



Jesse Hunt IV
36128 Caraway Rd
Denham Springs LA 70706

24/01/2022

INSPECTION REPORT INDEX

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION

DATE OF INSPECTION:	24/01/2022
START TIME:	08:30
END TIME:	10:30
CLIENT NAME:	Jesse Hunt IV
CITY & STATE:	Denham Springs, LA 70706

PAYMENT INFORMATION:

TOTAL FEE:	\$345
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CLIMATIC CONDITIONS

WEATHER	Rain. Please note that rain during the home inspection may limit safe access to some areas (i.e. walking on the roof). If there are any concerns about any areas where inspection may have been limited, a follow up inspection is recommended prior to closing
SOIL CONDITIONS	Wet
APPROXIMATE OUTSIDE TEMPERATURE in °F	40-50

UTILITY SERVICES

WATER SOURCE	Public
SEWAGE DISPOSAL	Private. (Please see report limitations below)

UTILITIES STATUS

All utilities on

BUILDING CHARACTERISTICS

ESTIMATED AGE OF STRUCTURE

Unknown

BUILDING TYPE

1 family

STORIES

1.

SQUARE FOOTAGE OF BUILDING

Unknown/unable to determine

SPACE BELOW GRADE

Ground floor living area

OTHER INFORMATION

AREA

Rural

BUILDING OCCUPIED?

Yes (It is assumed that some areas are concealed by furniture or other personal property. Inspectors are not allowed to move personal property during their inspection. It is highly recommended that the purchaser perform a thorough inspection during their final walk through.)

PEOPLE PRESENT

Selling agent, purchaser

REPORT LIMITATIONS:

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This report is intended only as a general guide to help the client(s) make their own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection process includes a limited, visual, performance based inspection of the property, subject to the limitations described herein and in the attached "Building Inspection Authorization and Agreement." The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. It is recommended that proper installation of any equipment on the property be verified by consulting the manufacturer's instructions. While the inspector may mention an item that is suspected of being involved in a recall, every item in the home is not checked for recall status by the inspector. It is recommended that all devices in the home be checked for recalls at www.CPSC.gov. No disassembly of equipment, opening of walls, moving of furniture or floor coverings, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. If some areas are concealed by furniture or other personal property, it is highly recommended that the purchaser do a thorough inspection during their final walk through. If any problems or questionable conditions are reported on by the inspector, or if the purchaser is concerned with any property conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary upgrades as needed before the act of sale occurs.

Systems and conditions which are not within the normal scope of the building inspection (unless previously contracted) include, but are not limited to: formaldehyde, lead paint, asbestos, radon, carbon monoxide, fuel gas leaks, toxic or flammable materials, mold, contaminated drywall, carcinogens, or other environmental hazards, whether in the building, soil, water or air; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; sprinkler systems; pool and spa equipment; any systems which are shut down or otherwise secured; water wells (water quality and quantity); septic systems; zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. If any potential problem is suspected regarding the above systems or conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary upgrades as needed before the act of sale occurs.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions herein expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration in accordance with applicable laws and regulations of the State in which the inspection was performed, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

This report includes an estimation of the age of the principal structure, some components, and its roof. This estimation is based on information provided to the inspector by the seller, purchaser, real estate agent, or property disclosure report, and is only an approximation.

Items inspected for this report are deemed "appears serviceable" if, at the time of inspection, they are considered to be in a functional and operable condition. These items may be at any point in their service life, from brand new to approaching end of life expectancy. As they are mechanical systems, it should be expected that they will, at some point, break down and need repair or replacement. This report is not intended to predict these events, it is simply an overview of the functionality of the items and systems inspected as they existed at the time of inspection. If there are any concerns about the life expectancy of any items in this report, it is recommended that additional evaluation by qualified licensed contractors be performed prior to closing.

The name of the inspector, contact information, and license number at the top of each page of the report shall be considered a suitable substitute for the inspectors hand written signature on the report.

REPORT SUMMARY

EXTERIOR - FOUNDATION - BASEMENT

WALLS

CONDITION

The following concerns were noted at the exterior walls:

And bottom run of masonite siding is consistently damaged due to moisture around the perimeter of the home. Recommend further evaluation by a licensed contractor and remove/replace all moisture damaged wood.

