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RESIDENTIAL REPORT

3818 US-171
Gloster, LA 71030

Roost and Relax Rentals, LLC
05/09/2025

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1: INSPECTION DETAILS

Information

Louisiana Standards of Practice

Please Read

Please read the Louisiana Standards of practice that was sent to you.
We have also attached the link attached here:
https://lsbhi.state.la.us/wp-content/uploads/2024/10/Standards-2024.pdf

In Attendance

Client, Home Owner

Occupancy

Furnished, Occupied

Style

Modern

Temperature

66 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy

Exterior Photos

2025-05-09

2: EXTERIOR

		IN	NI	NP	D
2.1	General	X			
2.2	Walkways, Patios & Driveways	X			X
2.3	Decks, Balconies, Porches & Steps	X			X
2.4	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.5	Siding & Trim	X			X
2.6	Flashing	X			X
2.7	Exterior Doors and Windows	X			
2.8	Eaves, Soffits & Fascia	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Inspection Method
Visual, Crawlspace Access

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway Material
Gravel

Siding & Trim: Siding Material
Wood

Exterior Doors and Windows: Exterior Entry Door
Fiberglass

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch

Flashing: Material
None

Exterior Doors and Windows: Exterior Windows
fiberglass vinyl

Deficiencies

2.2.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY UNEVEN/ HOLDING WATER

The driveway was uneven and holding water. There were parts of the driveway that a car could get stuck if there was a recent rain. Recommend having someone come out to patch driveway holes with gravel

Recommendation

Contact a qualified handyman.

2.3.1 Decks, Balconies, Porches & Steps

Maintenance Item

DECK - WATER SEALANT REQUIRED

FRONT PORCH AND SIDE PORCH

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

Recommendation

Recommended DIY Project

2.3.2 Decks, Balconies, Porches & Steps

Maintenance Item

STAIRS - DETERIORATED

FRONT PORCH

One or more sections of the exterior wood stairs are deteriorated. Recommend qualified person replace steps.

Recommendation

Contact a qualified deck contractor.

2.4.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

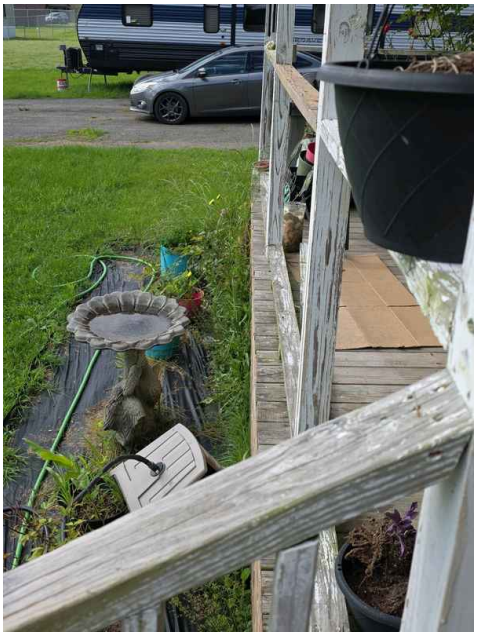
VEGETATION TOO CLOSE TO HOUSE

FRONT AND SIDE OF HOUSE

Vegetation should be at least 1 ft away from the home to prevent damage and pests from entering. Recommend trimming back.

Recommendation

Recommended DIY Project



2.5.1 Siding & Trim

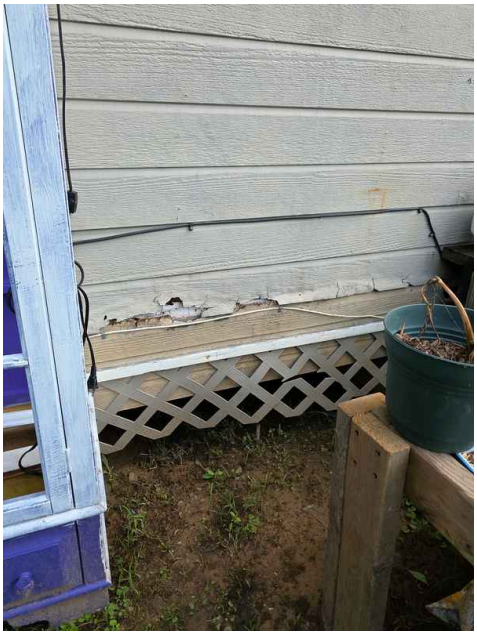
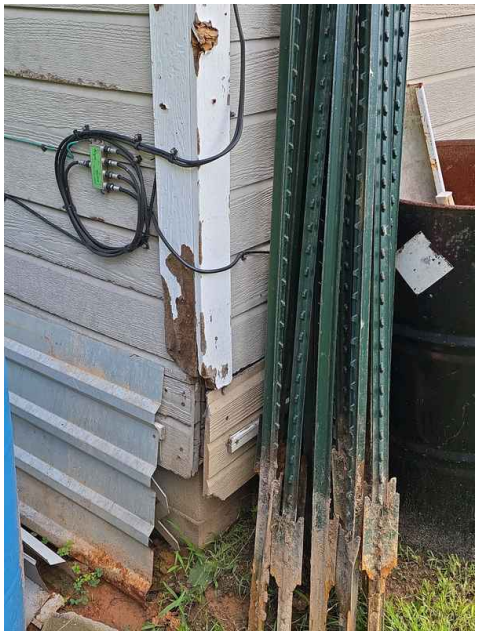
Recommendation

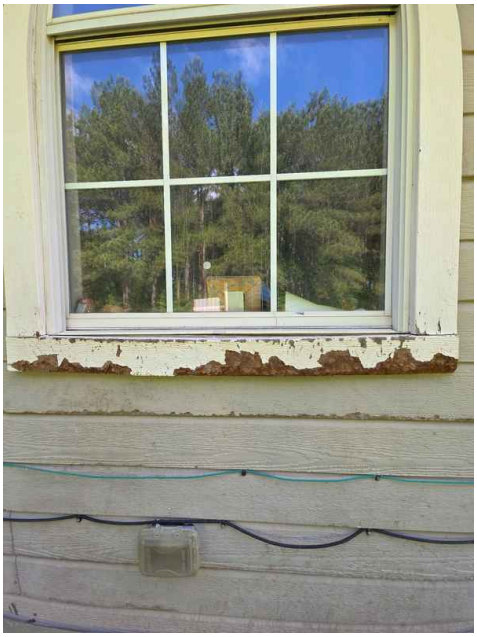
EVIDENCE OF WATER INTRUSION

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



2.5.2 Siding & Trim

Recommendation

MISSING/DETERIORATED BOARDS

One or more siding boards were missing and/or deteriorated, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified siding specialist.



