Myers
Inspections, LLC

Inspection Report

Prepared for:

Sample Report

Property Address:
123 Somewhere Street
Lake Charles 70601

Myers Inspections, LLC
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Date: 4/30/2012	**Time:** 03:00 PM	**Report ID:** 120430A
Property: 123 Somewhere Street Lake Charles 70601	**Customer:** Sample Report	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

In Attendance:	**Type of building:**	**Approximate age of building:**
Vacant (inspector only)	Single Family (1 story)	Under 10 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Over 65	Clear	Dry

Rain in last 3 days:
No

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:
Walked roof

Roof-Type:
Gable

Roof Covering:
Metal

Chimney (exterior):
Metal Flue Pipe

Sky Light(s):
None

Roof Ventilation:
Ridge vents
Soffit Vents

Method used to observe attic:
Walked

Roof Structure:
Stick-built
2 X 6 Rafters
16" on center
OSB
Sheathing

Ceiling Structure:
2X6
16" on center

Attic info:
Pull Down stairs
Storage
Light in attic

Attic Insulation:
Blown
Cellulose
R-19 or better

Items

1.0 Roof Coverings

Inspected

1.1 Flashings

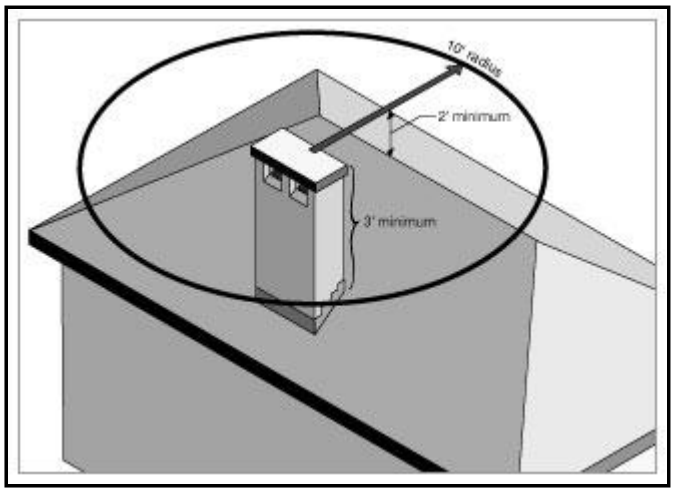
Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

The chimney did not extend far enough above the roof. This may cause poor draft under certain conditions. Proper draft requires that the chimney extend at least 3 feet above the roof and 2 feet above any portion of the roof within ten feet (measured horizontally).

1.2 Picture 1



1.2 Picture 2

1.3 Roof Ventilation

Inspected

1.4 Roof Drainage Systems (gutters and downspouts)

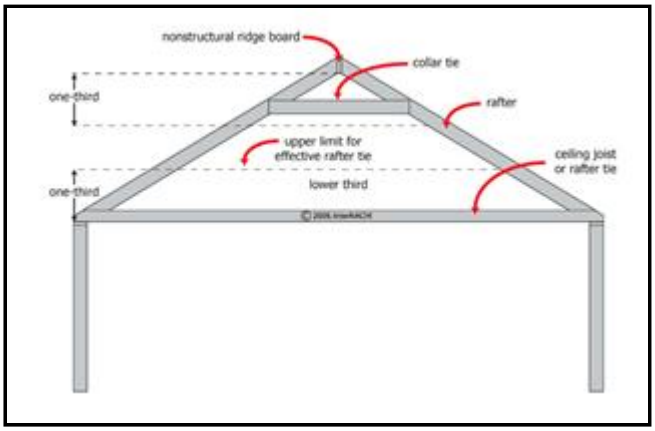
Not Present

1.5 Roof Structure and Attic (Report leak signs or condensation)

Repair or Replace

No collar ties are installed. Collar ties are designed to tie together the tops of opposing rafters. This helps prevent rafter spread and brace the roof framing against uplift caused by wind. I recommend installing collar ties every 4' placed in the upper third of the rafters.

1.5 Picture 1



1.5 Picture 2

1.6 Ventilation Fans and Thermostatic Controls (Attic)

Not Present

1.7 Insulation in Attic

Inspected

Cellulose insulation is about 7 inches thick or R25 value. The energystar.gov website recommends an attic insulation value between R30 to R60 for zone 2 locations. I recommend adding attic insulation to a total of about 9 inches for the R30 value.

1.8 Visible Electric Wiring in Attic

Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Beaded
Lap

Siding Material:
Cement-Fiber

Exterior Entry Doors:
Fiberglass
Insulated glass

Appurtenance:
Covered porch
Sidewalk

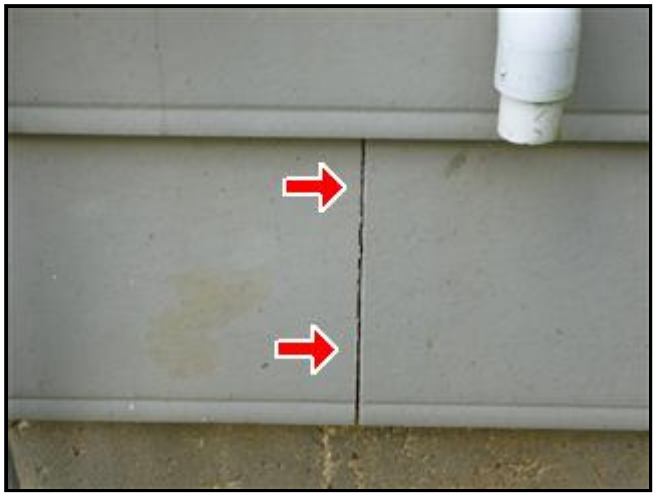
Driveway:
Concrete

Items

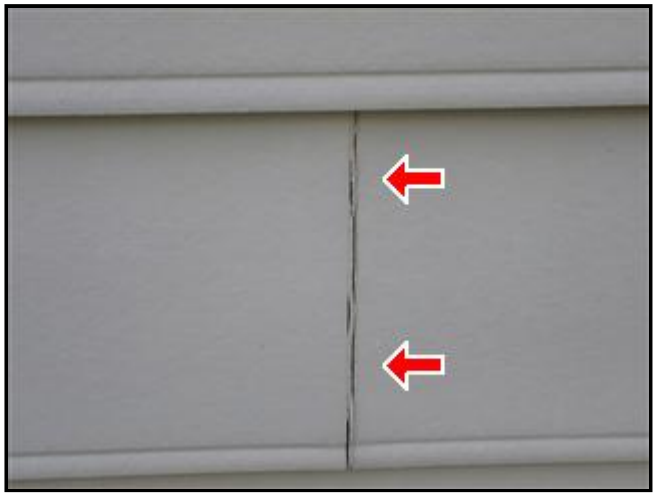
2.0 Wall Cladding, Flashing and Trim

Repair or Replace

The Cement board at the exterior needs re-caulking and painting. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 1



2.0 Picture 2

2.1 Doors (Exterior)

Inspected

2.2 Windows

Inspected

Maintenance Tip: *Inspect window and door caulking and weather stripping yearly.*

