8.1 Item 6(Picture)



8.1 Item 7(Picture)

8.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Comments: Inspected

One or more light fixtures do not work. Check the bulbs. Repair as needed.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.3 OPERATION OF EXTERIOR GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

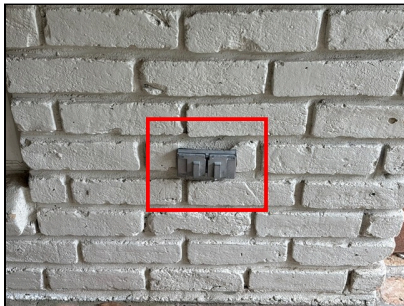


(1) The GFCI receptacle on the rear of the car port trips easily. **Repair is needed.**



8.3 Item 1(Picture)

(2) GFCI receptacles may or may not have been required within 6' of water when this home was constructed, but it was noted that there are none in one or more places at the exterior. **I suggest the client have GFCI receptacles installed for safety.**



8.3 Item 2(Picture)



8.3 Item 3(Picture)

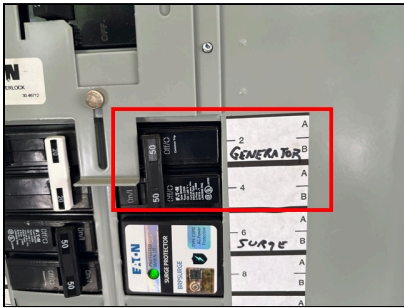
8.4 ATTIC WIRING

Comments: Inspected

8.5 STANDBY GENERATOR

Comments: Inspected

There is an installed back feed circuit for a portable generator near the exterior main panel. Portable generator should not be run within 20 feet of the home and never under an overhang or carport. I recommend the buyers educate themselves on the proper use of this circuit.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

9(A) . Heating / Central Air Conditioning / 1st Floor Unit

To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the HVAC (heating, ventilating, air conditioning) inspection; See the previously emailed and signed document labeled "Standards of Practice".

Styles & Materials

Heat Type & Energy Source:	Heat System Manufacturer Age & Central Air Manufacturer:	
Forced air	Size:	TRANE
Horizontal	DUCANE	
Natural Gas	Year & Size : 1999 125K BTU	
Cooling Equipment Type Size & Age:	Cooling Equipment Energy Source	Evaporator Coils:
Split system air conditioner unit	& Area Serviced:	4 ton
4 Ton	Electricity	All Style
Year : 2021	Living Area	Daikin
	First Floor	Year : 2017
Cooling Differential Temperature:	Ductwork:	
13 degrees or below requires	Flexible Duct	
servicing	Foil backed insulation	

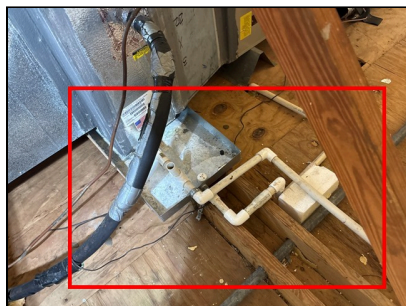
Inspection Items

9.0.A COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

 (1) During the units operation it was observed that because the refrigerant level may be low, or due to some other underlying cause, the system is cooling less than 14 degrees differential temperature from the return air to the supply air. **I recommend having the unit cleaned, serviced and evaluated by a licensed HVAC contractor.**

 (2) All or part of the insulation is missing on the evaporator coil drain line in the attic. Missing insulation can allow condensate to drip from the line. **Repair is needed.**



9.0.A Item 1(Picture)

(3) There is rust/corrosion in the evaporator coil overflow pan indicating a past problem, the pan is currently dry. I could not determine if the pan is rusted/corroded through.



9.0.A Item 2(Picture)

(4) The suction line on the outside condensing unit is missing insulation which will cause the line to drip condensate and cause energy loss. Repair as needed.