Large opening in the masonite siding Noted under the front right window. Recommend further evaluation by a licensed contractor and repair/replace.





TRIM

CONDITION

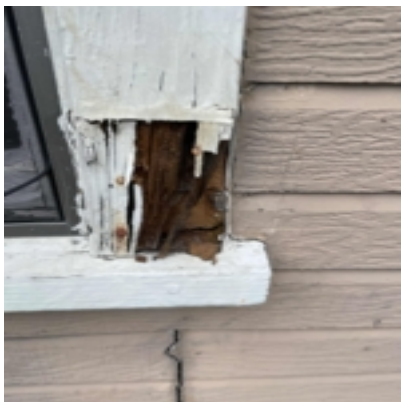
The following concerns were noted at the exterior trim:

Moisture damage noted at the window trim at the front right window, left side window, right side window, and to rear windows. Recommend repair/replace all moisture damaged wood.

Several Moisture damaged pieces of corner trim Noted around the house.

Recommend remove/replace all moisture damaged wood.

Damaged fascia board noted on the right end and rear of home. Recommend further evaluation by a licensed contractor and repair/replace.



PLUMBING

WATER HEATER

CONDITION

The following concerns were noted with water heater TPR valve:
Pressure relief valve drain line ends prematurely. We recommend this drain line be extended to a safe location/pointing toward and terminating within 6" of the ground.
No pan. Recommend installing an overflow drain pan with an exterior routed drain line



ELECTRICAL

SERVICE

CONDITION

Too close to ground/porch/balcony (should be at least 10' off ground) Recommend contacting the power supply company about raising the main service line.



MAIN ELECTRICAL PANEL

MAIN PANEL CONDITION

The following concerns were noted at the main electrical panel:
Signs of scorching noted at the 60 amp breaker circuit. Recommend further evaluation by a licensed electrician and repair/replace as needed.
Unused openings in the panel are missing covers, recommend corrections



ELECTRICAL SUB-PANEL OR SERVICE PANEL

PANEL CONDITION

HVAC breaker has been double tapped to supply power to the shed. This is incorrect and can cause the breaker to overheat. Recommend further evaluation by a licensed electrician and repair/replace.



SWITCHES & OUTLETS

CONDITION

The following concerns were noted with the switches and receptacles:
Ground Fault Circuit Interrupter (GFCI) receptacles are recommended at all locations

where you can come in contact with water and electricity at the same time. Consider upgrading to comply with current codes and safety recommendations.



BATHROOMS

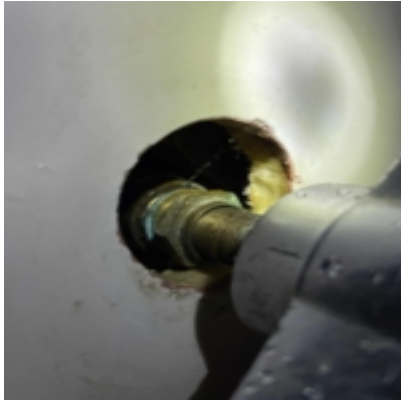
MASTER BATHROOM

CONDITION OF TOILET

The toilet is loose at floor. A new wax seal should be installed under loose toilets. Flange may be broken. Recommend evaluation by a qualified licensed plumber and repair.

TUB OR SHOWER PLUMBING FIXTURES

Leak noted at the hot water handler behind the shower wall. Recommend further evaluation by a licensed plumber and repair/replace.
Missing drain grate noted in the shower. Recommend repair.



INTERIOR - ATTIC

DOORS

MAIN ENTRY DOOR

Severe moisture damage noted to the front door. Recommend replacing.



INTERIOR WALLS

CONDITION

The following concerns were noted at the interior walls:

Typical signs of wear and tear Noted from normal occupancy. Minor repairs and paint touchups needed.

Moisture damage noted to the paneling under the dining room window. Recommend making appropriate repairs to the exterior siding as well as replacing the interior paneling and any other framing that was affected.

Elevated moisture levels noted under the dining area window.



KITCHEN - APPLIANCES - LAUNDRY - WETBAR

VENTILATION

CONDITION

The following concerns were noted with the ventilation:

Improper vent connection - unit is venting into the attic. Recommend routing vent to the exterior of the home.