2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

Maintenance Tip: *When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.*

2.5 Eaves, Soffits and Fascias

Inspected

2.6 Plumbing Water Faucets (hose bibs)

Inspected

2.7 Outlets (Exterior)

Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Complemental view of the kitchen

Complemental view of the kitchen

Styles & Materials

Dishwasher Brand:
KENMORE

Disposer Brand:
BADGER

Exhaust/Range hood:
BROAN

Range/Oven:
KENMORE

Built in Microwave:
WHIRLPOOL

Trash Compactors:
NONE

Cabinetry:
Wood

Countertop:
Granite

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Tile

Interior Doors:
Hollow core
Raised panel

Window Types:
Double-hung
Thermal/Insulated

Window Manufacturer:
UNKNOWN

Items

3.0 Ceiling
Inspected

3.1 Walls
Inspected

3.2 Floor
Inspected

3.3 Doors
Inspected

3.4 Pantry/Closet Doors

Inspected

3.5 Windows

Inspected

3.6 Counters and Cabinets

Inspected

3.7 Plumbing Drain and Vent Systems

Inspected

3.8 Plumbing Water Supply Faucets and Fixtures

Inspected

3.9 Outlets Wall Switches and Fixtures

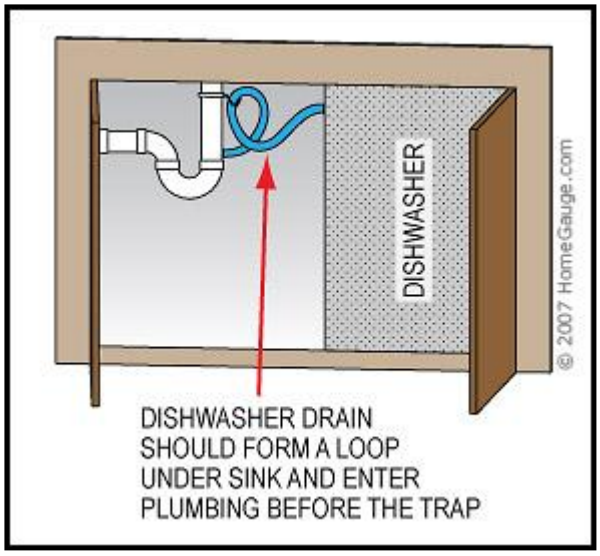
Inspected

3.10 Dishwasher

Repair or Replace

The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.

3.10 Picture 1



3.10 Picture 2

3.11 Ranges/Ovens/Cooktops

Inspected

3.12 Range Hood

Inspected

3.13 Trash Compactor

Inspected

3.14 Food Waste Disposer

Inspected

3.15 Microwave Cooking Equipment

Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Laundry / Utility

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and installed cabinets; Doors and windows. The home inspector shall: Operate the (accessible) windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Tile

Interior Doors:
Hollow core
Raised panel

Clothes Dryer Vent Material:
Metal
Flexible Metal

Clothes Dryer Power Source:
220 Electric

Items

4.0 Ceilings
Inspected

4.1 Walls
Inspected

4.2 Floors
Inspected

4.3 Steps, Stairways, Balconies and Railings
Inspected

4.4 Doors
Inspected

4.5 Windows
Inspected

4.6 Outlets, Switches and Fixtures
Inspected

4.7 Counters and Cabinets
Inspected

4.8 Plumbing Drain and Vent Systems
Inspected

4.9 Plumbing Water Supply Faucets and Fixtures
Inspected

4.10 Clothes Dryer Power Source and Vent Piping
Repair or Replace
The dryer exterior vent is damaged. Damaged dryer vents can cause an obstruction of lint that has a possibility to create a fire hazard. I recommend repair as needed.

Maintenance Tip: *Vacuum the clothes dryer's exhaust duct at least once a year. If the duct is plastic, replace it (it's a fire hazard). Rigid sheet-metal ducting is best.*

4.10 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and installed cabinets; Doors and windows. The home inspector shall: Operate the (accessible) windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Complemental view of the master bedroom

Complemental view of the bedroom #2

Complemental view of the bedroom #3

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Laminated T&G

Interior Doors:
Hollow core
Raised panel

Window Types:
Double-hung
Thermal/Insulated

Window Manufacturer:
UNKNOWN

Items

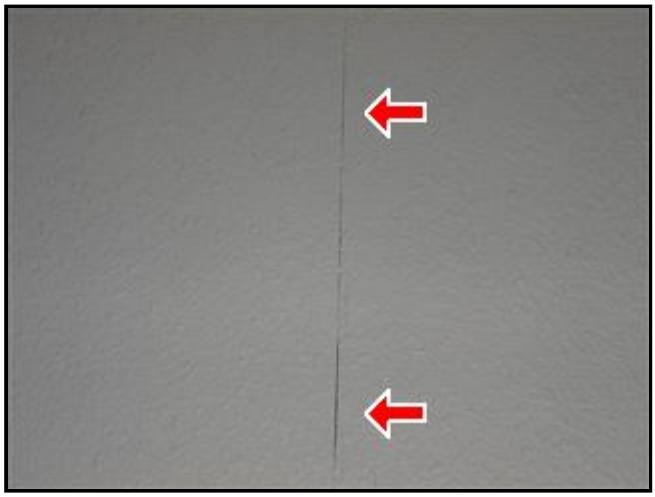
5.0 Ceilings

Inspected

5.1 Walls

Repair or Replace

The sheetrock on the wall has crack seems in the bedroom #3. While this damage is cosmetic, it should be repaired. A qualified person should repair or replace as needed.



5.1 Picture 1

5.2 Floors

Inspected

5.3 Doors

Inspected

5.4 Windows

Inspected

5.5 Outlets, Switches and Fixtures

Repair or Replace

The ceiling fan runs slow in the master bedroom. Replacement may be necessary. I recommend repair by a qualified person as needed.

5.5 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . Master Bathroom

Complemental view of the master bath

Complemental view of the master bath

Styles & Materials

Exhaust Fans:
Fan only

Cabinetry:
Wood

Countertop:
Granite

Fixtures:
Toilet
Whirlpool Tub
Shower
Single Lavatory

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Tile

Interior Doors:
Hollow core
Raised panel

Items

6.0.A Ceilings
Inspected

6.1.A Doors
Inspected

6.2.A Walls
Inspected

6.3.A Floors
Inspected

6.4.A Counters and Cabinets
Inspected

6.5.A Outlets Switches and Fixtures
Inspected

6.6.A Plumbing Drain, Waste and Vent Systems
Inspected

6.7.A Plumbing Water Supply and Distribution Systems and Fixtures
Repair or Replace

The shower faucets leaks in the master bath. Repairs are needed. A qualified person should repair as necessary.

6.7.A Picture 1

6.8.A Exhaust fan

Repair or Replace

The Exhaust fan does not vent to outside in the master bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.