9.0.A Item 3(Picture)

9.1.A HEATING EQUIPMENT

Comments: Repair or Replace

 (1) The heater is old (27 Years) and beyond it's normal life expectancy, **the heat exchanger**

and burners require cleaning and reinspection by a licensed HVAC contractor to insure a leak proof heat exchanger. Because of the age of the unit I suggest that this be completed every year until the unit is changed out. We are unable to determine the remaining life expectancy of the unit.



9.1.A Item 1(Picture)

 (2) The heater vent pipe is touching combustibles at the roof. The vent pipe should have a minimum 3 inch clearance from any spray foam. **Repair or replace.**



9.1.A Item 2(Picture)

9.2.A NORMAL OPERATING CONTROLS

Comments: Inspected

9.4.A DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

 The return air filter is dirty and **requires replacement.**



9.4.A Item 1(Picture)

9.5.A PRESENCE OF INSTALLED HEAT/COOL SOURCE IN EACH ROOM

Comments: Inspected

9(B) . Heating / Central Air Conditioning / 2nd Floor Unit

To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the HVAC (heating, ventilating, air conditioning) inspection; See the previously emailed and signed document labeled "Standards of Practice".

Styles & Materials

Heat Type & Energy Source:	Heat System Manufacturer Age & Size:	Central Air Manufacturer:
Forced air	LENNOX	LENNOX
Horizontal	LENNOX	
Natural Gas	Year & Size : 2019 88 K BTU	
Cooling Equipment Type Size & Age:	Cooling Equipment Energy Source	Evaporator Coils: & Area Served:
Split system air conditioner unit	Electricity	3 ton
3 Ton	Living Area	Daikin
Year : 2020	Second Floor	Lennox
		Year : 2020
Cooling Differential Temperature:	Ductwork:	
13 degrees or below requires servicing	Flexible Duct	
	Foil backed insulation	

Inspection Items

9.0.B COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

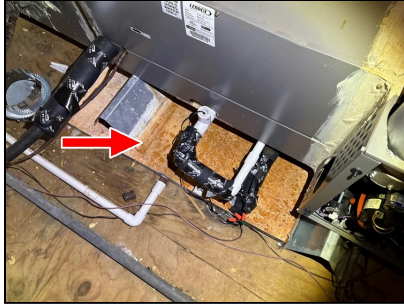
 (1) During the units operation it was observed that because the refrigerant level may be low, or due to some other underlying cause, the system is cooling less than 14 degrees differential temperature from the return air to the supply air. **I recommend having the unit cleaned, serviced and evaluated by a licensed HVAC contractor.**

 (2) All or part of the insulation is missing on the evaporator coil drain line in the attic. Missing insulation can allow condensate to drip from the line. **Repair is needed.**



9.0.B Item 1(Picture)

(3) There is rust/corrosion in the evaporator coil overflow pan indicating a past problem, the pan is currently dry. I could not determine if the pan is rusted/corroded through.

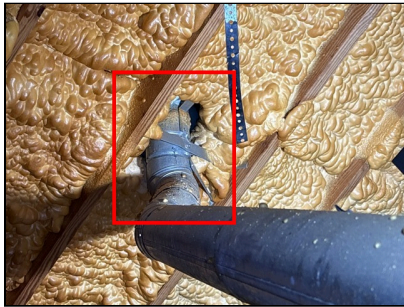


9.0.B Item 2(Picture)

9.1.B HEATING EQUIPMENT

Comments: Repair or Replace

 The heater vent pipe is touching combustibles at the roof. The vent pipe should have a minimum 3 inch clearance from any spray foam. **Repair or replace.**



9.1.B Item 1(Picture)

9.2.B NORMAL OPERATING CONTROLS

Comments: Inspected

9.4.B DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

 (1) Microbial growth was noted in one or more places on the HVAC unit in the attic. The type of growth can not be determined by this inspection or if it is or is not a health hazard. Normally the underlying cause of this is moisture either from condensation and/or higher than normal humid conditions such as in the attic. Also this can be caused by not running HVAC equipment for a period of time. **The growth can normally be rectified by preventing or stopping these conditions from existing and cleaning.** If this is a concern to the client, we offer sample testing by a private testing laboratory for your convenience.