EXTERIOR - FOUNDATION - BASEMENT STRUCTURE

MATERIAL

As far as visible during the inspection areas of the structure include:
Typical wood framing

WALLS

MATERIAL

Composite-Wood fiber siding

CONDITION

Appears serviceable

The following concerns were noted at the exterior walls:
And bottom run of masonite siding is consistently damaged due to moisture around the perimeter of the home. Recommend further evaluation by a licensed contractor and remove/replace all moisture damaged wood.
Large opening in the masonite siding Noted under the front right window.
Recommend further evaluation by a licensed contractor and repair/replace.





TRIM

MATERIAL

Wood, metal

CONDITION

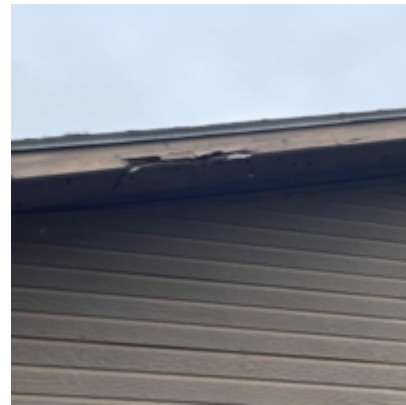
Appears serviceable

The following concerns were noted at the exterior trim:

Moisture damage noted at the window trim at the front right window, left side window, right side window, and to rear windows. Recommend repair/replace all moisture damaged wood.

Several Moisture damaged pieces of corner trim Noted around the house. Recommend remove/replace all moisture damaged wood.

Damaged fascia board noted on the right end and rear of home. Recommend further evaluation by a licensed contractor and repair/replace.





FOUNDATION

TYPE

Concrete Slab on grade.

CONDITION

Slab is not fully visible.

The following concerns were noted at the slab:

Typical cracks in slab noted. Some cracking is to be expected as the property settles with age. Recommend monitoring for any future changes.

Typical corner cracking noted.

GROUNDS

DRIVEWAY

TYPE

Gravel, Concrete



CONDITION

Appears serviceable

The following concerns were noted at the driveway:
Cracks noted. Some cracking is to be expected as the property settles with age.
Recommend monitoring for any future changes.



GRADING

SITE

Flat site

The following concerns were noted with grading:

Poor drainage noted in the backyard. Recommend adding fill dirt and grading to help with proper drainage.



DETACHED BUILDINGS

CONDITION

Detached sheds/buildings are not included as part of this home inspection.



FENCES & GATES

TYPE

Wood

CONDITION

The following concerns were noted at the fence:

Wood fences in overall poor condition around the perimeter of the yard. Several damaged/leaning/missing sections of fencing noted. Recommend further evaluation by a licensed contractor and repair/replace as needed.



ROOF - FLASHING SYSTEMS

ROOF

AGE OF ROOF IN YEARS

Unknown



STYLE

Gable

TYPE

Composition Shingles

ROOF ACCESS

Walked on roof

ROOF COVERING STATUS

General condition appears serviceable with signs of weathering and aging. Regular maintenance and inspections are advised. Maintenance will help ensure the weather tightness of the building and should be performed on a regular basis.

The following concerns were noted at the roof:

Damaged shingles noted on the rear of roof. Recommend further evaluation by a licensed roofer and repair/replace as needed.

Roof mounted equipment noted. As fasteners inserted through the roof surface increase the possibility for leakage this area must be regularly maintained and inspected.



EXPOSED FLASHINGS

TYPE

Rubber, Metal

CONDITION

Appears serviceable

The following concerns were noted at the flashings:

Recommend sealing all plumbing vent pipe/roof jack intersections to help prevent possible moisture intrusion



GUTTERS & DOWNSPOUTS

TYPE & CONDITION

None. Consider installing gutters and downspouts to help with site drainage

PLUMBING

MAIN LINE

MATERIAL AND SIZE

Unable to determine. The pipe is not visible.

LOCATION

Main water shut off valve is located at the meter. No other shut off valve was visible during the home inspection. Check with sellers to determine if another shut off valve is present.

CONDITION

Appears serviceable, valve not tested, water pressure appears adequate.

SEPTIC SYSTEM

GENERAL INFORMATION

This property appears to have a septic system installed. Inspection of septic systems is considered beyond the normal scope of a home inspection. Any additional information regarding this system has been included as a courtesy to our clients and should not be considered an exhaustive inspection. It is highly recommended that the system be inspected by a qualified licensed contractor prior to closing. Some jurisdictions may require this before a property transfer can be completed. Consult with your real estate professional for further information.