2.5.3 Siding & Trim

Maintenance Item

PAINT NEEDED

Siding paint was worn and in need of maintenance. Recommend a qualified painter or siding specialist correct.

Recommendation

Contact a qualified painting contractor.

2.6.1 Flashing

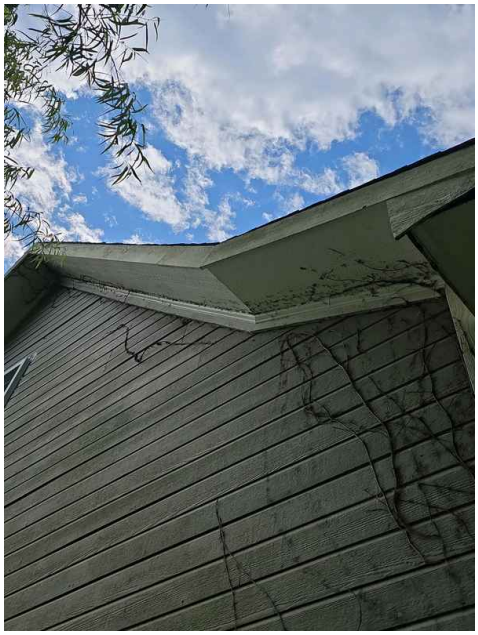
Recommendation

MISSING

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and install around the outside of roof and in valleys.

Recommendation

Contact a qualified roofing professional.

2.8.1 Eaves, Soffits & Fascia

Recommendation

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.




2.8.2 Eaves, Soffits & Fascia

Recommendation

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

2.8.3 Eaves, Soffits & Fascia

Recommendation

FASCIA - ROTTED

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

2.8.4 Eaves, Soffits & Fascia

Recommendation

EAVES/FASCIA NEED STAINED/PAINTED

The eaves need to be stained to prevent rot and moisture intrusion

Recommendation

Contact a handyman or DIY project

3: ROOF

Information

Inspection Method
Ladder, Roof

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
None

Deficiencies

3.1.1 Coverings

SHINGLES LIFTING UP/DAMAGED

Recommendation

Recommendation

Contact a qualified roofing professional.

3.1.2 Coverings

ROOF DECKING DAMAGED

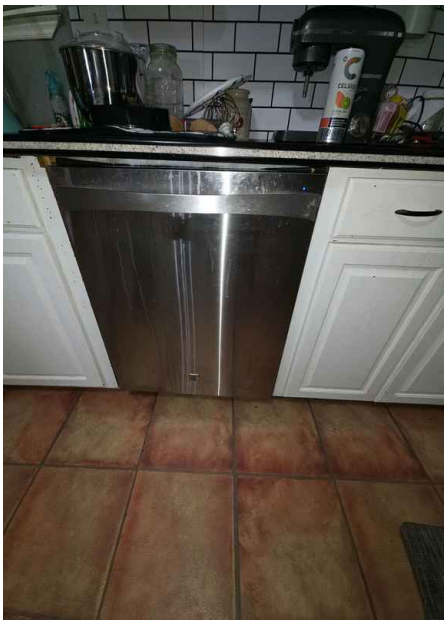
Recommendation

There was damage and water intrusion noted to the roof decking on the exterior of the roof, where the fascia and soffit are falling off. This can cause damage to the roof, as a whole and should be replaced by a professional roofing contractor.

4: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Kenmore



Dishwasher: Backflow Prevention
Kitchen
Not Present

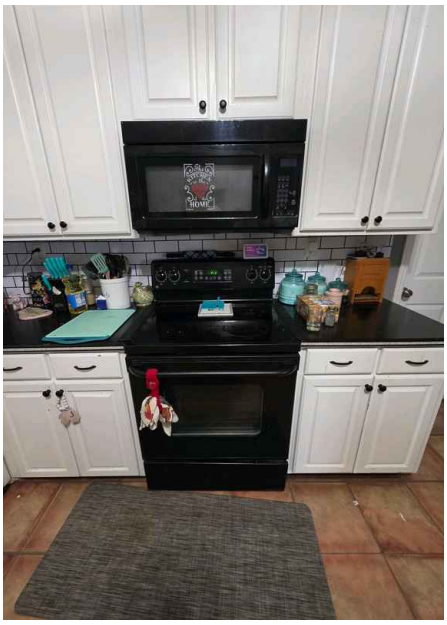
The backflow prevention device or a high loop on a dishwasher line is important to ensure the drainage of the kitchen sink does not end up in the bottom of the dishwasher.

Refrigerator: Brand
Samsung

Range/Oven/Cooktop: Exhaust Hood Type
None, Microwave

Range/Oven/Cooktop:
Range/Oven Brand
GE

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

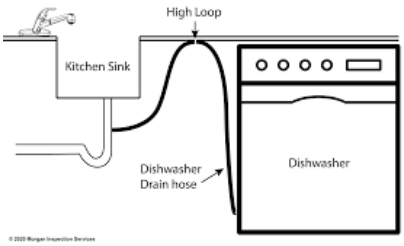


Deficiencies

4.1.1 Dishwasher

Maintenance Item

HIGH LOOP NOT PRESENT



High loop not present. This can result in backflow of water. Having a high loop prevents dirty water from your sink from flowing back into the dishwasher, potentially contaminating your clean dishes.

Recommendation

Contact a handyman or DIY project

4.2.1 Refrigerator

Maintenance Item

HANDLE LOOSE

KITCHEN

The freezer handle is loose and wiggling. Recommend tightening.

Recommendation

Recommended DIY Project

4.4.1 Garbage Disposal

Recommendation

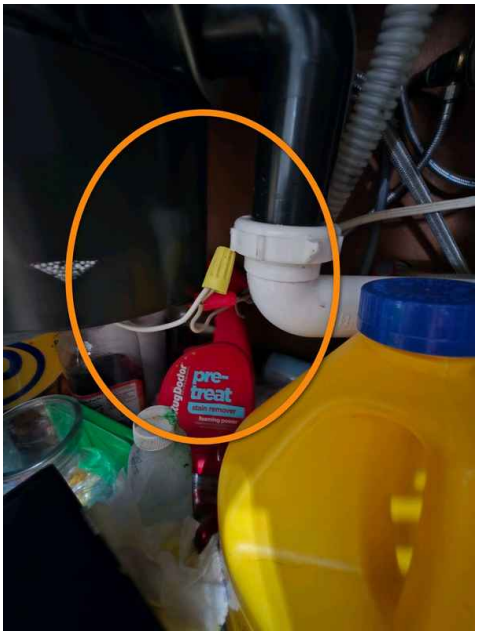
WIRING NOT SECURE

KITCHEN

Wiring was exposed under cabinet, that connects to garbage disposal. This is a safety hazard and can lead to arcing if water comes into contact with exposed wires. Recommend electrician properly secure wires.