9.4.B Item 1(Picture)

 (2) Microbial growth was noted around one or more HVAC registers. The type of growth can not be determined by this inspection or if it is or is not a health hazard. Normally the underlying cause of this is moisture either from condensation and/or higher than normal humid conditions such as air infiltration from the attic. Also this can be caused by not running HVAC equipment for a period of time. **The growth can normally be rectified by preventing or stopping these conditions from existing and cleaning.** If this is a concern to the client, we offer sample testing by a private testing laboratory for your convenience.



9.4.B Item 2(Picture)

(3) The HVAC ductwork has loose/missing insulation in one or more places and may be forming condensate on the piping causing higher than normal energy consumption. Repair as needed.



9.4.B Item 3(Picture)

9.5.B PRESENCE OF INSTALLED HEAT/COOL SOURCE IN EACH ROOM

Comments: Inspected

9(C) . Heating / Central Air Conditioning / Master Bedroom Mini Split

To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the HVAC (heating, ventilating, air conditioning) inspection; See the previously emailed and signed document labeled "Standards of Practice".

Styles & Materials

Heat Type & Energy Source:		Heat System Manufacturer Age & Central Air Manufacturer:	
Forced air		Size:	MITSUBISHI
Mini Split		MITSUBISHI	
Forced air heat pump (also provides cool air)		Year & Size : 2019 9K BTU	
Cooling Equipment Type Size & Age:		Cooling Equipment Energy Source Evaporator Coils:	
Mini Split		& Area Serviced:	3/4 ton
3/4 TON		Electricity	Daikin
		Master Bedroom	Mitsubishi
			Year : 2019
Cooling Differential Temperature:		Ductwork:	
19 degrees (Very good)		None	

Inspection Items

9.0.C COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The suction line on the outside condensing unit is missing insulation which will cause the line to drip condensate and cause energy loss. Repair as needed.



9.0.C Item 1(Picture)

9.1.C HEATING EQUIPMENT

Comments: Inspected

9.2.C NORMAL OPERATING CONTROLS

Comments: Inspected

9.4.C DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

 The return air filter is dirty and **requires cleaning**.



9.4.C Item 1(Picture)

9.5.C PRESENCE OF INSTALLED HEAT/COOL SOURCE IN EACH ROOM

Comments: Inspected

9(D) . Heating / Central Air Conditioning / Garage Mini Split

Styles & Materials

Heat Type & Energy Source:	Heat System Manufacturer Age & Size:	Central Air Manufacturer:
Forced air	DAIKIN	DAIKIN
Mini Split	DAIKIN	
Forced air heat pump (also provides cool air)	Year & Size : 2024 12K BTU	
Cooling Equipment Type Size & Age:	Cooling Equipment Energy Source & Area Serviced:	Evaporator Coils:
Mini Split	Electricity	1 ton
Heat Pump Forced Air (also provides warm air)	Garage	Daikin
1 Ton		Year : 2024
Year : 2024		
Cooling Differential Temperature:	Ductwork:	
18 degrees (Good)	None	

Inspection Items

9.0.D COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

9.1.D HEATING EQUIPMENT

Comments: Inspected

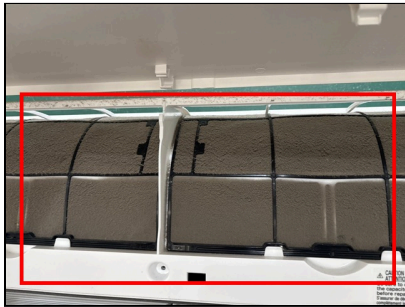
9.2.D NORMAL OPERATING CONTROLS

Comments: Inspected

9.4.D DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

 The return air filter is dirty and **requires cleaning**.



9.4.D Item 1(Picture)

9.5.D PRESENCE OF INSTALLED HEAT/COOL SOURCE IN EACH ROOM

Comments: Inspected

10. General Comments

Inspection Items

10.0 Overall Assessment

Comments: Inspected

12. Swimming Pools, Equipment and Safety

P

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style:

In ground

Shape:

Rectangular

Wall Material:

Gunite (concrete)

Inspection Items

12.0 OPERATIONAL CONDITION OF POOL

Comments: Inspected

The pool was clean and operating at the time of this inspection.