6.8.A Picture 1

6(B) . Bathroom #2

Complemental view of the bathroom #2

Complemental view of the bathroom #2

Styles & Materials

Exhaust Fans:
Fan only

Cabinetry:
Wood

Countertop:
Granite

Fixtures:
Toilet
Tub Shower Comb
Single Lavatory

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Tile

Interior Doors:
Hollow core
Raised panel

Items

6.0.B Ceilings
Inspected

6.1.B Doors
Inspected

6.2.B Windows
Inspected

6.3.B Walls
Inspected

6.4.B Floors
Inspected

6.5.B Counters and Cabinets
Inspected

6.6.B Outlets Switches and Fixtures
Inspected

6.7.B Plumbing Drain, Waste and Vent Systems
Inspected

6.8.B Plumbing Water Supply and Distribution Systems and Fixtures

Inspected

6.9.B Exhaust fan

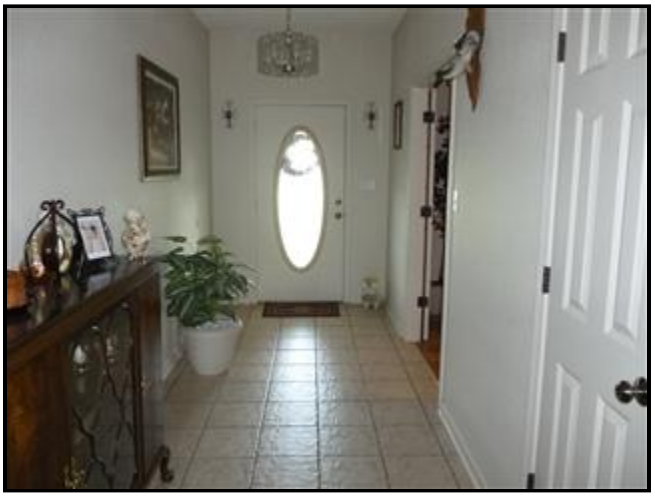
Inspected

7. Other Living Spaces

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and installed cabinets; Doors and windows. The home inspector shall: Operate the (accessible) windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Complemental view of the living room

Complemental view of the dining room



Complemental view of the foyer/entry hall

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Laminated T&G
Tile

Interior Doors:
Hollow core
Raised panel

Window Types:
Double-hung
Thermal/Insulated

Window Manufacturer:
UNKNOWN

Items

7.0 Ceilings

Inspected

7.1 Walls
Inspected

7.2 Floors
Inspected

7.3 Doors
Inspected

7.4 Windows
Inspected

7.5 Outlets, Switches and Fixtures
Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
Slab

Wall Structure:
2 X 4 Wood

Columns or Piers:
Fiberglass Columns

Floor System Insulation:
NONE

Items

8.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Inspected

8.1 Walls (Structural)
Inspected

8.2 Columns or Piers
Inspected

8.3 Floors (Structural)
Inspected

8.4 Ceilings (Structural)
Inspected

8.5 Insulation under Floor System
Not Present

8.6 Vapor Retarders (On ground in crawlspace or basement)
Not Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Well or Spring

Water Filters:
None

Plumbing Water Supply (into home):
Not visible

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste Line:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon (2-3 people)
Two units

Water Heater Manufacturer:
WHIRLPOOL

Water Heater Location:
Attic

Items

9.0 Plumbing Drain, Waste and Vent Systems

Inspected

9.1 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected

9.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

9.3 Main Water Shut-off Device (Describe location)

Inspected

(1) The main shut off is the valve located outside at the meter. This is for your information.

9.3 Picture 1

(2) A secondary main shut off is the pvc valve located outside on the right side of the home. This is for your information.

9.3 Picture 2

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of (accessible) installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of (accessible) receptacles including the interior, garage and/or carport, and on the exterior of inspected structures; The operation of (accessible) ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground
Copper
220 volts

Panel capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
CUTLER HAMMER

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Items

10.0 Service Entrance Conductors

Inspected

10.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

10.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected

10.3 Connected Devices and Fixtures (Observed operation of accessible ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

10.4 Polarity and Grounding of Receptlacles (Includes all the interior, garage and/or carport, and exterior walls of inspected structure)

Inspected

10.5 Operation of GFCI (Ground Fault Circuit Interrupters)

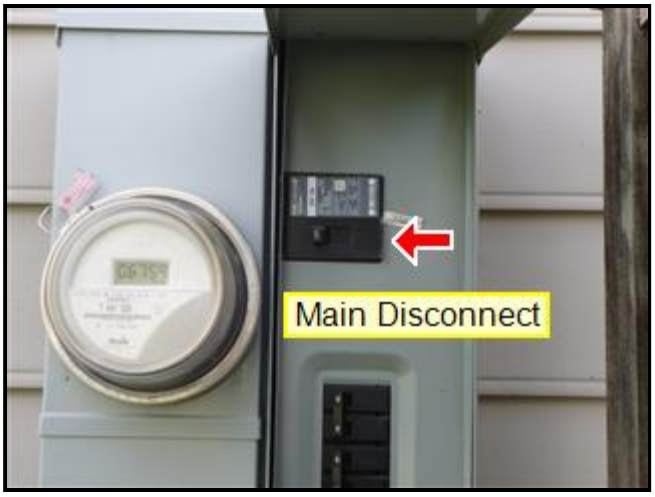
Inspected

Maintenance Tip: *Test all GFCI (ground fault circuit interrupter) outlets monthly. Press the test button and use a voltage tester to make sure the power goes off.*

10.6 Location of Main and Distribution Panels

Inspected

The main panel box is located at the utility room. However, the main disconnect (shut-off) is outside at meter base panel (for your information).



10.6 Picture 1

10.7 Smoke Detectors

Inspected

Home Maintenance Tip: *Replace the batteries in smoke detectors yearly. And remember, even recent hard-wired smoke detectors have backup batteries that must be replaced. If you have never checked yours, please do so.*

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Forced Air
Heat Pump Forced Air (also provides cool air)

Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Heat System Brand:
YORK
Serial # : W0F6535693 & ADG5450562

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
(Two filters)
20x20

Types of Fireplaces:
None

Operable Fireplaces:
None

Number of Woodstoves:
One

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
YORK
Serial # : W0F6535693 & ADG5450562

Number of AC Only Units:
One

Items

11.0 Heating Equipment
Inspected

11.1 Normal Operating Controls
Inspected

11.2 Automatic Safety Controls
Inspected

11.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Inspected

Maintenance Tip: *Replace furnace & A/C filters monthly, or as recommended by the furnace manufacturer.*

11.4 Presence of installed heat source in each room
Inspected

11.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)
Inspected

11.6 Solid Fuel heating Devices (Fireplaces, Woodstove)

Inspected

Maintenance Tip: *Have the fireplace chimney inspected and cleaned annually.*

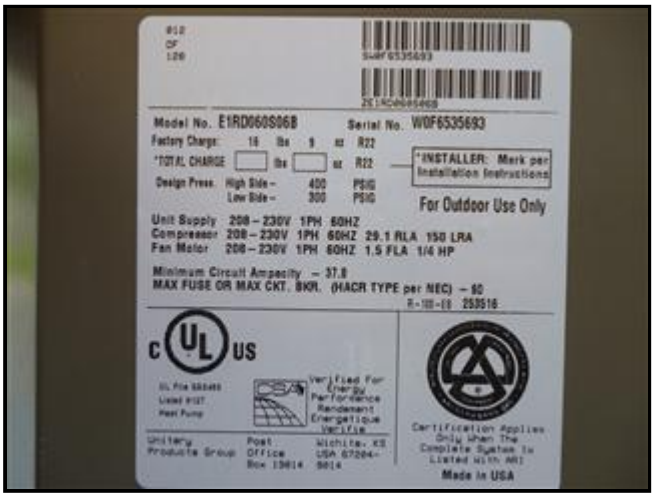
11.7 Gas/LP Firelogs and Fireplaces

Inspected

11.8 Cooling and Air Handler Equipment

Repair or Replace

(1) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59 degrees, and the return air temperature was 73 degrees. This indicates the range in temperature drop is normal.