Recommendation

Contact a qualified electrical contractor.



5: HEATING

Information

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Equipment: Brand

Goodman

Equipment: Energy Source

Electric

Equipment: Heat Type

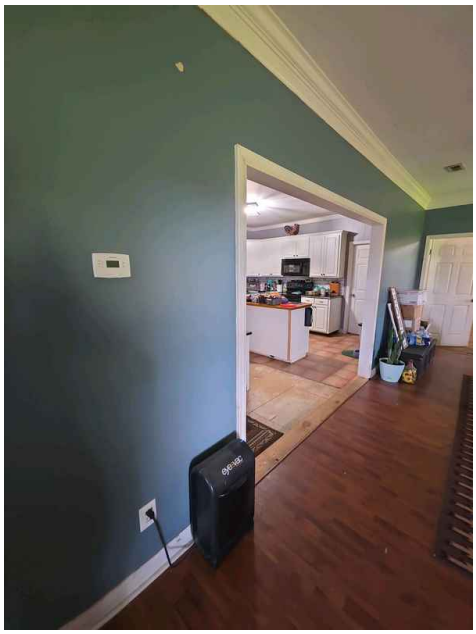
Forced Air

Equipment: Data Plate Photo

Normal Operating Controls: Filter Size

Unknown

Normal Operating Controls: Location of Thermostat
Hallway



Normal Operating Controls: Number of Thermostats
1

Distribution Systems: Ductwork
Non-insulated

Presence of Installed Heat Source in Each Room: Heat Source Noted in Every Room
Yes

Deficiencies

5.1.1 Equipment

Recommendation

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

5.1.2 Equipment

Safety Hazard

NOT OPERABLE

UPSTAIRS AND OUTSIDE

Central Heat was inoperable at the time of inspection and in need of correction. Recommend HVAC contractor come out to fix/repair units.

Recommendation

Contact a qualified HVAC professional.

5.2.1 Normal Operating Controls

Recommendation

INOPERABLE

Thermostat was inoperable. Recommend a qualified HVAC contractor replace.

5.2.2 Normal Operating Controls

Maintenance Item

FILTER IS DIRTY

Air filter is dirty at time of inspection. Recommend replacing once a month to ensure clean airflow into the system.

Recommendation

Recommended DIY Project

6: COOLING

Information

Exterior Data Plate Tag
2025-05-09

Interior Data Plate Tag
2025-05-09

Cooling Equipment: Brand
Goodman

Cooling Equipment: Location
Exterior West

Normal Operating Controls: Number of Thermostats
1

Presence of Installed Cooling Source in Each Room: Cooling Source Noted in Every Room
Yes

Cooling Equipment: Energy Source/Type
Window AC, Central Air Conditioner

Normal Operating Controls: Location of Thermostat
Hallway

Distribution System: Configuration
Central

Limitations

Distribution System

UNABLE TO ACCESS ATTIC AREA

We were unable to access the attic area where ducting was located at time of inspection

Deficiencies

6.1.1 Cooling Equipment

Recommendation

COPPER LINE DAMAGED

The copper line outside was damaged/crimped, which decreases the efficiency and cause refrigerant line to leak. Recommend a qualified HVAC technician repair/replace

6.1.2 Cooling Equipment

Maintenance Item

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

6.1.3 Cooling Equipment

Safety Hazard

NOT OPERABLE

UPSTAIRS AND OUTSIDE

Central Air Conditioner was inoperable at the time of inspection and in need of correction. Recommend HVAC contractor come out to fix/repair units.

Recommendation

Contact a qualified HVAC professional.

6.1.4 Cooling Equipment

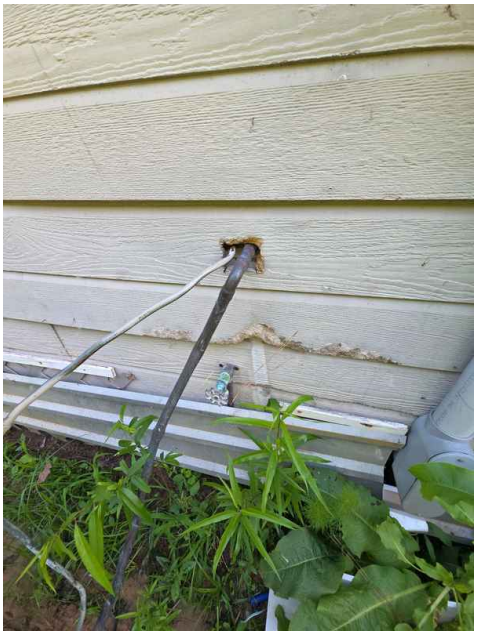
Recommendation

PENETRATIONS THROUGH WALLS NOT SEALED

Penetrations should be properly sealed to prevent pests, as well as to prevent condensation build-up in access area.

Recommendation

Contact a handyman or DIY project



6.1.5 Cooling Equipment

Maintenance Item

MAINTENANCE RECOMMENDED

Adding bleach or another type of drain cleaner to condensate drain regularly help to prevent clogging in the line. Recommend consulting with HVAC Contractor for directions on how to do this.

Recommendation

Recommended DIY Project

6.1.6 Cooling Equipment

Maintenance Item

UNIT NOT LEVEL

BACK OF HOUSE

Unit was not level at time of inspection. This can limit the life of the unit and decrease the efficiency. Recommend HVAC professional come out and level unit.

Recommendation

Contact a qualified HVAC professional.

6.2.1 Normal Operating Controls

Recommendation

INOPERABLE

Thermostat was inoperable. Recommend a qualified HVAC contractor replace.