12.0 Item 1(Picture)



12.0 Item 2(Picture)

12.2 SURFACE WALLS AND FLOOR OF POOL**Comments:** Inspected**12.3 PERMANENT ACCESSORIES CONDITION****Comments:** Inspected

(1) There is a Jandy Pro Series Model CV340 Cartridge Filter installed on the system. More information on this filter can be found by copying and pasting this link to your browser:

<https://www.jandy.com/en/products/pool-filters/cartridge/cv>

(2) There is a Pentair Rainbow Model 320 Chlorine/Bromine In-Line Feeder installed on the system. More information on this feeder can be found by copying and pasting this link to your browser:

<https://www.pentair.com/en-us/pool-spa/products/water-treatment/automatic-chlorine-bromine-feeders.html>



12.3 Item 1(Picture)

(3) There is a Jandy Aqualink RS Power Center installed on the pool. The remote for this system was on the counter at the outdoor kitchen but the batteries were dead. More information on this control panel can be found by copying and pasting this link to your browser:

<https://www.jandy.com/en/products/pool-automation/power-centers/aqualink-power-center>



12.3 Item 2(Picture)



12.3 Item 3(Picture)

12.4 PUMPS FOR CIRCULATION OF WATER**Comments:** Inspected

The Jandy Pro Series Stealth circulation pump was manufactured in September of 2019. More information on this pump can be found by copying and pasting this link to your browser:

<https://www.jandy.com/en/products/pool-pumps/single-and-two-speed/stealth>



12.4 Item 1(Picture)

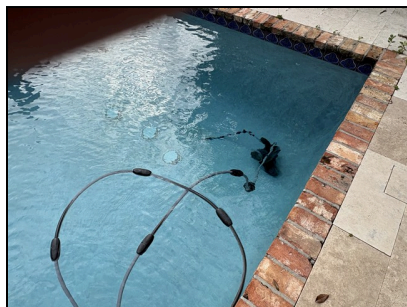
12.5 PUMPS FOR VACUUM OR CLEANING

Comments: Inspected

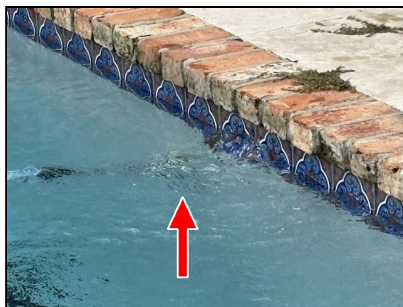
(1) There is a Polaris PB4-60 booster pump installed on the system. This pump was manufactured in May of 2019. More information on this pump can be found by copying and pasting the following link to your browser:

<https://www.polarispool.com/en/products/booster-pumps/polaris-pb4-60>

(2) The Polaris vacuum was operating at the time of this inspection but was moving slowly. The backup valve at the hose connection near the wall may need adjusting.



12.5 Item 1(Picture)



12.5 Item 2(Picture)

12.6 POOL HEATERS

Comments: Not Present

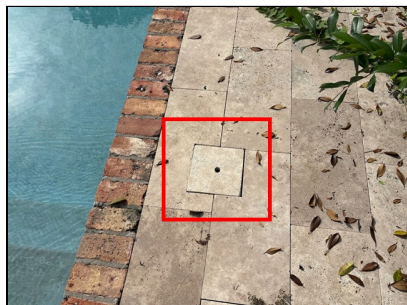
12.7 VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)

Comments: Inspected

12.8 OVERFLOW SKIMMERS AND DRAINS

Comments: Inspected

(1) There are two overflow skimmers at the rear of the pool. Both skimmer baskets were full of debris and were missing the lift handles. Repair as needed.



12.8 Item 1(Picture)



12.8 Item 2(Picture)



12.8 Item 3(Picture)



12.8 Item 4(Picture)

(2) There are three bottom drains installed in the pool. Newer constructed pools have multiple drains and safety vacuum release systems (SVRS), which help prevent drowning due to body entrapment on underwater drains. I could not verify the presence of an SVRS system. I recommend consulting with a licensed pool professional to verify if this system is installed.