SEPTIC TANK LOCATION

Rear of Building



SYSTEM CONDITION

Appears serviceable.

Recommend further evaluation by a licensed septic specialist before closing.

WATER HEATER

LOCATION

Closet



TYPE

Electric

MANUFACTURER

MorFlo



CAPACITY

40 Gallons

YEAR OF MANUFACTURE

1991

CONDITION

Appears serviceable but signs of wear and aging noted. Monitor for problems.

Pressure relief valve noted not tested

A water shutoff valve is installed

Unit is nearing the end of its useful life. Recommend further evaluation by licensed plumber and repair/replace as needed

The following concerns were noted with water heater TPR valve:

Pressure relief valve drain line ends prematurely. We recommend this drain line be extended to a safe location/pointing toward and terminating within 6" of the ground.

No pan. Recommend installing an overflow drain pan with an exterior routed drain line



ELECTRICAL SERVICE

INCOMING SERVICE

Overhead



VOLTAGE

120/240 Volt

OVERCURRENT PROTECTION TYPE

Circuit breakers

CONDITION

The following concerns were noted at the incoming service:

Too close to ground/porch/balcony (should be at least 10' off ground) Recommend contacting the power supply company about raising the main service line.



MAIN ELECTRICAL PANEL

MAIN PANEL LOCATION

Closet



MAIN PANEL CONDITION

Circuit and wire sizing correct so far as visible
Grounding system is present

The following concerns were noted at the main electrical panel:
Signs of scorching noted at the 60 amp breaker circuit. Recommend further evaluation by a licensed electrician and repair/replace as needed.
Unused openings in the panel are missing covers, recommend corrections



ELECTRICAL SUB-PANEL OR SERVICE PANEL

PANEL LOCATION

Air conditioner



PANEL CONDITION

The following concerns were noted at the electrical panel:

HVAC breaker has been double tapped to supply power to the shed. This is incorrect and can cause the breaker to overheat. Recommend further evaluation by a licensed electrician and repair/replace.



CONDUCTORS

ENTRANCE CABLE TYPE

Copper

BRANCH WIRING TYPE

Copper

BRANCH WIRING CIRCUIT CONDUCTORS

Type of conductor noted:

Non-Metallic cable with Metal/Plastic conduit

BRANCH WIRING CIRCUIT CONDITIONS

Appears serviceable

The following concerns were noted at the branch wiring circuits:
Romax sheathing on the wire running from the house to the shed is missing.
Recommend further evaluation by licensed electrician and repair/replace.

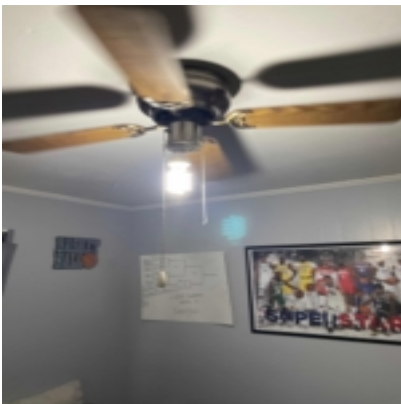


CEILING FANS

CONDITION

Appears serviceable

The following concerns were noted at the ceiling fans:
Missing light globe noted at the front right bedroom ceiling fan. Recommend replacing.

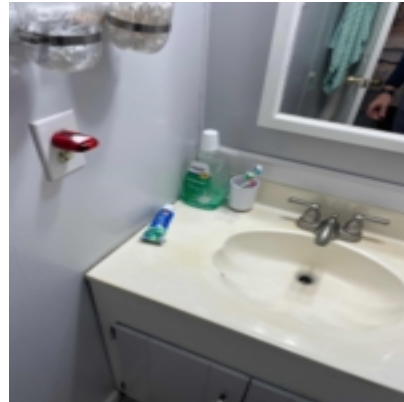
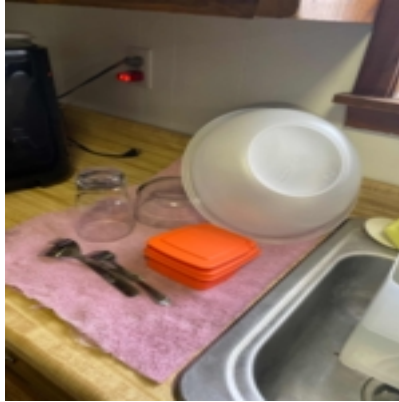


SWITCHES & OUTLETS

CONDITION

Accessible switches and receptacles were tested. As a whole receptacles and switches throughout the building are in serviceable condition.