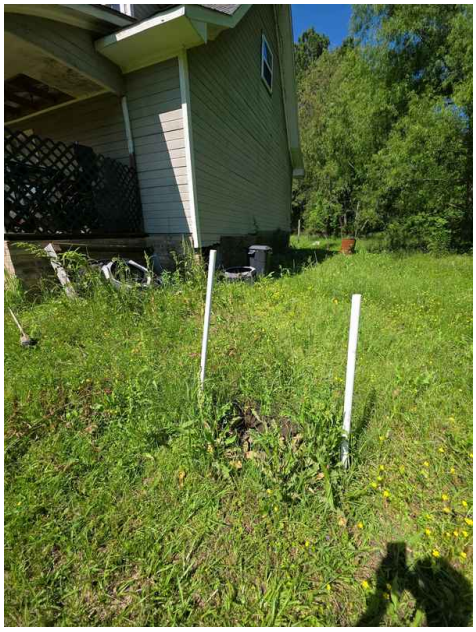
7: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
North, Side Yard



Fuel Storage & Distribution Systems: Main Gas Shut-off Location
No Gas to House

Fuel Storage & Distribution Systems: Fuel Supply Piping
NA

Fuel Storage & Distribution Systems: Fuel Distribution Piping/Lines
N/A

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Flow and Pressure
Shower, Sink 1

At least two fixtures should be ran at once to ensure there is adequate water pressure and draining of plumbing in the home. These are the fixtures that were ran at once to make sure the home is able to maintain functional flow in the opinion of the home inspector.

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

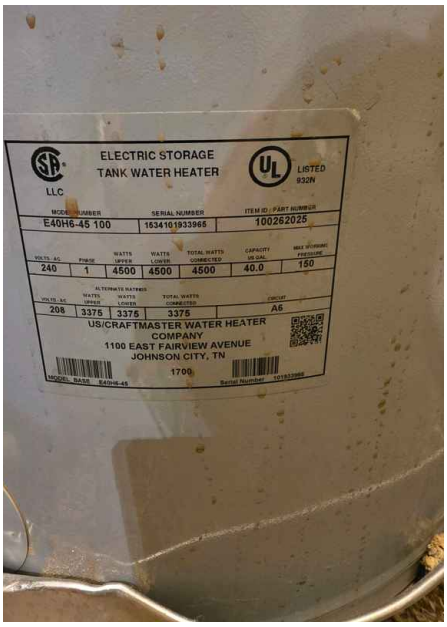
- Functional Flow: a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
PVC

Hot Water Heater: Capacity
40 gallons

Hot Water Heater: Location
Closet



Hot Water Heater: Manufacturer
US/Craftsman Water Heater

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Heater: Power Source/Type
Electric

Tub and Shower Observations: Hydrotub
Tested, Not Functioning

Tub and Shower Observations: Stoppers for Tub
Built-in

Sinks, Faucets, Fixtures: Shut off Valve Locations
Under all Sinks

Sinks, Faucets, Fixtures: Stoppers for Sinks
Not Present

Sinks, Faucets, Fixtures: Sinks, Tubs, Faucets
All Fixtures and Faucets tested per Louisiana Standards of Practice

Sinks, Faucets, Fixtures: Washing Machine Plumbing
Unable to view because of Laundry Equipment

Toilets: Toilet Function
Bathroom
Flushed multiple times with no deficiencies

Outside Water Spigots: Spigots Working Properly
Functioning Properly at time of inspection

Deficiencies

7.4.1 Drain, Waste, & Vent Systems

Recommendation

IMPROPER CONNECTION

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

7.4.2 Drain, Waste, & Vent Systems

Recommendation

SEWER SCOPE

In homes that are over 20 years old, I would recommend getting the sewer scoped to ensure that tree roots and other problems have not interfered with the septic system. Recommend plumbing contractor to come evaluate.

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Hot Water Heater

Recommendation

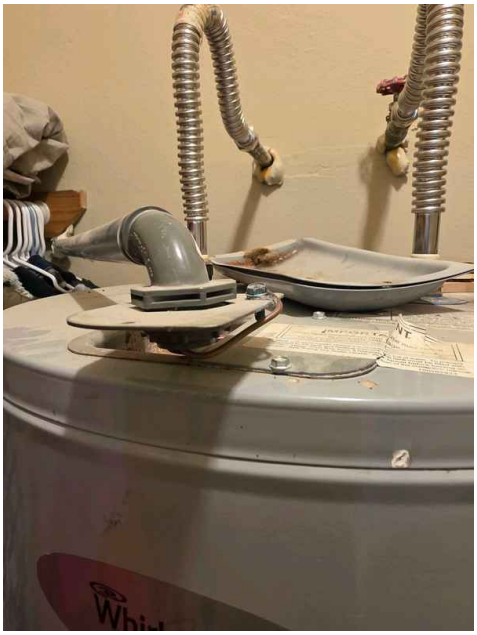
IMPROPER INSTALLATION

CLOSET

Water heater electrical connection is not properly installed. Recommend fixing. Also access panels on water heater were not installed at time of inspection. Recommend having them put back on by certified professional

Recommendation

Contact a qualified professional.



7.5.2 Hot Water Heater

Safety Hazard

TPR VALVE

The TPR valve discharge line was not less than 6 inches off the ground. This is a safety hazard. Recommend adding CPVC pipe to TPR valve about 6 inches off the ground.

Recommendation

Contact a qualified professional.

7.5.3 Hot Water Heater

Safety Hazard

HOT WATER LINES BOTH HOT

Both of the water lines going into the water heater are hot to the touch. IR camera verified hot water in both lines. There should be cold water going into tank and hot water going out of tank. Recommend plumber come out to fix or replace water heater.

7.6.1 Tub and Shower Observations

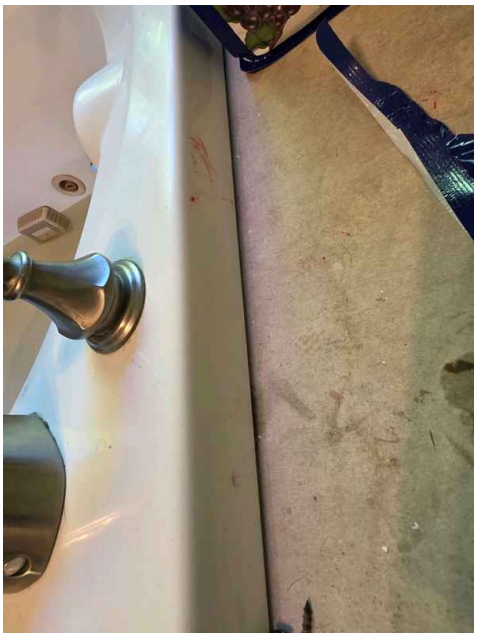
Maintenance Item

CAULK, GROUT, OR SEALANT INSUFFICIENT OR MISSING

Recommend sealing penetrations to prevent water damage from occurring.