11.8 Picture 1 Condenser unit label photo.

(2) The dryer vent terminates close to the outside AC unit. This creates a maintenance issue that will require cleaning of the condenser unit more often. This is for your information only.

11.8 Picture 2

(3) The cooling fins on condenser(s) is dirty. This is a maintenance issue and should be corrected. A licensed HVAC contractor should service or repair unit.

Home Maintenance Tip: *Clean leaves and debris from the condenser of a central air conditioner seasonally.*

11.8 Picture 3

(4) The foam sleeve on suction line needs to be retaped. Further deterioration can occur if not corrected. I recommend repair by qualified person.

11.8 Picture 4

(5) The central air conditioning condensate piping vent is to short. I recommend adding a small section of pvc pipe to increase the height.

11.8 Picture 5

11.9 Normal Operating Controls

Inspected

11.10 Presence of installed cooling source in each room

Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

Myers Inspections, LLC

(337) 540-5802

Customer
Sample Report

Address
123 Somewhere Street
Lake Charles 70601

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

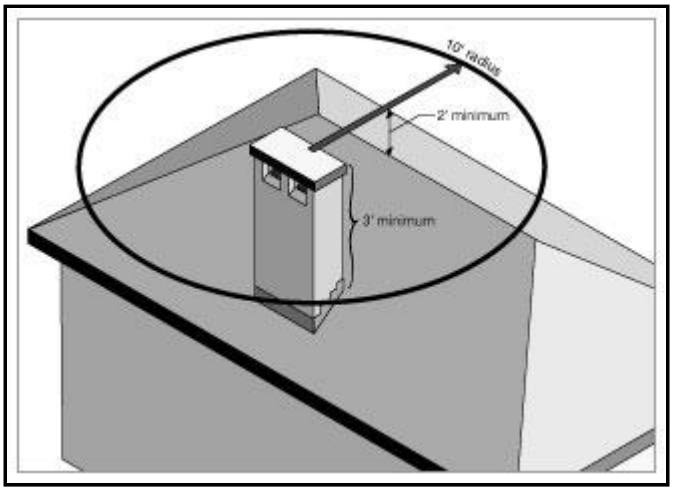
1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

The chimney did not extend far enough above the roof. This may cause poor draft under certain conditions. Proper draft requires that the chimney extend at least 3 feet above the roof and 2 feet above any portion of the roof within ten feet (measured horizontally).

1. Roofing / Chimneys / Roof Structure and Attic

1.2 Picture 1



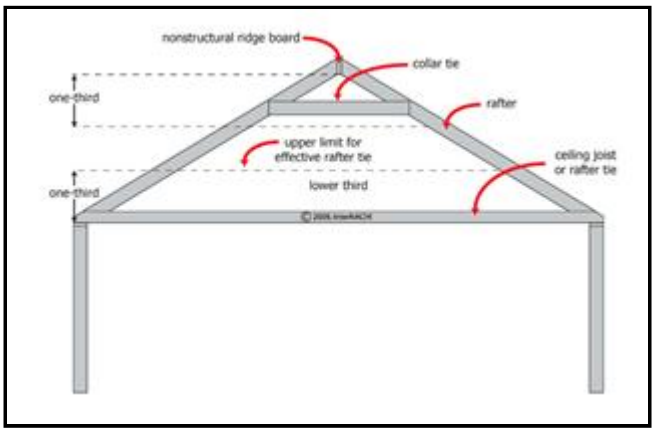
1.2 Picture 2

1.5 Roof Structure and Attic (Report leak signs or condensation)

Repair or Replace

No collar ties are installed. Collar ties are designed to tie together the tops of opposing rafters. This helps prevent rafter spread and brace the roof framing against uplift caused by wind. I recommend installing collar ties every 4' placed in the upper third of the rafters.

1.5 Picture 1



1.5 Picture 2

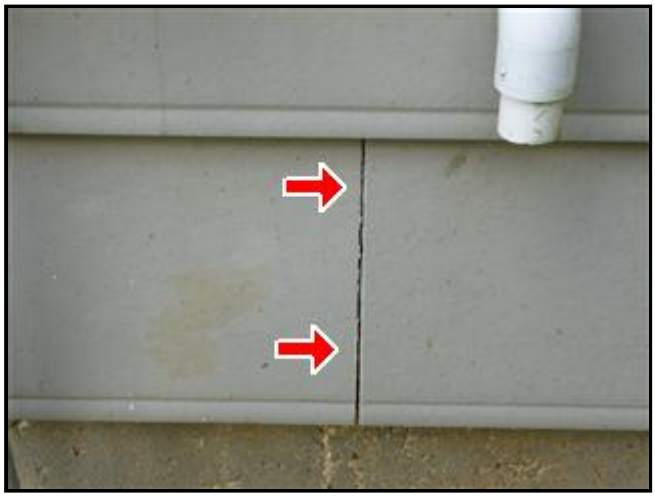
2. Exterior

2.0 Wall Cladding, Flashing and Trim

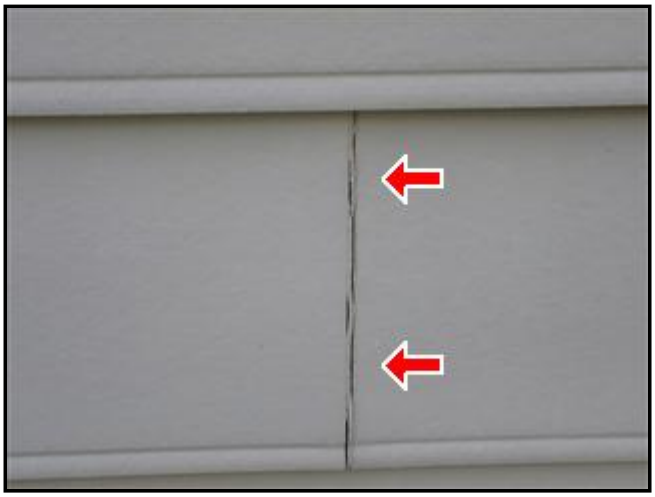
Repair or Replace

The Cement board at the exterior needs re-caulking and painting. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.

