

21st Century Home Inspections LLC.
760 Goodson Dr.
Gretna, LA 70056

INSPECTION REPORT PREPARED FOR



Any Street
Any Town, Louisiana

21st Century Home Inspections LLC.

16:33 August 25, 2009

Page 1 of 8
Sample 09-000



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Safety Concerns	Items which are considered to be safety concerns.
Not Inspected	Item was not inspected due to deficiencies, utilities not being on, or other reasons.
Repairs	Item requires repair, servicing or improvement by a qualified contractor specializing in the type of repair or improvement needed.
Defective	Item needs immediate repair or replacement by a qualified contractor specializing in the type of repair needed.
General Comments	General comments for information purposes.

General Information

Property Information

Property Address Any Street
City Any Town **State** Louisiana **Zip** Any Zip
Contact Name Agent
E-Mail Agent's email address

Client Information

Client Name Mr. and/or Mrs. Homebuyer
E-Mail Homebuyer's email address

Inspection Company

Inspector Name Marc Orgeron (Louisiana Home Inspector License #10245)
Company Name 21st Century Home Inspections LLC.
Company Address 760 Goodson Dr.
City Gretna **State** LA **Zip** 70056
Phone (504) 494-2418 **Fax** 504) 263-8982
E-Mail nspctr1@cox.net
File Number Sample 09-000
Amount Received \$\$\$

Conditions

Others Present Buyer and buyer's agent **Property Occupied** Yes
Estimated Age 17 years **Entrance Faces** North
Inspection Date 07/22/2009
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 88 degrees
Weather Sunny **Soil Conditions** Dry
Building Type The subject property is a single family dwelling **Garage** Attached garage
Sewage Disposal City **How Verified** Visual
Water Source City **How Verified** Visual



Exterior Surface and Components

Determining the presence of lead paint, if any, is not part of this inspection.
All deteriorated or rotten wood or metal materials should be repaired or replaced.
Of course hidden damages cannot be evaluated.

Exterior Surface

1. General Comments **General Comments:**

The exterior walls are unpainted brick veneer, wood and Hardi Plank (cement based) siding. The overhangs and trim are painted wood, vinyl and Hardi Plank. Aluminum windows are installed. A representative number of windows were opened satisfactorily.

Some of the overhangs were covered by vinyl, we were unable to inspect the underlying wood.

Exterior surfaces were viewed and were found to be generally in good condition with few cosmetic blemishes unless otherwise noted.

The concrete driveway, sidewalks and patio are in serviceable condition with some typical minor cracking noted.

2. Repairs

Repairs:

Some of the siding boards, mainly on the left side of the house have joint separations, which can lead to moisture penetration. We recommend that these boards be kept well caulked to reduce the potential for moisture intrusions.

Roof

Evidence of prior roof leaks may be disguised by interior finishes.

Flat roof systems are poorly designed and prone to leakage more so than a pitch roof. Roof inspections may be limited by access, condition, weather, pitch and height and other safety concerns.

Any estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction and other factors.

Main Roof Surface

1. **Method of Inspection:** The roof was walked upon during this inspection

2. **Type:** Gable

3. **Approx Age:** 4 years

4. General Comments **General Comments:**

The asphalt seal tab roof appears to be functional. No apparent active leaks were detected during the inspection of attic spaces.

The roofing materials have typical very minor age wear and granular deterioration. No delamination of the shingles themselves was noted. The roofing materials appear to be a manufacturer's 30-year guarantee material and should have approximately 20+ years of remaining life expectancy, under normal conditions.

5. Repairs

Repairs:

A drip edge should be installed at the perimeter of the roof where missing to



Roof (Continued)

Repairs: (continued)

prevent the edge shingles from cracking and to prevent water from penetrating the roof sheathing boards.

Patio Roof

6. Method of Inspection: The roof was walked upon during this inspection

7. Type: Flat

8. Approx Age: 4 years

9. General Comments **General Comments:**

The single-ply torch down roof appears to be functional with no apparent active leaks noted.

10. Repairs

Gutters: Painted galvanized.

The galvanized gutters need continuous maintenance. They should be painted on the inside and outside to prevent them from further rusting. Replacement of these gutters utilizing 6 inch seamless aluminum gutters and downspouts (that never rust) is recommended. Placing the downspouts so that as much water as possible is conducted away from the foundation is strongly recommended.

Electrical

Electrical components concealed behind finished surfaces are not, and can not be inspected without removing the wall coverings, which is not part of a home inspection. Of course hidden damages cannot be evaluated.