Recommendation

Contact a handyman or DIY project



7.6.2 Tub and Shower Observations

Recommendation

WHIRLPOOL TUB NOT OPERABLE

UPSTAIRS BATHROOM

Whirlpool tub was not operable at time of inspection. Recommend having plumbing contractor come out to evaluate and fix or replace.

Recommendation

Contact a qualified plumbing contractor.

7.7.1 Sinks, Faucets, Fixtures

Maintenance Item

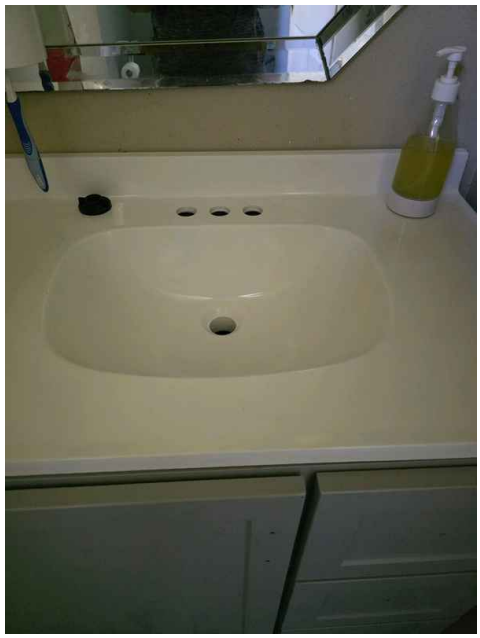
FAUCET MISSING

HALL BATHROOM

There was no faucet present to test in the hall bathroom at time of inspection. Recommend having qualified professional install faucet for sink to be functional.

Recommendation

Contact a qualified handyman.

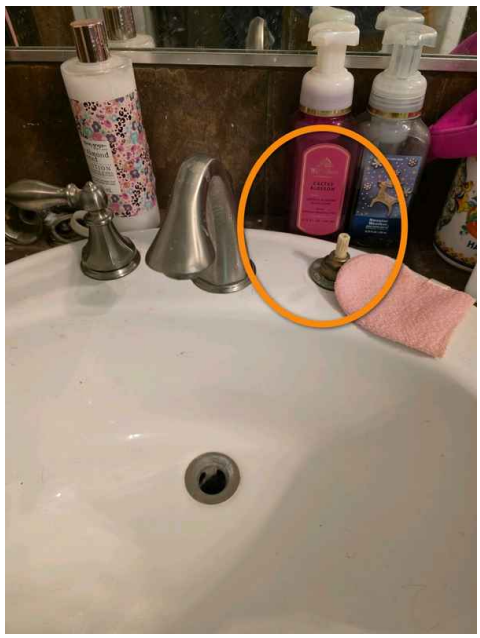


7.7.2 Sinks, Faucets, Fixtures

Maintenance Item

FAUCET HANDLE MISSING

Faucet handle missing in bathroom upstairs sink. Recommend repairing/replacing



7.8.1 Toilets

Recommendation

TOILET ROCKS/MOVES

At the time of inspection, toilet was not properly installed. When testing to see if toilet was secure, it slid left and right. Recommend caulking around the bottom of the toilet, leaving a small gap in the back to show potential water leaks.

Recommendation

Contact a handyman or DIY project

7.8.2 Toilets

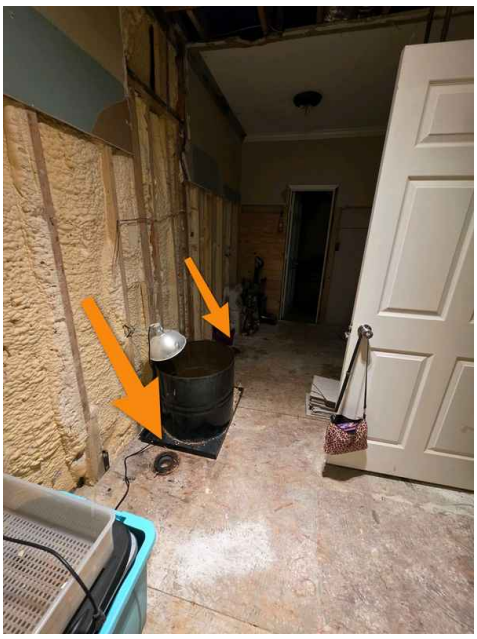
Safety Hazard

TOILET DRAINS EXPOSED

There are one or more toilet drains that are open and exposed. This is a safety hazard due to sewer gases being allowed to enter the home. Recommend plumbing contractor come out and evaluate/fix.

Recommendation

Contact a qualified plumbing contractor.



7.9.1 Outside Water Spigots

Maintenance Item

ANTI-SIPHON VALVE NOT PRESENT

OUTSIDE FAUCETS

One or more faucets did not have an anti-siphon valve present. These valves are important for preventing contaminated water from flowing back into a home's clean water supply, a process called backflow.

Recommendation

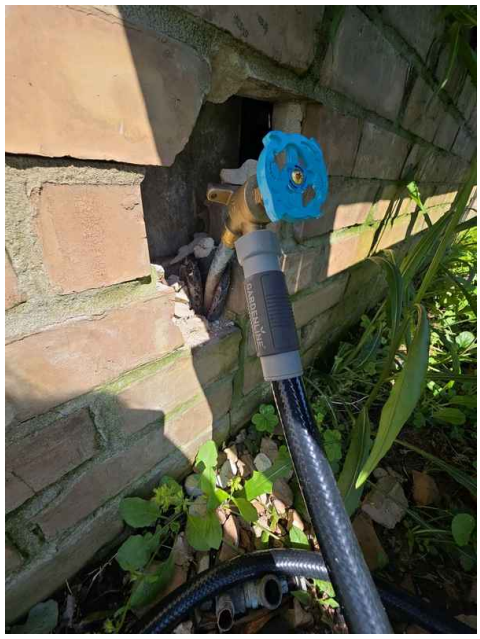
Contact a qualified professional.

7.9.2 Outside Water Spigots

Maintenance Item

NOT PROPERLY INSTALLED

In one or more places on the exterior the spigots were not installed properly and have a strain on the copper tubing. Recommend adding support to prevent damage to water line.