2. Exterior



2.0 Picture 1



2.0 Picture 2

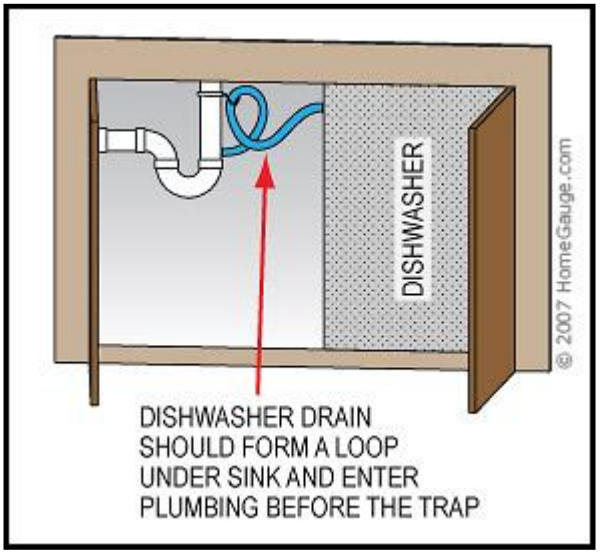
3. Kitchen Components and Appliances

3.10 Dishwasher

Repair or Replace

The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.

3.10 Picture 1



3.10 Picture 2

4. Laundry / Utility

4.10 Clothes Dryer Power Source and Vent Piping

Repair or Replace

The dryer exterior vent is damaged. Damaged dryer vents can cause an obstruction of lint that has a possibility to create a fire hazard. I recommend repair as needed.

4. Laundry / Utility

Maintenance Tip: *Vacuum the clothes dryer's exhaust duct at least once a year. If the duct is plastic, replace it (it's a fire hazard). Rigid sheet-metal ducting is best.*

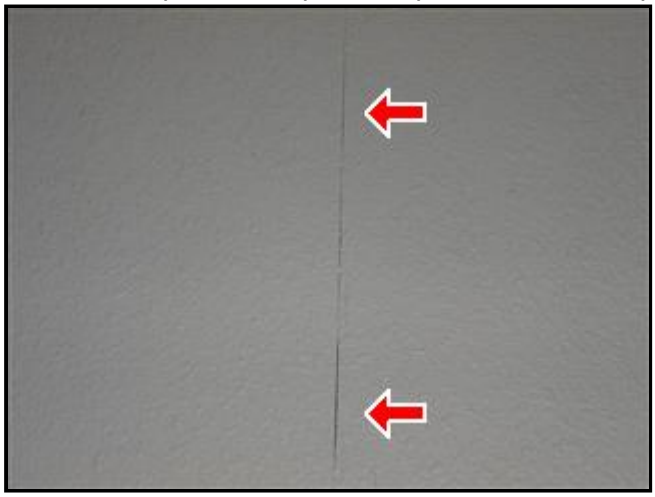
4.10 Picture 1

5. Bedrooms

5.1 Walls

Repair or Replace

The sheetrock on the wall has crack seems in the bedroom #3. While this damage is cosmetic, it should be repaired. A qualified person should repair or replace as needed.



5.1 Picture 1

5.5 Outlets, Switches and Fixtures

Repair or Replace

The ceiling fan runs slow in the master bedroom. Replacement may be necessary. I recommend repair by a qualified person as needed.

5. Bedrooms

5.5 Picture 1

6(A). Master Bathroom

6.7.A Plumbing Water Supply and Distribution Systems and Fixtures

Repair or Replace

The shower faucets leaks in the master bath. Repairs are needed. A qualified person should repair as necessary.

6.7.A Picture 1

6.8.A Exhaust fan

Repair or Replace

The Exhaust fan does not vent to outside in the master bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace as needed.

6(A). Master Bathroom

6.8.A Picture 1

11. Heating / Central Air Conditioning

11.8 Cooling and Air Handler Equipment

Repair or Replace

(3) The cooling fins on condenser(s) is dirty. This is a maintenance issue and should be corrected. A licensed HVAC contractor should service or repair unit.

Home Maintenance Tip: *Clean leaves and debris from the condenser of a central air conditioner seasonally.*

11.8 Picture 3

(4) The foam sleeve on suction line needs to be retaped. Further deterioration can occur if not corrected. I recommend repair by qualified person.

11. Heating / Central Air Conditioning

11.8 Picture 4

(5) The central air conditioning condensate piping vent is to short. I recommend adding a small section of pvc pipe to increase the height.

11.8 Picture 5

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Myers Inspections, LLC

INVOICE

Myers Inspections, LLC
(337) 540-5802
Inspected By: David Myers

Inspection Date: 4/30/2012
Report ID: 120430A

Customer Info:	Inspection Property:
Sample Report **Customer's Real Estate Professional:**	123 Somewhere Street Lake Charles 70601

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

Payment Method:
Payment Status:
Note:

Myers Inspections, LLC

David Myers
LHI 10779

(337) 540-5802

Inspection Agreement

Including

Standards of Practice & Code of Ethics

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement is included below for your information along with Louisiana Standards of Practice and Code of Ethics.

(Copy of Inspection Agreement)

BUILDING INSPECITON AUTHORIZATION AND AGREEMENT

PARTIES: The parties to this Building Inspection Authorization and Agreement are:

David Myers (hereinafter "Inspector")

Sample Report (hereinafter "Client")

AGREEMENT: This Agreement is incorporated with the Inspection Report to be prepared by Inspector. Said report is to be prepared for the sole and exclusive use of Client. Anyone executing this agreement on behalf of a buyer or seller of the subject property certifies that he/she is duly authorized by the Client to do so and is bound to deliver to Client the report incorporated herewith along with a copy of this agreement, which shall be binding on the Client.

SUBJECT: Inspector agees to conduct a limited, visual inspection of the property located at:
123 Somewhere Street, Lake Charles, 70601

SCOPE OF INSPECTION: The inspection of the subject property shall be performed by Inspectorfor the Client in accordance with the Standards of Practice as set forth by the Louisiana State Board of Home Inspectors. The purpose of the inspection is to identify and disclose to the client major deficiencies and defects of the systems and components of the subject premises, which are visually observable at the time of the inspection. The Inspection Report shall provide the Client with a better understanding ofthe property conditions as observed at the time of the home inspection. Although minor problems may be mentioned, the report will not attempt to list them all. The inspection will consist of only a visual analysis of major systems and components of the property and comment on those that are in need of immediate repair, replacement, or further evaluation by a specialist. The inspection is not technically exhaustive. The Inspection Report contains information that mayor may not be mentioned or discussed during any verbal discussion of the findings of the Inspector. It is agreed that no claim shall be made against Inspector for any verbal

representations, which are inconsistent with or not contained in the Inspection Report. PLEASE READ THE REPORT CAREFULLY!

LIMITATIONS OF THE INSPECTION: The inspection is limited to readily accessible and visible major systems, components, and equipment located in and attached to the premises. Any are which is not exposed to view, is concealed, or is inaccessible because of soil, wall coverings, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is not to be considered part of this inspection. Weather limitations may affect the extent to which the Inspector may inspect the property, especially in connection with the heating and air conditions systems. This inspection is not considered to be an expressed or implied guarantee or warranty of any kind regarding the condition of the property, its system or components. Further limitations described in the report also apply.