The following concerns were noted with the switches and receptacles:
Ground Fault Circuit Interrupter (GFCI) receptacles are recommended at all locations where you can come in contact with water and electricity at the same time. Consider upgrading to comply with current codes and safety recommendations.

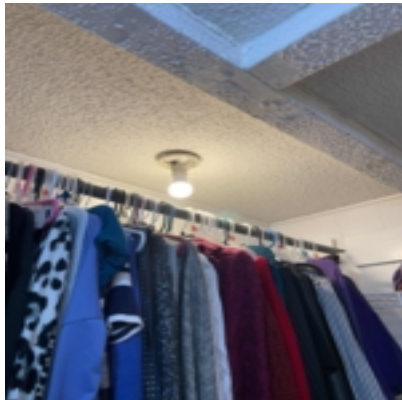


LIGHTING

CONDITION

Accessible lights were tested. As a whole lighting throughout the building is in serviceable condition.

The following concerns were noted with the lights:
The lights are not operational in some areas. It could be due to bad bulbs or bad fixtures. Recommend verifying proper operation of lights before closing.
Exposed light bulbs should have fixture covers for additional safety



BATHROOMS

MASTER BATHROOM

CONDITION OF SINK

Sink appears serviceable
Fixtures appear serviceable
Drain appear serviceable
Counters/cabinets appear serviceable.

The following concerns were noted at the bathroom sink drain:
Missing/Damage drain stopper noted. Recommend replacing.



CONDITION OF TOILET

The following concerns were noted at the toilet:
The toilet is loose at floor. A new wax seal should be installed under loose toilets. Flange may be broken. Recommend evaluation by a qualified licensed plumber and repair.

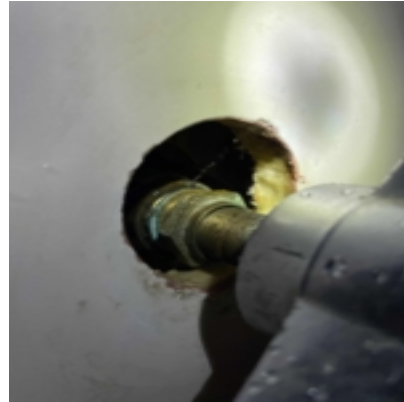
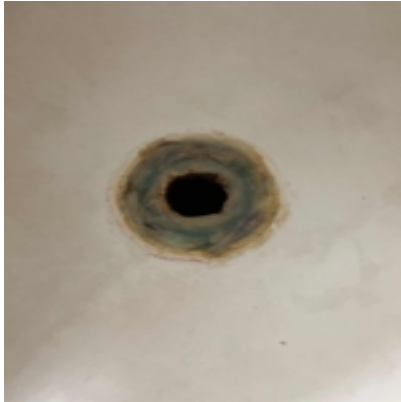


TUB OR SHOWER PLUMBING FIXTURES

The following concerns were noted at the fixtures:

Leak noted at the hot water handler behind the shower wall. Recommend further evaluation by a licensed plumber and repair/replace.

Missing drain grate noted in the shower. Recommend repair.



TUB OR SHOWER AND WALLS

Enclosure appears serviceable with signs of wear and tear noted.



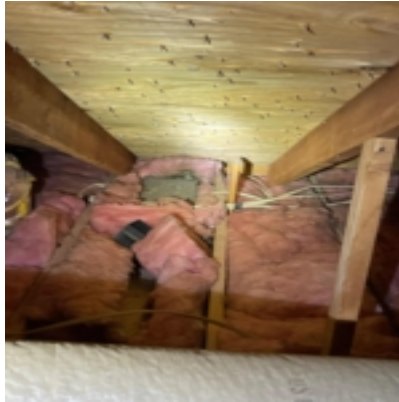
BATH HEAT OR VENTILATION

Appears serviceable

The following concerns were noted with bathroom ventilation:

Missing cover noted. Recommend replacing.