12.8 Item 5(Picture)

12.9 CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK

Comments: Yes

Pool chemicals should generally **not** be kept inside the main living areas of a home, and storing them in an attached garage or under the immediate roofline of the house is not recommended if other options exist. While the area must be dry and cool, it should also be well-ventilated, separated from the home, and ideally in a detached, locked shed to avoid risks of fumes, corrosion, and fire.

12.10 DOES POOL HAVE ANY RESCUE EQUIPMENT

Comments: No

12.11 DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL

Comments: Yes

There are steps without handrails at the shallow end and an egress ledge near the deep end of the pool.



12.11 Item 1(Picture)



12.11 Item 2(Picture)

12.12 IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL

Comments: No

12.13 IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING

Comments: No

The water depth at the deep end is 5 feet.

12.14 ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME

Comments: No

12.15 IS THE POOL FENCED

Comments: No

The rear yard is enclosed by 6 foot and 4 foot wood fencing. There is no separate security fencing around the pool.

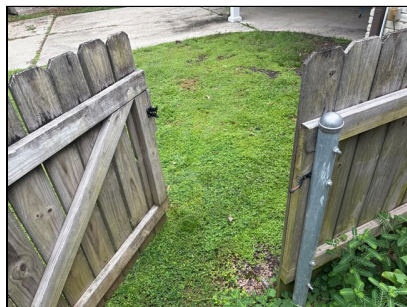


12.15 Item 1(Picture)

12.16 DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR

Comments: No

The 4 foot walk gate is not self closing and does not have a locking mechanism. This may allow for unsecured public access to the pool area. Repair as needed.



12.16 Item 1(Picture)

12.17 CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE

Comments: No

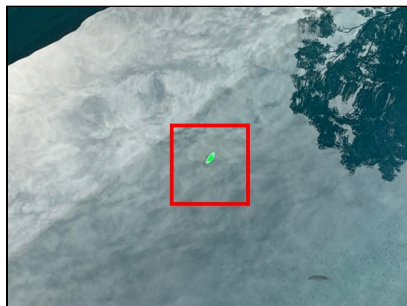
12.18 DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH

Comments: No

12.19 ELECTRIC LIGHTS SECURE

Comments: Yes

The LED pool lighting was working at the time of this inspection.



12.19 Item 1(Picture)



12.19 Item 2(Picture)

12.20 WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT

Comments: Yes

12.21 POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER

Comments: Yes

12.22 DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL

Comments: Yes

12.23 Hot Tub

Comments: Inspected

The hot tub was operational at the time of this inspection. The unit has not been used recently and needs cleaning. Areas of the cover and seat padding are damaged from prolonged contact. The hot tub is wired to a 50AMP GFCI protected circuit.



12.23 Item 1(Picture)



12.23 Item 2(Picture)



12.23 Item 3(Picture)



12.23 Item 4(Picture)



12.23 Item 5(Picture)



12.23 Item 6(Picture)



12.23 Item 7(Picture)



12.23 Item 8(Picture)

12.24 MISCELLANEOUS COMMENTS

Comments: Inspected

(1) I recommend that the buyers educate themselves on the safe and proper operation of the pool and all associated equipment. More information on pool safety is available from the **American Red Cross** and can be found by copying and pasting this link to your browser:

<https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/water-safety/home-pool-safety.html>



12.24 Item 1(Picture)

(2) I recommend labeling all PVC lines and valves for flow direction and purpose to help make the pool equipment easier to use.



12.24 Item 2(Picture)

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

At Ease Home Inspections LLC
(225) 405-2038

Customer
Best Client

Property Address
123 Sample St
Baton Rouge LA 70810

The following items or discoveries in the entire summary indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. The inspection items in the entire summary usually pertain to different crafts or craftsmen. We suggest that the items repaired or replaced are performed by reputable licensed contractors if licensing is applicable. We also recommend that the contractors performing the work inspect for other deficiencies in their prospective fields that were not visible or revealed in this inspection so that all deficiencies are repaired or replaced to a satisfactory level for the parties involved, keeping a standard of safety and quality for this type dwelling. Remember we have your best interest in mind when inspecting this property. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. To view the complete scope and guidelines set forth by the Louisiana State Board of Home Inspectors for the home inspection; See the previously emailed and signed document labeled "Standards of Practice".