INSPECTION EXCLUSIONS: The following items are excluded from any inspection performed by the Inspector on the subject property:

1. Hidden or latent defects;
2. The presence of pests, termites, wood damaging organisms, rodents, or insects;
3. Detached buildings, walkways, driveways, fencing, swimming pools, spas, underground plumbing or sprinklers, water softeners/purifiers, and other components or structures not attached to the premises, unless specifically agreed upon in writing by both parties;
4. Testing for the presence of Chinese drywall or other similar products, asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, potentially dangerous chemical substances, mold, mildew, algae, bacteria, air quality or other potential environmental hazards;
5. Building code or zoning ordinance compliance or violation;
6. The adequacy of any design or installation process of any system, component or other feature of the subject property;
7. Structural stability, engineering analysis, geological stability or soil conditions unless otherwise agreed upon in writing by both parties;
8. A prediction of future conditions or life expectancy of systems or components;
9. The causes of the need for a repair, or the methods, materials and costs of a repair;
10. The marketability or market value of the property, or the advisability or inadvisability of purchase of the property
11. Any item excluded or not inspected or reported upon in the report;
12. The internal conditions of air conditioning and heating systems or the adequacy of air flow, duct work and insulation;
13. Furnace heat exchangers, fireplaces, chimneys or flues;
14. Radio or remote controlled devices, alarms, garage door openers, automatic gates, elevators, thermostatic timer controls or dumbwaiters;
15. The insurability of the property; and
16. The grading of soil or the potential for flooding or holding standing water.

NOTICE REQUIREMENTS: Client agrees that any claim alleging Inspector's failure to accurately report a visually observable defective condition of the subject property shall be made in writing and delivered to the Inspector within ten (10) business days of discovery. Client further agrees that, with the exception of emergency conditions, neither Client, nor anyone acting on Client's behalf, will make alterations, modification, or repairs to the subject of the claim prior to a re-inspection by the Inspector. Inspector agrees to re-inspect

the alleged condition within 72 hours of receipt of written notice by Client, exclusive of weekends and holidays. Client further agrees and understands that any failure to notify the Inspector as set forth above, shall constitute a waiver of any and all claims for said failure to accurately report the condition.

LIMITATION OF LIABILITY: The liability of Inspector (its principals, agents, employees, successors in interest, or affiliates) for errors and omissions in the inspection and report is limited to a refund to the client of the fee paid for the inspection and report. Client assumes the risk of all losses greater than the fee paid for the inspection and report. Client agrees and understands that this inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Neither Inspector, nor its agents, principals, or employees, shall be liable for any repairs or replacement of any components, systems, structure of the property or the contents therein, either during or after the inspection.

Client agrees and understands that, for the purposes of this inspection, Inspector is acting as a licensed home inspector pursuant to the laws of the State of louisiana and not as a professional engineer, or plumbing electrical, HVAC, or other contractor. Any recommendation made by Inspector to client to engage the services of any of the above referenced specialized contractors or engineers for the purposes of inspecting, cleaning, servicing and/or evaluating a specific system, component, and/or structure of the subject property, shall relieve Inspector from any liability to Client for the inspection and report of those components, systems, or structures.

ARBITRATION: Any dispute arising out of the inspection, report or the interpretation of this agreement, except for non-payment of the inspection fee, shall be resolved in accordance with the Louisiana Binding Arbitration Law. The parties shall select a mutually agreed upon arbitrator who is a home inspector licensed by the State of Louisiana. If the parties are unable to agree upon an arbitrator, either party may request that a licensed home inspector be selected by the louisiana State Board of Home Inspectors to arbitrate the proceedings. Such selection shall be binding upon the parties. The prevailing party shall be awarded all arbitration costs.

ATTORNEYS' FEES: In the event that Client files suit in any civil court alleging claims arising out ofthis agreement or the services performed hereunder, Client agrees to pay to Inspector, all costs, expenses, and attorneys' fees incurred by Inspector, his agents, employees, or insurers in the defense of such suit. This section shall not apply to arbitration proceedings unless the selected arbitrator finds that the claim brought by Client is without merit and the Client has been given written notice of the claim's lack of merit prior to the proceedings.

SEVERABILITY: Client and Inspector agree that should a court of competent jurisdiction determine and declare that any portion of this contract is void, void able, or unenforceable, the remaining provisions, whether executed prior or subsequent* to the Home Inspection.

BY: (INSPECTOR) David Myers
License No. LHI 10779

BY: (CLIENT) Sample Report

DATE: 4/30/2012

Client has executed this agreement subsequent to the Home Inspection and Initials hereby agrees to be bound by the terms and conditions of this Building Inspection Agreement and Authorization.

STANDARDS OF PRACTICE & CODE OF ETHICS

Chapter 3. Standards of Practice

§ 301. Minimum Standards

This Chapter sets forth the minimum Standards of Practice required of licensed home inspectors.

§ 303. Definitions

A. The definitions in §109 are incorporated into this Chapter by reference. The following definitions apply to this Chapter:
Alarm System - Warning devices, whether installed or free standing, including but not limited to, carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
Automatic Safety Control - devices designed and installed to protect systems and components from unsafe conditions.
Cooling System - a central system that uses ducts to distribute cooled air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.
Client - the person with whom a licensed home inspector contracts to perform a home inspection, whether individually or through that person's agent.
Component - a readily accessible and observable aspect of a system, such as a floor or wall, but not individual pieces such as Boards or nails or where many similar pieces make up a component.
Cross Connection - any physical connection or arrangement between potable water and any source of contamination.
Dangerous or Adverse Situations - situations that pose a threat of injury to the inspectoror those situations that require the use of special protective clothing or safety equipment.
Deficient - a condition of a system or component that adversely and materially affects its performance.
Describe - to report, in writing, a system or component by its type, or other observed characteristics, to distinguish it from other systems or components.
Dismantle - to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means, that would not be taken apart by a homeowner in the course of normal household maintenance.
Enter - to go into an area to observe all visible components.

Functional Drainage - a drain is functional when it 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.
Functioning - performing as expected and in accordance with its intended design and purpose.
Further Evaluation - examination and analysis by a qualified professional or service technician whose services and qualifications exceed those provided by a home inspector.
Heating System - a central system that uses ducts to distribute heated air to more than one room which is not plugged into an electrical convenience outlet.
Home Inspection - the process by which a Home Inspector visually examines the readily accessible systems and components of a home and describes those systems and components in accordance with the Standards of Practice.
Home Inspection Report - a written evaluation of two or more of the following systems of a resale residential building:

1. electrical system;
2. exterior system
3. interior system
4. heating and cooling systems;
5. plumbing system;
6. roofing system;
7. structural system;
8. insulation and ventilation system
9. appliance system; or
10. any other related residential housing system as defined in the standards of practice prescribed by the Board.