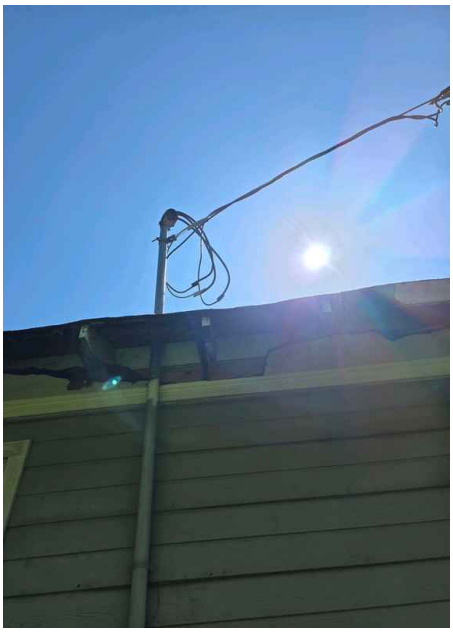
Recommendation

Contact a qualified handyman.

8: ELECTRICAL

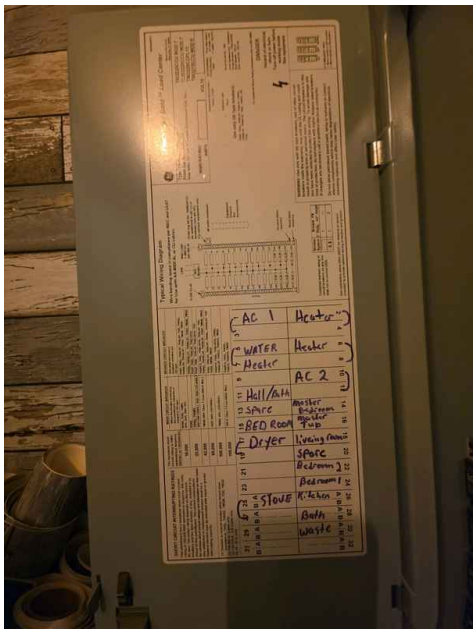
Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, Approximately 240/120




Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Hallway, In Laundry Area

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Pictures of Main Panel

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Lighting Fixtures, Switches & Receptacles: Receptacles
Some Receptacles Obstructed and Not Tested

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
N/A

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Lighting Fixtures, Switches & Receptacles: Light Switches
Some light switches obstructed

GFCI & AFCI: GFCI
Not Present

GFCI & AFCI: AFCI
Not Present

Smoke Detectors: Smoke Detector Locations

Smoke detectors should be placed on every level of your home, including the basement and attic. They should also be installed in bedrooms, living areas, hallways, and stairways.

Carbon Monoxide Detectors: Carbon Monoxide Detector Locations

You should place carbon monoxide detectors on every level of your home, near bedrooms, and away from fuel-burning appliances.

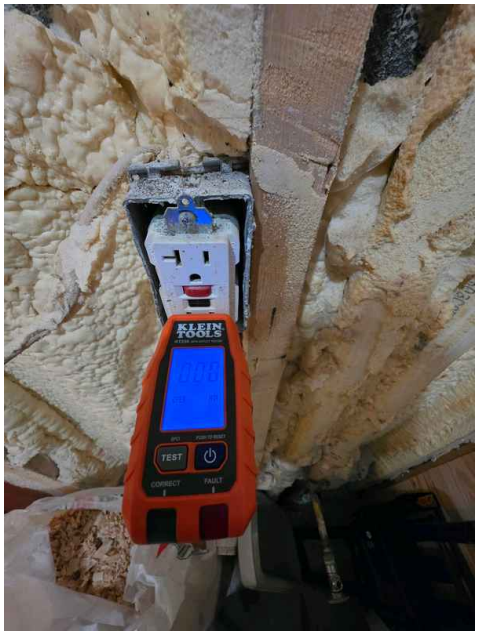
Deficiencies

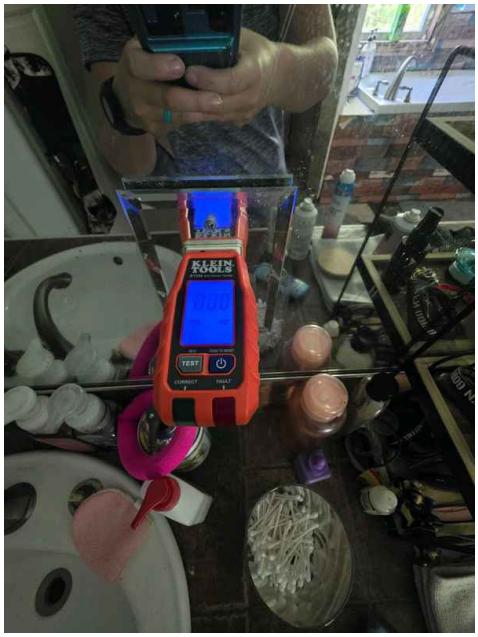
8.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

IMPROPER WIRING

One or more receptacles were not wired properly. Recommend having an electrician out to fix.

8.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

GFCI

Bathrooms, kitchens, and exterior should be upgraded to gfci breakers or outlets

Recommendation

Contact a qualified professional.

8.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

GFCI protection was not present in all recommended locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations that are close to water (ie: kitchen and bathrooms).

Here is a link to read about how GFCI receptacles keep you safe.

8.6.1 Smoke Detectors

Safety Hazard

NOT PRESENT

No smoke detectors noted in any part of the house. This is a safety hazard due to not being aware if there is a fire in the home at night. Recommend installing in all recommended areas.

Recommendation

Contact a qualified professional.

8.7.1 Carbon Monoxide Detectors

Safety Hazard

NOT PRESENT

No carbon monoxide detectors noted in any part of the house. This is a safety hazard due to not being aware if there is an unsafe level of carbon monoxide in the home. Recommend installing in all recommended areas.

Recommendation

Contact a qualified professional.

9: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Flooring Insulation
Foam

Attic Insulation: Insulation Type
Spray Foam

Vapor Retarders (Crawlspace or Basement): Vapor Retarder
crawlspace

Vapor retarder was noted on the floor of the crawlspace and spray foam insulation was noted on the ceiling of the crawlspace

Ventilation: Ventilation Type
None Found

Exhaust Systems: Exhaust Fans
None

Limitations

Attic Insulation

NO ATTIC ACCESS

The second story house had vaulted ceilings, therefore there was no attic access.