1. Roofing / Chimneys / Roof Structure and Attic

General Summary

1.4 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Repair or Replace

The pull-down attic stair needs steel lag screws and or 16D nails installed at hinge-mounts per manufacturers recommendations. The stairs are currently installed with framing nails which do not have the shear strength for this purpose. **Injury could result if not repaired. Repair or replace by a qualified person.**

1.5 INSULATION IN ATTIC

Repair or Replace

This house has spray foam insulation installed at the roof line. Today's standard requires that the roof rafters be encapsulated with the spray foam, any fiberglass batt insulation at the ceiling level should be removed, and gas-fired appliances should not be located in the encapsulated attic space. The improperly installed spray foam appears to be causing higher than normal humidity levels in the attic. **I recommend a licensed HVAC technician examine this attic space and install a dehumidifier.**

3. Kitchen/Utility Components and Appliances

Plumbing Summary

3.1 UTILITY

Repair or Replace

(1) The hot water valve at the washer box leaks when turned off. **Repair is needed.**

4. Rooms

General Summary

4.0 CEILINGS

Repair or Replace

(1) Microbial growth was noted in one or more places at the greatroom ceiling near the fireplace. Normally the underlying cause of this is moisture from attic air intrusion and/or higher than normal humid conditions. The growth can normally be rectified by preventing or stopping these conditions from existing and cleaning. If this is a concern to the client, we offer sample testing by a private testing laboratory for your convenience.

(2) Microbial growth was noted in one or more places at the greatroom ceiling near the skylights. Normally the underlying cause of this from leaking around the skylight flashing. Possible leaks may have been fixed when the roof was replaced. The growth can normally be rectified by preventing or stopping these conditions from existing and cleaning. If this is a concern to the client, we offer sample testing by a private testing laboratory for your convenience.

5(A) . Master Bath

Plumbing Summary

5.1.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

The stop valve linkage and mechanism at the tub drain is loose and may be leaking under the tub.

Repair is needed by a licensed plumber. Because the drain line is not connected properly the tub supply valves could not be tested.

5(B) . Hall Bath

Plumbing Summary

5.2.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

The toilet is loose at the floor in the shared bath. Repairs may involve re-setting the toilet on a new wax seal or just re-tightening the nuts on the flange bolts. **I recommend a qualified licensed plumber repair or correct as needed.**

5(C) . Half Bath

Electrical Summary

5.3.C OUTLETS SWITCHES AND FIXTURES

Repair or Replace

The light switch for the vent in the half bath is damaged. **Repair is needed.**

7. Plumbing System

Plumbing Summary

7.2 HOT WATER SYSTEMS, CONTROLS, AND VENTS

Repair or Replace

(1) The existing piping for T&P valve on water heater is PVC material (not allowed for hot water). Material must be Copper, Galvanized, CPVC, PEX or Poly. **Repair is needed**

8. Electrical System

Electrical Summary

8.0 SERVICE ENTRANCE, GROUNDING, EXTERIOR ELECTRICAL

Inspected

(1) The exterior receptacle at the back of the carport is not secured to the wall. **Repair is needed.**

(2) I could not locate the ground rod at the electrical service entrance. The ground rod may not be present or could be buried. **I recommend an electrician verify the presence of a ground rod.**

8.1 MAIN AND SUB-FED DISTRIBUTION PANELS, AND DISCONNECTS

Repair or Replace

(1) The problem(s) discovered in the exterior main panel such as no dielectric grease on the aluminum wiring terminations, and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.