Home Inspector - any person who, in accordance with the provisions of these Rules, holds himself out to the general public and engages in the business of performing home inspections on resale residential buildings for compensation and who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.
Inaccessible - unable to open with the use of Standard Inspection Tools or hidden from visual inspection by furniture, stored items, wall or floor coverings or other obstructions.
Inspect - to examine readily accessible systems and components of a building in accordance with the Standards of Practice, using normal operating controls and opening readily openable access panels.
Installed - attached such that removal requires tools.
LHI - an acronym for Licensed Home Inspector.
Method of Access - a means by which the inspector gains entry, ingress and/or a visual advantage.
Normal Operating Controls - devices such as thermostats, switches, or valves intended to be operated by the homeowner.
Normal Operating Cycle - the standard period during which a system or component operates by the use of Normal Operating Controls.
Observe - the act of making a visual examination.
On-Site Water Supply Quality - water quality based on the bacterial, chemical, mineral and solids contents of the water.
On-Site Water Supply Quantity - water quantity based on the rate of flow of water.

Operate - to cause systems or equipment to function.
Recreational Facilities - Spas, saunas steam baths, swimming pools, tennis courts, and exercise, entertainment, athletic, playground or other equipment and associated accessories.
Readily Accessible - available for visual inspection without requiring the moving of personal property, the dismantling, disconnecting, unplugging or destroying of equipment, or any action which may involve a risk to persons or property.
Readily Openable Access Panel - a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, is not sealed in place and is not blocked by stored items, furniture, or building components.
Representative Number - for multiple identical interior components such as windows and electrical outlets, one such component per room.
Roof Drainage Components - gutters, downspouts, leaders, splash blocks, scuppers, and similar components used to carry water off a roof and away from a building.
Shut Down - a state in which a system or component cannot be operated by normal user controls.
Solid Fuel Heating Device - any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves, central furnaces, and combinations of these devices.
Specialized Tools - diagnostic devices and other equipment, including but not limited to, thermal imaging devices, gas leak detection equipment, environmental testing equipment, elevation determination devices and ladders capable of reaching surfaces over one story above the ground.
Standard Inspection Tools - a flashlight, outlet tester, ladder and appropriate screwdriver.
Structural Component - a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
System - a combination of interactive or interdependent components assembled to carry out one or more functions.
Technically Exhaustive - an inspection involving the extensive use of measurements, instruments, testing, calculations, or other means used to develop scientific or engineering findings, conclusions, and recommendations.
Under Floor Crawl Space - the area within the confines of the foundation between the ground and the underside of the lowest floor structural component.
Unsafe - a condition of a readily accessible, installed system or component which, in the opinion of the inspector, is judged to be a significant risk of personal injury or property damage during normal use or under the circumstances.
Wiring Methods - manner or general type of electrical conductors or wires installed in the structure such as non metallic sheath cable, armored cable, knob and tube, etc.

§ 305. Purpose and Scope

A. The purpose of these Standards of Practice is to establish a minimum and uniform standard for Louisiana State Licensed home Inspectors. Home inspections performed pursuant to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as observed at the time of inspection.

B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall:

    a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors;
    b. describe what inspection services will be provided and their cost;
    c. state that the inspection is limited to only those systems or components agreed upon by the client and the inspector; and
    d. contain copies of the Standards of Practice and Code of Ethics;

2. inspect readily accessible installed systems and components listed in this Chapter, and/or as contractually agreed upon;
3. submit a written report to the client within five (5) days of the inspection which shall:

    a. describe those systems specified to be described in §311 through 329, and/or as contractually agreed upon;
    b. state which systems designated for inspection in this Section have been inspected and list any systems or components designated for inspection that were not inspected, and the reason for not inspecting;
    c. state any systems or components so inspected that, in the professional opinion of the inspector, are deficient and/or unsafe.
    d. state the name, license number, and contain the signature of the person conducting the inspection.

C. This Chapter does not limit home inspectors from:

1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B ofthis Rule;
2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;
3. inspecting systems and components in addition to those required by these Standards of Practice; or
4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

§ 307. General Limitations

A. Home inspections done in accordance with this Chapter are not technically exhaustive.
B. This Chapter applies to residential resale structures.

§ 309. General Exclusions

A. Home inspectors are not required to inspect or report on:

1. life expectancy of any component or system;
2. the causes of any condition or deficiency;
3. the methods, materials, and costs of corrections;
4. the suitability of the property for any specialized use;
5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;

6. any component or system that was not inspected and so stated in the home inspection report or Preeinspection Agreement;
7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to asbestos, radon, lead, mold, contaminated drywall, carcinogens, noise, or contaminants, whether in the building or in soil, water, or air;
8. decorative or cosmetic items, underground items, or items not permanently installed;
9. hidden, concealed or latent defects; or
10. items not visible for inspection including the condition of systems or components which are not readily accessible; or
11. Future conditions, including but not limited to, the likelihood of failure or the expected life of systems of and components

B. Home inspectors are not required to:

1. offer warranties or guarantees of any kind;
2. calculate or determine the strength, adequacy, or efficiency of any system or component;
3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible.
4. operate any system or component that is shut down or otherwise inoperable;
5. operate any system or component that does not respond to normal operating controls;
6. disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;
8. project operating costs of components;
9. evaluate acoustical characteristics of any system or component;
10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;
11. operate shut-off valves;
12. inspect detached structures, other than garages and carports;
13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;
14. dismantle any system or component, except as specifically required by these Standards of Practice.

C. Home inspectors shall not:

1. offer or perform any act or service contrary to law;
2. report on the market value of the property or its marketability;
3. report on the advisability or inadvisability of purchase of the property;
4. report on any component or system that was not inspected;
5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects. However, the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;
6. solicit to perform repair services on any system or component of the home which the inspector noted as deficient, deficient or unsafe in his home inspection report for a

period of one year from the date of the inspection.
7. perform any other type of inspection or other type of services on the home, unless contracted to do so prior to the date of the inspection.

§ 311. Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;
2. framing;
3. columns; or
4. piers;

B. The home inspector shall describe the type of:

1. foundation;
2. floor structure;
3. wall structure;
4. columns;
5. piers;
6. ceiling structure; and
7. roof structure.

C. 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.

§ 313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;
2. all doors, garage doors and windows;
3. storm doors and windows;
4. decks, balconies, stoops, steps, porches, and applicable railings;
5. eaves, soffits, and fascias where visible from the ground level; and
6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

B. The home inspector shall:

1. describe wall cladding materials;
2. operate all entryway doors;
3. operate garage doors and test the electronic safety beam reverse feature by

interrupting the electronic beam (if present); and
4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested.

C. The home inspector is not required to inspect:

1. shutters, awnings, and similar seasonal accessories;
2. fences;
3. presence of safety glazing in doors and windows;
4. garage door operator remote control transmitters;
5. geological conditions;
6. soil conditions;
7. recreational facilities;
8. detached buildings or structures other than garages and carports;
9. presence or condition of buried fuel storage tanks;
10. sea walls, break walls or docks;
11. erosion control and earth stabilization measures; or
12. garage door operator pressure sensitive reverse failure devices.