Deficiencies

9.4.1 Exhaust Systems

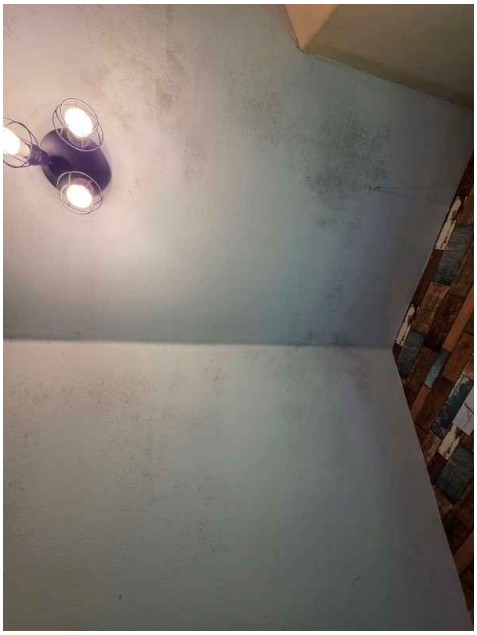
Recommendation

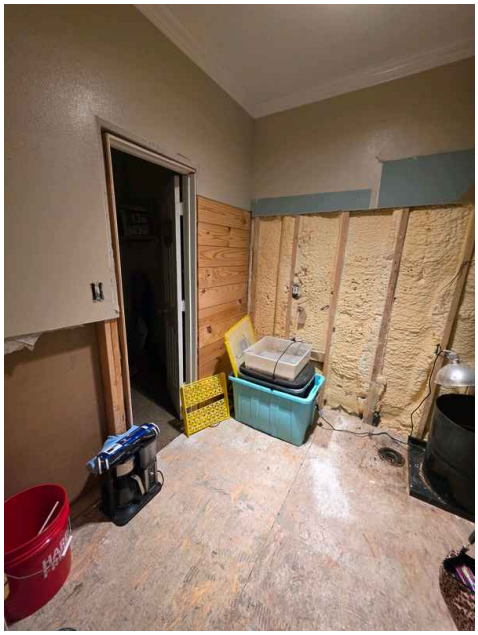
NO VENT FANS PRESENT

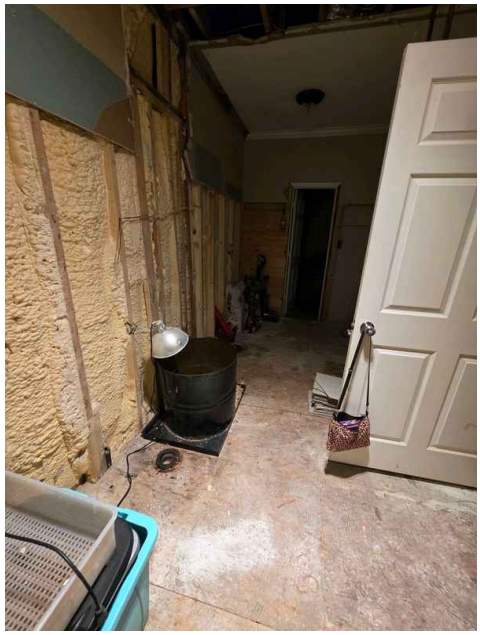
Vent fans were not present in any of the bathrooms. This can lead to moisture buildup which can cause microbial spores and/or mold. Recommend having qualified professional install in bathrooms that have showers and/or tubs.

Recommendation

Contact a qualified professional.







10: INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single Pane

Floors: Floor Coverings
Carpet, Vinyl

Walls: Wall Material
Drywall, Unfinished

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Composite

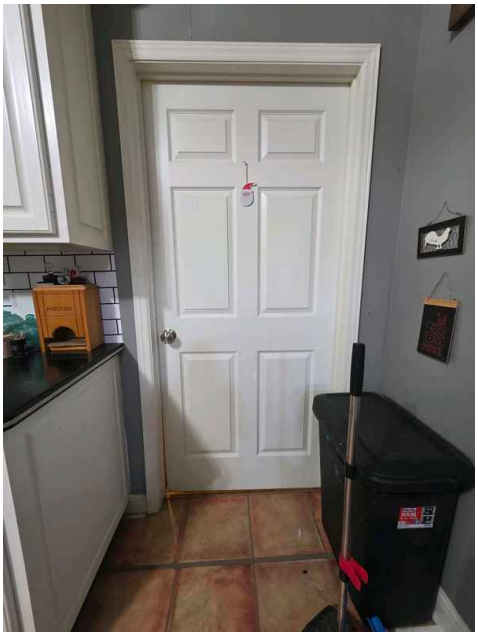
Deficiencies

10.1.1 Doors

Recommendation

NOTICEABLE GAP

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.



10.3.1 Floors

Recommendation

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

10.3.2 Floors

Recommendation

FLOORING MISSING

One or more pieces of flooring was missing. Recommend qualified professional install/replace floor in areas where subfloor is showing

Recommendation

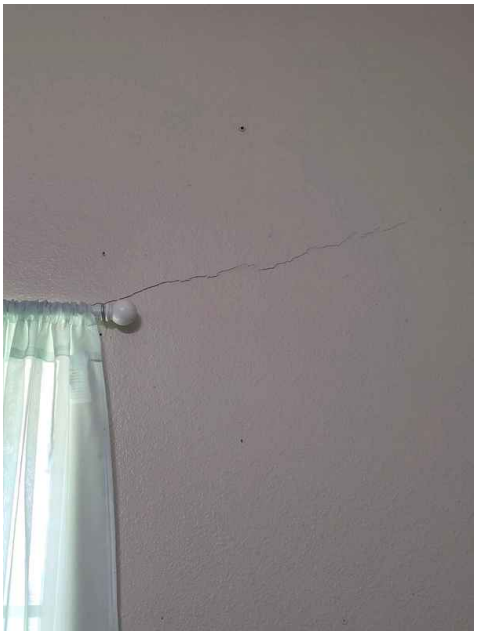
Contact a qualified professional.