(2) The problems discovered in the panel such as circuits not labeled or identified, missing and/or wrong screws in panel cover, no dielectric grease on the aluminum wiring terminations, and any other problems that an electrician may discover while performing repairs need correcting. **I recommend a licensed electrician inspect further and correct as needed.**

8.3 OPERATION OF EXTERIOR GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

(1) The GFCI receptacle on the rear of the car port trips easily. **Repair is needed.**

9(A) . Heating / Central Air Conditioning / 1st Floor Unit

Heating Cooling / Summary

9.0.A COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

(1) During the units operation it was observed that because the refrigerant level may be low, or due to some other underlying cause, the system is cooling less than 14 degrees differential temperature from the return air to the supply air. **I recommend having the unit cleaned, serviced and evaluated by a licensed HVAC contractor.**

(2) All or part of the insulation is missing on the evaporator coil drain line in the attic. Missing insulation can allow condensate to drip from the line. **Repair is needed.**

9.1.A HEATING EQUIPMENT

Repair or Replace

(1) The heater is old (27 Years) and beyond it's normal life expectancy, **the heat exchanger and burners require cleaning and reinspection by a licensed HVAC contractor to insure a leak proof heat exchanger.** Because of the age of the unit I suggest that this be completed every year until the unit is changed out. We are unable to determine the remaining life expectancy of the unit.

(2) The heater vent pipe is touching combustibles at the roof. The vent pipe should have a minimum 3 inch clearance from any spray foam. **Repair or replace.**

9.4.A DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports,

insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The return air filter is dirty and **requires replacement.**

9(B) . Heating / Central Air Conditioning / 2nd Floor Unit

Heating Cooling / Summary

9.0.B COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

(1) During the units operation it was observed that because the refrigerant level may be low, or due to some other underlying cause, the system is cooling less than 14 degrees differential temperature from the return air to the supply air. **I recommend having the unit cleaned, serviced and evaluated by a licensed HVAC contractor.**

(2) All or part of the insulation is missing on the evaporator coil drain line in the attic. Missing insulation can allow condensate to drip from the line. **Repair is needed.**

9.1.B HEATING EQUIPMENT

Repair or Replace

The heater vent pipe is touching combustibles at the roof. The vent pipe should have a minimum 3 inch clearance from any spray foam. **Repair or replace.**

9.4.B DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) Microbial growth was noted in one or more places on the HVAC unit in the attic. The type of growth can not be determined by this inspection or if it is or is not a health hazard. Normally the underlying cause of this is moisture either from condensation and/or higher than normal humid conditions such as in the attic. Also this can be caused by not running HVAC equipment for a period of time. **The growth can normally be rectified by preventing or stopping these conditions from existing and cleaning.** If this is a concern to the client, we offer sample testing by a private testing laboratory for your convenience.

(2) Microbial growth was noted around one or more HVAC registers. The type of growth can not be determined by this inspection or if it is or is not a health hazard. Normally the underlying cause of this is moisture either from condensation and/or higher than normal humid conditions such as air infiltration from the attic. Also this can be caused by not running HVAC equipment for a period of time. **The growth can normally be rectified by preventing or stopping these conditions from existing and cleaning.** If this is a concern to the client, we offer sample testing by a private testing laboratory for your convenience.

9(C) . Heating / Central Air Conditioning / Master Bedroom Mini Split

Heating Cooling / Summary

9.4.C DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The return air filter is dirty and **requires cleaning.**

9(D) . Heating / Central Air Conditioning / Garage Mini Split

Heating Cooling / Summary

9.4.D DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports,

insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The return air filter is dirty and **requires cleaning.**

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John Stevens (LHI #11161)



INVOICE

At Ease Home Inspections LLC
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(225) 405-2038
Chuck@AtEaseHI.com
Inspected By: John "Chuck" Stevens
(LHI #11161)

Inspection Date: 1/1/2026
Report ID: Sample

Customer Info:	Inspection Property:
Best Client 123 Sample St Baton Rouge LA 70810 Customer's Real Estate Professional:	123 Sample St Baton Rouge LA 70810

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:

Note: I want to thank you for allowing our company to do your home inspection, it has

been a pleasure to serve you!

A handwritten signature in black ink that reads "John C. Stevens".