The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring, and other components which are not part of the primary electrical power distribution system.

Furniture and/or storage in many cases restricts access to electrical outlets, and if this applies we cannot inspect or test the outlets in these areas.

1. General Comments **General Comments:**

The 100-amp capacity of the 120/240-volt electrical system appears to be adequate for the existing service. The service is provided underground with copper conductors. The main service is located outside of the house at the left front, and a sub-panel is installed in the garage.

Circuit breakers are employed with a few spare positions available. Copper wiring is used for the 120-volt circuits. Grounded type outlets are utilized.

All of the accessible light switches, fixtures and outlets were checked and were found to be operational unless otherwise noted.

GFCI's are installed within 6 feet of water in the kitchen for safety.

A few missing light bulbs were noted at the fluorescent light in the garage. We recommend replacement of these light bulbs to verify if the fixtures are operable.

The automatic overhead garage door opener is equipped with an electric eye and reversed when encountering an object in its path during its downward travel.



Electrical (Continued)

- 2. Safety Concerns** **Safety Concerns:**
GFCI's should be installed within 3 feet of water in the bathrooms, in garages and on the exterior for safety.
- Battery operated smoke alarms should be installed in bedrooms and kitchens for safety.
- A missing cover plate was noted at the light switch in the shed.
- A few open junction boxes, which should be fitted with cover plates, were noted in the attic.

Structure

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of main structures and additions are not part of a home inspection. If you have any concerns you should contact a structural engineer or architectural firm. Structural components concealed behind finished surfaces could not be inspected. Of course hidden damages cannot be evaluated. Furniture and or storage that restricts access to structural components cannot be evaluated. A licensed foundation contractor may find a different scope of work other than outlined in this report, and is recommend to make all repairs as necessary.

- 1. General Comments** **General Comments:**
Structure consists of a reinforced concrete slab, wood stud walls and a truss roof framing system with OSB sheathing.
- Attic was entered through the hatch in the garage.
- We visually inspected accessible areas of the attic. The trusses and roof sheathing appear to be in serviceable condition with typical minor age sagging unless otherwise noted.
- Framing connections appear to be secured properly. No visible signs of structural distress were noted in the framing materials unless otherwise noted.
- The slab foundation appears to be in good condition with no evidence of cracking due to structural distress. Of course, actual slab surface conditions could not be evaluated without lifting of flooring materials, which is not part of this inspection.
- An interior floor level survey was performed. A maximum differential of 7/8 of an inch now exists over a distance of approximately 40 feet. This differential is due to normal construction tolerances and minor foundation settlements.
- These slopes are better than average. Further settlements should be minimal, if any and of no serious structural concern. However, the potential for future foundation settlements cannot be discounted totally.

It is imperative that the perimeter of the house is kept properly maintained and



Structure (Continued)

General Comments: (continued)

that moisture is not allowed to flow around the house. Such moisture will over time cause the foundation material to deteriorate or erode and cause additional foundation settlements. Gutters and downspouts should be kept on the house and splash blocks or downspout extenders used to conduct flows away from the foundation.

Minor vehicular loading cracks were noted in the slab of the garage floor. These are not structurally detrimental and do not require repairs.

2. Repairs

Repairs:

One of the trusses was cut to install the air and heat system. We recommend adding additional blocking to provide proper support and functionality of the cut truss.

Air Conditioning

The adequacy of the cooling supply or distribution balance is not part of this inspection. Determining the proper size ductwork or return air size is not part of this inspection. If any black spots are noted in this report. We recommend having a professional mold inspection performed on your behalf. Testing for mold growth or indoor air quality is beyond the scope of this inspection.

AC System

1. General Comments **General Comments:**

Cycling of the thermostat indicated normal cooling response of 15 to 19 degrees.

The major components of the system should be covered under a warranty, and copies of the warranties, if available, should be obtained for your files. Annual inspection of the system by a licensed heating and air conditioning contractor is always advisable.

Changing the filter monthly is recommended and will minimize operating costs.

Visible ductwork is insulated flex.

2. Repairs

Repairs:

The garage A/C register is difficult to open.

3. Area Served: Entire house **Approximate Age:** 3 years

4. Fuel Type: 220 VAC **Temperature Differential:** 16 degrees

5. Type: Cooling for the subject property is central air **Capacity:** 4 ton

Heating System

The adequacy of heat supply or distribution balance is not part of a home inspection. The interior flues which are not readily accessible are not inspected. The furnace heat exchanger, humidifier or dehumidifier and electric air filters are not inspected. Testing for a cracked heat chamber is beyond the scope of this inspection. Solar space heating equipment/systems are not inspected. Determining the proper size ductwork or return air size is not part of this inspection.