10.4.1 Walls

Recommendation

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



10.4.2 Walls

Maintenance Item

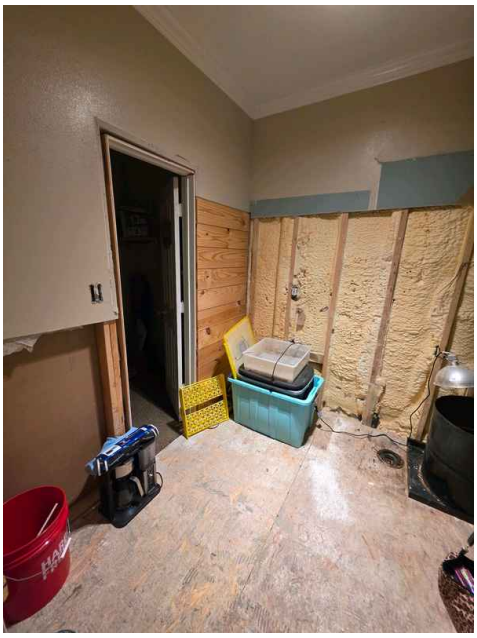
DRYWALL MISSING IN BATHROOM

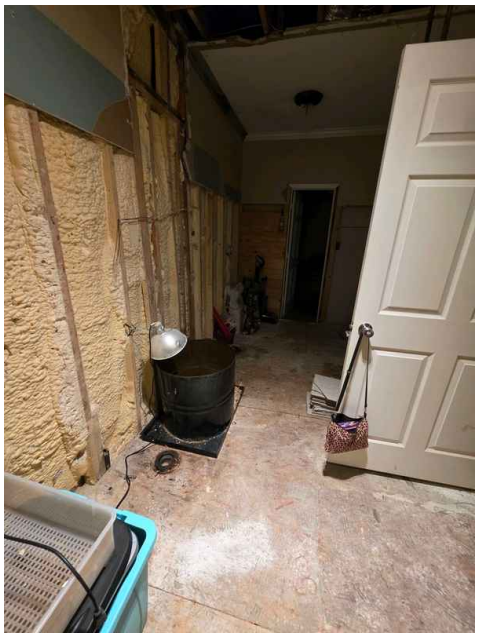
BATHROOM

There is drywall missing in bathroom. Recommend having drywall contractor install to finish out bathroom

Recommendation

Contact a qualified drywall contractor.





10.5.1 Ceilings

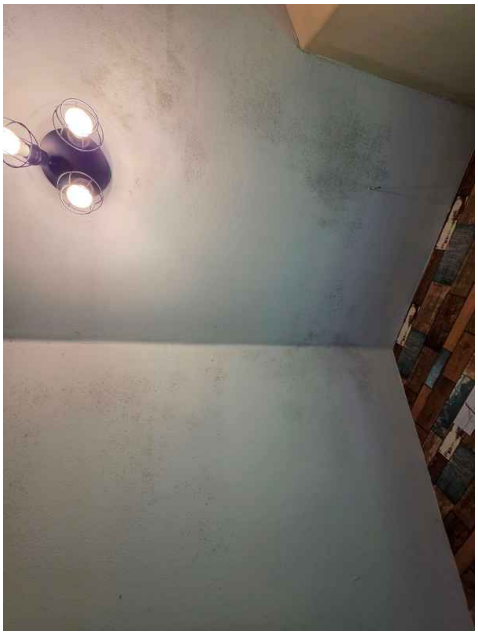
Recommendation

POSSIBLE MOLD

There are possible signs of Microbial growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified mold remediation contractor



10.5.2 Ceilings

Recommendation

STAIN(S) ON CEILING

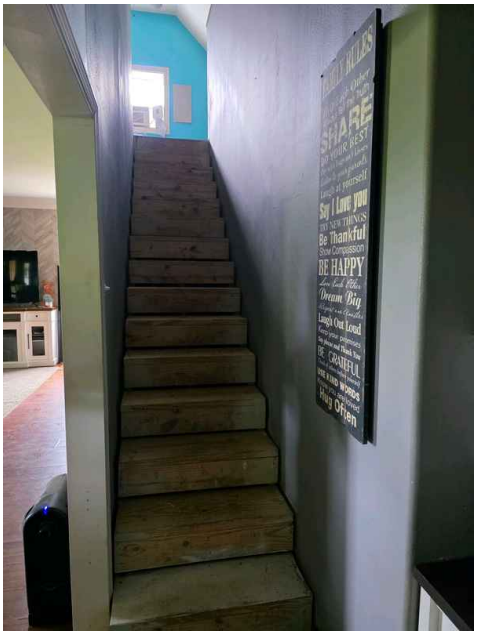
There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

10.6.1 Steps, Stairways & Railings

Recommendation

NO HANDRAIL

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.


SHARE
Be Thankful
BE HAPPY
Dream Big
Laugh Out Loud

11: STRUCTURE OF HOME

Information

Inspection Method
Visual

Foundation: Type
Pier and Beam

Wall Structure: Type of Exterior
Wood siding

Framing: Type
Wood

Floor Structure: Basement/Crawlspace Floor
Dirt

The home inspector shall:

1. probe structural components only where deterioration is visible, except where probing would damage any surface;

2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;

3. report the methods used to inspect or access under floor crawl spaces and attics; and

4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Floor Structure: Material
Wood Beams, Wood I-Joists

Floor Structure: Sub-floor
OSB

Floor Structure: Method to Inspect Crawlspace/Basement
Entered Crawlspace

Columns and Piers: Type/Size
Crawlspace
2x8, rotting

Ceiling Structure: Type
Conventional, Vaulted

Deficiencies

11.5.1 Columns and Piers

Safety Hazard

FLOOR JOISTS TOO SHORT

CRAWLSPACE

Floor Joists appear to be too short of a span in some areas, which can be a serious structural problem. Recommend a structural engineer to evaluate.

Recommendation

Contact a qualified structural engineer.




11.5.2 Columns and Piers

Safety Hazard

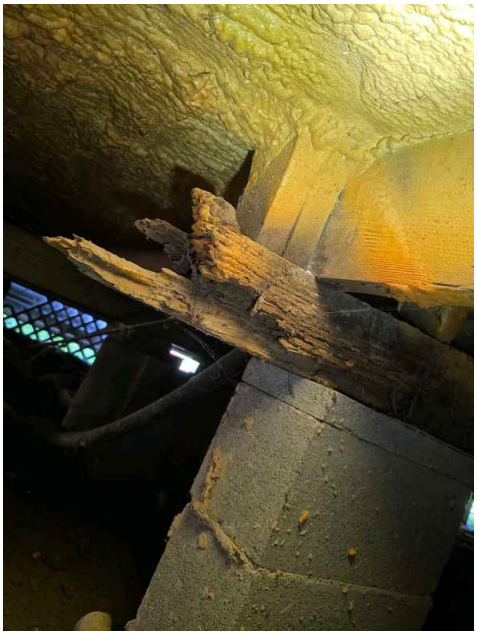
ROTTEN BEAMS/PIERS

BASEMENT

Floor joists appear to be showing signs of rot, which can be a serious structural problem. Recommend a structural engineer to evaluate.

Recommendation

Contact a qualified structural engineer.



STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Structure of Home

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.