Bathroom exhaust vent terminates into the attic insulation. Recommend routing to the exterior.



HALL BATHROOM

CONDITION OF SINK

Sink appears serviceable
Fixtures appear serviceable
Drain appear serviceable
Counters/cabinets appear serviceable.



CONDITION OF TOILET

Appears serviceable

TUB OR SHOWER PLUMBING FIXTURES

Fixtures appear serviceable
Drain appears serviceable
Shower head appears serviceable

The following concerns were noted at the drain:
The drain is slow at tub. recommend corrections.



TUB OR SHOWER AND WALLS

Tub and shower areas appear serviceable

BATH HEAT OR VENTILATION

Appears serviceable

Bathroom exhaust vent terminates into the attic insulation. Recommend routing to the exterior.



INTERIOR - ATTIC

DOORS

MAIN ENTRY DOOR

The following concerns were noted at the main entry door:
Severe moisture damage noted to the front door. Recommend replacing.



OTHER EXTERIOR DOORS

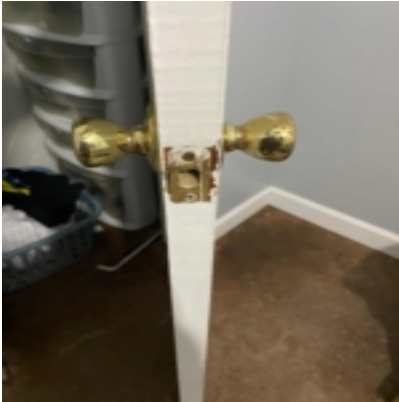
Appears serviceable but signs of wear and aging noted. Monitor for problems.
Recommend painting door slab and trim to help protect against the elements.



INTERIOR DOORS

Appears serviceable

The following concerns were noted at the interior doors:
Missing volt noted at front bedroom closet door. Recommend repairs.



WINDOWS

TYPE

Single hung Wood, Single hung Aluminum

CONDITION

Appears serviceable but signs of wear and aging noted. Monitor for problems.

Cracked glass noted at the living room window and front bedroom window.
Recommend repair/replace.
Some windows are hard to operate.



INTERIOR WALLS

MATERIALS

Paneling, Drywall

CONDITION

General condition appears serviceable

The following concerns were noted at the interior walls:

Typical signs of wear and tear Noted from normal occupancy. Minor repairs and paint touchups needed.

Moisture damage noted to the paneling under the dining room window. Recommend making appropriate repairs to the exterior siding as well as replacing the interior paneling and any other framing that was affected.

Elevated moisture levels noted under the dining area window.



CEILINGS

TYPE

Drywall

CONDITION

General condition appears serviceable

The following concerns were noted at the ceilings:

Signs of previous moisture stains noted at the kitchen ceiling above the kitchen sink. Recommend monitoring area for a future problems and make repairs as needed.



FLOORS

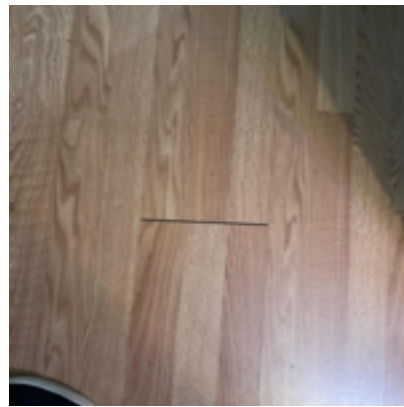
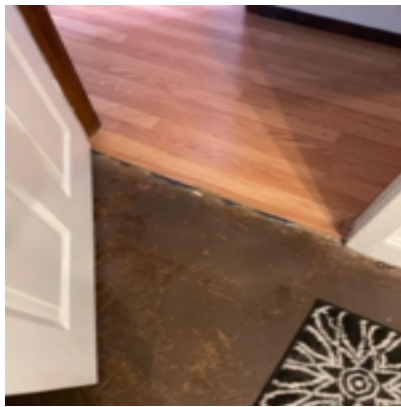
TYPE

Tile, Laminate, Finished concrete

CONDITION

Appears serviceable but signs of excessive wear noted. Repair/replace as needed.

The following concerns were noted with the floors:
Several missing transition strips noted. Recommend repairs.