Heating System (Continued)

Heating System

1. General Comments

General Comments:

Due to the existence of gas appliances, we recommend that you install an carbon monoxide detector to monitor indoor air quality when the furnace is operating.

The furnace is fitted with an electronic ignition starter, which eliminates the need for a standing pilot light. The furnace also has an exhaust fan, which improves the ventilation of the unit.

The major components of the system should be covered under a warranty, and copies of the warranties, if available, should be obtained for your files. Annual inspection of the system by a licensed heating and air conditioning contractor is always advisable.

2. Repairs

Repairs:

The vent pipe barely extends into the present type of roof jack. The vent for this system should extend through the roof at least 2 feet in it's own roof jack with a rain hat.

3. Type: Natural gas Capacity: 80,000 BTU

4. Area Served: Entire house Approximate Age: 3 years

Plumbing

Portions of the plumbing system concealed by finished surfaces, and/or storage (below sinks, etc.) below a slab structure or inaccessible crawlspace or beneath the ground surface are not inspected. Of course hidden damages cannot be evaluated.

Water quality or quantity are not part of this inspection.

Water conditioning systems, solar water heaters, fire and lawn sprinklers systems, and private waste disposal systems are not part of this inspection.

1. General Comments

General Comments:

Water supply and sewerage disposals are provided by public sources. The visible water supply piping is copper. The drain and vent piping is plastic. The shut-off valve for the main water line is located outside of the house at the left front. Unless otherwise noted, all of the plumbing fixtures were found to be in operable condition, and flows and drains were found to be acceptable.

The gas system appears to be in operable and serviceable condition. The main shut-off valve for the gas system is located outside of the house at the left front.

Typical age rusting was noted at the gas piping. The gas connections to major appliances were checked with an electronic gas detector, and no abnormal leaks were noted. Testing the entire gas system for leaks is not part of this inspection.

If you desire, a video camera can be inserted into the lines to search for underground sewer line leaks. This is not part of this inspection.

2. Repairs

Repairs:

The overflow escursion plates at both bath tubs are upside down and should



Plumbing (Continued)

Repairs: (continued)

be reversed to prevent water from entering into the cavities behind them.

Garage Water Heater

3. General Comments **Water Heater Operation:** Functional at time of inspection - An insulation blanket is installed on the hot water heater for energy savings.
4. **Type:** 220VAC electric **Capacity:** 50 gal
5. **Approximate Age:** 3 years **Area Served:** Entire house
6. General Comments **TPRV and Drain Tube:** Copper

Interior Rooms

Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Of course hidden damages cannot be evaluated. If any black spots are noted in this report. We recommend having a professional mold inspection performed on your behalf. Testing for mold growth, indoor air quality or contaminated drywall is beyond the scope of this inspection.

Living Space

1. General Comments **General Comments:**

The interior surfaces appear to be in good condition with a few minor wear and tear cosmetic blemishes and the following comments.

All of the interior doors are functional unless otherwise noted. Individual door lock operation is not part of this inspection.
2. Repairs **Repairs:**

We recommend sealing the opening in the ceiling of the furnace closet to prevent hot and cold air from mixing, which can cause mold growths.

Loose and missing trims were noted at the attic entry hatch in the garage.

We recommend sealing the large hole which is cut in the drywall in the garage behind the washer and dryer.

The locks at the front right living room window are broken.

Insulation and Ventilation

1. General Comments **General Comments:**

The attic is insulated with approximately 6 inches of batts, which is about the amount of insulation recommended by the Department of Energy for this area. Wall insulation, if any, could not be confirmed visually.

The attic is ventilated with soffit, gable and ridge vents.
2. Repairs **Repairs:**

Bathrooms improperly vent into attic and may cause moisture damage to the insulation, and promote termite infestations. These vents should be vented to the outside.



Insulation and Ventilation (Continued)

Appliances

1. General Comments **General Comments:**

The built-in appliances were found to be in operable condition, unless otherwise noted. Prolonged operational problems could not be observed. Oven self-cleaning cycles, every dishwasher cycle, and the timers, clocks and thermostats are not included in this inspection.

We assumed that the refrigerator and the washer and dryer do not remain with the house, and therefore they were not inspected.

Both gas and 240-volt electric service are available for clothes dryer hook-up.

The refrigerator nook is equipped with an ice maker hook up line.

2. Repairs

Repairs:

The microwave door handle is missing.