§ 315. Roofing System

A. The home inspector shall inspect:

1. roof coverings;
2. roof drainage systems;
3. flashings;
4. skylights, chimneys, and roof penetrations; and
5. signs of leaks or abnormal condensation on building components.

B. The home inspector shall:

1. describe the type of roof covering materials; and
2. report the methods used to inspect the roofing system and any limitations.

C. The home inspector is not required to:

1. walk on the roofing;
2. inspect interiors of flues or chimneys which are not readily accessible; or
3. inspect attached accessories including but not limited to solar systems, antennae, and lightening arrestors.

§ 317. Plumbing System

A. The home inspector shall inspect:

1. water supply and distribution systems, including piping materials, supports, insulation; fixtures and faucets; functional flow; leaks; and cross connections;
2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;
3. hot water systems including: water heating equipment; normal operating controls;

automatic safety controls; and chimneys, flues and vents;
4. fuel storage and distribution systems including fuel storage equipment, supply piping, venting, and supports; leaks; and
5. sump pumps, drainage sumps, and related piping.

B. The home inspector shall describe:

1. water supply and distribution piping materials;
2. drain, waste and vent piping materials;
3. water heating equipment;
4. location of main water supply shutoff device; and
5. location of main gas supply shutoff device.

C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance or winterized equipment.

D. The home inspector is not required to:

1. determine the effectiveness of anti-siphon devices;
2. determine whether water supply and waste disposal systems are public or private;
3. operate automatic safety controls;
4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. determine whether the system is properly sized or utilizes proper materials;
6. inspect:

    a. water conditioning systems;
    b. fire and lawn sprinkler systems;
    c. on-site water supply quantity and quality;
    d. on-site waste disposal systems;
    e. foundation irrigation systems;
    f. spas;
    g. swimming pools;
    h. solar water heating equipment; or
    i. wells, well pumps, or water storage related equipment.

§ 319. Electrial System

A. The home inspector shall inspect:

1. service drop and entrance conductors cables and raceways;
2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;
3. branch circuit conductors, their overcurrent devices, and their compatibility;
4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;
5. the polarity and grounding of all receptacles; and 6. and test ground fault circuit interrupters and arc fault circuit interrupters, unless, in the opinion of the inspector, such testing is likely to cause damage to any installed items or components of the home or interrupt service to an electrical device or equipment located in or around the home.

B. The home inspector shall describe:

1. service amperage and voltage;
2. wiring methods employed; and
3. the location of main and distribution panels.

C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits.

D. The home inspector shall report on the presence or absence of smoke detectors.

E. The home inspector is not required to:

1. insert any tool, probe, or testing device inside the panels;
2. test or operate any overcurrent device except ground fault circuit interrupters and arc fault circuit interrupters in accordance with Sec. 319 A(6);
3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels;
4. inspect:

    a. low voltage systems;
    b. security system devices, heat detectors, carbon monoxide detectors or smoke detectors;
    c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system;
    d. remote controlled device unless the device is the only control device; or

5. measure amperage, voltage or impedance

§ 321. Heating and Cooling System

A. The home inspector shall inspect permanently installed heating and cooling systems including:

1. heating, cooling and air handling equipment installed through the wall;
2. normal operating controls;
3. chimneys, flues, and vents, where readily accessible;
4. solid fuel heating devices, including fireplaces;
5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
6. the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

1. energy sources; and
2. the heating and cooling methods by their distinguishing characteristics.

C. The home inspector shall operate the systems using normal operating controls.

D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

E. The home inspector is not required to:

1. operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage;
2. operate automatic safety controls;
3. inspect or operate air duct dampers; or
4. inspect:

a. heat exchangers;
b. humidifiers;
c. dehumidifiers;
d. electronic air filters; or
e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms.
f. solar space heating systems;
g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity controlled or fan assisted; or
h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

§ 325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;
2. steps, stairways, balconies, and railings;
3. countertops and a representative number of cabinets and drawers;
4. a doors and representative number of windows; and
5. garage doors and electronic beam safety reserve features.

B. The home inspector shall:

1. operate a representative number of windows and interior doors; and
2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

C. The home inspector is not required to inspect:

1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
2. carpeting; or
3. draperies, blinds, or other window treatments;
4. interior recreational facilities; or
5. garage door operator pressure sensitive reverse failure devices.

§ 327. Insulation and Ventilation System

A. The home inspector shall inspect:

1. insulation and vapor retarders in unfinished spaces;
2. ventilation of attics and foundation areas;
3. kitchen, bathroom, and laundry venting system; and
4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

B. The home inspector shall describe:

1. insulation and vapor retarders in unfinished spaces; and
2. absence of insulation in unfinished space at conditioned surfaces.

C. The home inspector is not required to report on:

1. concealed insulation and vapor retarders; or
2. venting equipment that is integral with household appliances.

D. The home inspector is not required to:

1. disturb insulation or vapor retarders; or
2. determine indoor air quality.

§ 329. Built-in Kitchen Appliances

A. The home inspector shall inspect and operate the basic functions of the following appliances:

1. dishwasher through its normal cycle;
2. range, cook top, and oven;
3. trash compactor;
4. garbage disposal;
5. ventilation equipment or range hood;
6. microwave oven; and
7. any other built in appliance.

B. The home inspector is not required to inspect:

1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
2. non built-in appliances such as clothes washers and dryers;
3. refrigeration units such as freezers, refrigerators and ice makers; or
4. central vacuum system.

C. The home inspector is not required to operate:

1. appliances in use; or
2. any appliance that is shut down or otherwise inoperable.

Chapter 5. Code of Ethics

A.PURPOSE

Integrity, honesty, and objectivity are fundamental principles embraced by this Code of Ethics, which sets forth the obligations of ethical conduct for the Licensed Home inspector (LHI). The Louisiana State Board of Home Inspectors (LSBHI) has enacted this Code to provide high ethical standards to safeguard the public and the profession. LHIs in Louisiana shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

B. ETHICAL OBLIGATIONS

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
2. The LHI shall not inspect properties for compensation in which he has, or expects to have, a financial interest.
3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported fmdings or on the sale of a property.
4. The LHI shall not directly or indirectly compensate realty agents, or other parties having a financial interest in the closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the c1ient(s).
6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.
7. The LHI shall not solicit to repair, replace or upgrade for compensation, any system or component of the home which the inspector noted as deficient or unsafe in his home inspection report, for a period of one year from the date of the inspection.
8. The LHI shall act in good faith toward each client and other interested parties.
9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.
10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.
11. The LHI shall not disclose inspection results or a client's personal information without approval of the client or the client's designated representative. At his discretion, the LHI may disclose immediate safety hazards observed to occupants, or interested parties, exposed to such hazards.
12. The LHI shall avoid activities that may harm the public, discredit himself or reduce public confidence in the profession.
13. The LHI shall not disseminate or distribute advertising, marketing, or promotion materials which are fraudulent, false, deceptive, or misleading with respect to the education, experience, or qualifications of the LHI or the company with he is affiliated.
14. The LHI shall include his license number on all advertising, marketing and promotional material.
15. The LHI shall report substantial and willful violations of this Code to the LSBHI.