**ATTIC AND INSULATION****TYPE**



ATTIC ACCESS

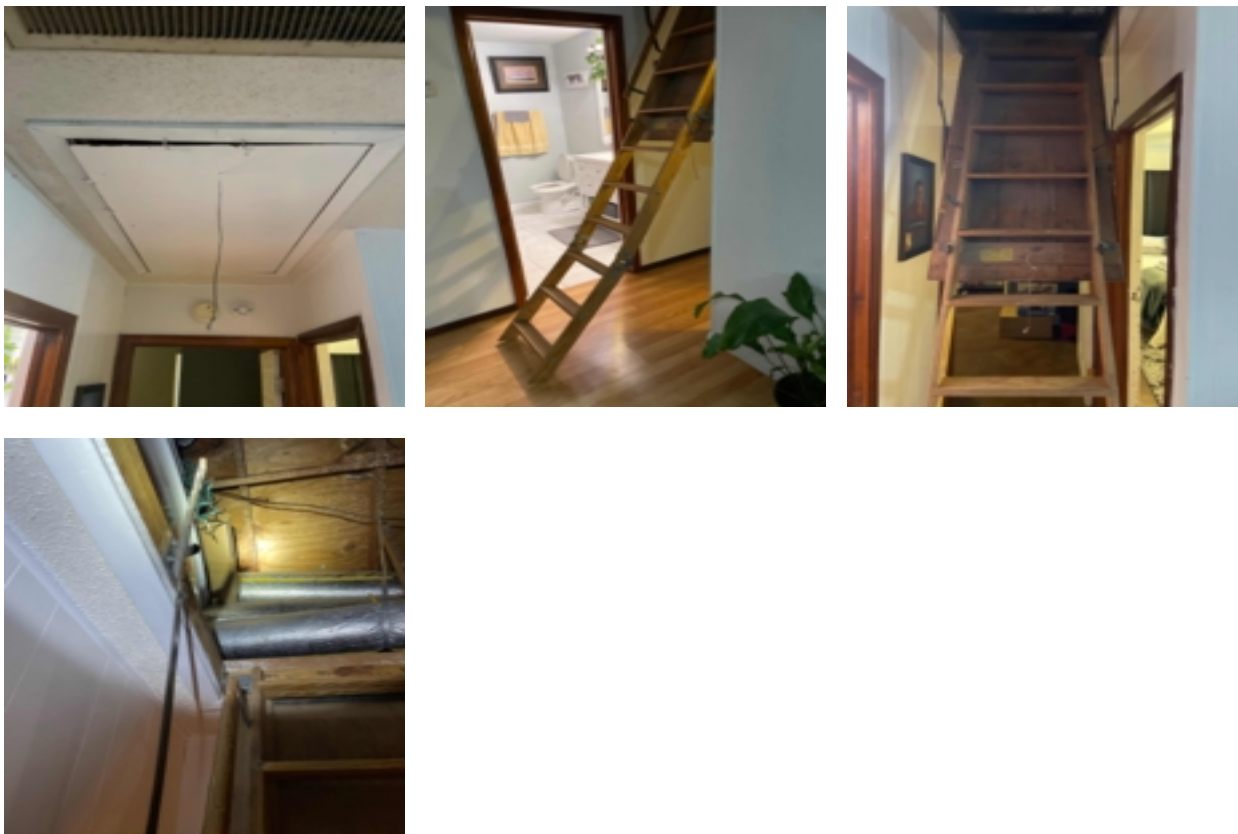
The following concerns were noted at the attic access/stairs:

Ladder door does not fully close. Recommend repairing/replacing.

Recommend providing insulation/weatherstripping around attic access door.

Ladder is in need of trimming to ensure proper opening and operation. Make necessary repairs according to manufacturer's recommendations.

Missing Spring Noted on the left side of attic access stairs. Recommend repairs.



VENTILATION

Attic ventilation is provided by Soffit vents and Turbine vent(s)

INSULATION TYPE

Fiberglass batts



INSULATION CONDITION

Appears serviceable

DEPTH

Less than 6 inches

VAPOR BARRIER

Kraft paper on fiberglass insulation

VAPOR BARRIER CONDITION

Vapor barrier was not visible during inspection.

SMOKE OR FIRE DETECTOR

COMMENTS

Smoke detectors are present and were not tested.
We suggest additional smoke detectors be installed in appropriate locations

KITCHEN - APPLIANCES - LAUNDRY - WETBAR

KITCHEN SINK

CONDITION

Faucet appears serviceable



KITCHEN CABINETS OR COUNTERTOPS

Cabinets and counter tops appear serviceable

The following concerns were noted at the kitchen cabinets/counter tops:

Minor wear was noted

RANGE OR COOK TOP AND OVEN

TYPE

Electric Cooktop and Oven



CONDITION

Appears serviceable

VENTILATION

TYPE

External venting

CONDITION

Fan/Hood operational

The following concerns were noted with the ventilation:
Improper vent connection - unit is venting into the attic. Recommend routing vent to the exterior of the home.



LAUNDRY

LOCATION

Kitchen

WATER AND WASTE CONDITION

Laundry plumbing was not tested. Inspector is not allowed to operate movable personal appliances. We highly recommend verifying proper operation of plumbing before close of transaction.

ELECTRICAL AND GAS CONDITION

240V Service-operational and the electrical outlet is grounded
3 prong outlet provided. Recommend upgrading to a 4 prong outlet if possible.

DRYER VENTING CONDITION

Dryer venting is provided

HEATING - AIR CONDITIONING DUCTWORK

TYPE

Insulated sheet metal

DUCTS OR AIR SUPPLY

Appears serviceable

HVAC SYSTEM

LOCATION OF CONDENSER - COMPRESSOR

Exterior Rear compressor



CONDENSER - COMPRESSOR TYPE

Central (Split system)

MANUFACTURER OF CONDENSER - COMPRESSOR

Ruud



CAPACITY OF CONDENSER - COMPRESSOR

2 1/2 tons

YEAR OF MANUFACTURE

2005

POWER SOURCE

240 Volt

Electrical disconnect present



MAXIMUM RECOMMENDED BREAKER SIZE

30 Amps

GENERAL CONDITION OF CONDENSER - COMPRESSOR

Appears serviceable but signs of wear and aging noted. Monitor for problems.

The following concerns were noted with the air conditioning condenser/compressor:
Unit is advanced in age and appears to be using older style R 22 refrigerant.
Recommend consulting with a licensed HVAC technician about the proper

maintenance of the style of unit.

The compressor unit is not level which may cause premature wear to the motor bearings. Recommend evaluation by a licensed HVAC technician and repair.

Missing/damaged insulation noted on refrigerant line outside, recommend repairs.



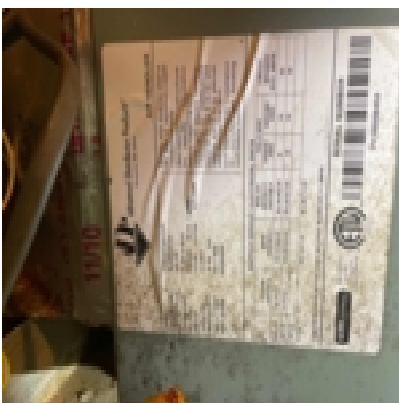
EVAPORATOR COIL LOCATION

Attic



EVAPORATOR MANUFACTURER

ADP



EVAPORATOR CAPACITY

3 Tons

EVAPORATOR AGE

2010

INTERIOR AIR TEMPERATURE DROP

18-20 degrees F. Superior cooling



EVAPORATOR COIL CONDITION

Appears serviceable but signs of wear and aging noted. Monitor for problems.

EVAPORATOR CONDENSATE LINE AND OR PAN

Condensate line installed.

Float switch noted/not tested

The following concerns were noted with overflow drain pan:

Damage/rusting noted at pan. Monitor for problems.



HVAC CONTROLS

Appear serviceable

HEATING SYSTEM LOCATION

Attic

HEATING SYSTEM TYPE

Forced Air

HEATING FUEL TYPE

Electric

HEATING SYSTEM MANUFACTURER

ADP

HEATING SYSTEM YEAR OF MANUFACTURE

2010

HEATING SYSTEM CONDITION

Appears serviceable but signs of wear and aging noted. Monitor for problems.

HEATER TEMPERATURE INCREASE

30+ degrees F.



AIR PLENUM

Appears serviceable

AIR FILTERS

Appear serviceable

RETURN AIR SHAFT

Appears serviceable