



Home Inspection Report



123 Sample Drive, Hammond, LA 70403

Inspection Date:

Tuesday October 9, 2018

Prepared For:

Your Name

Prepared By:

Cypress Home Inspections LLC
42747 Scarlet Cir
Hammond, Louisiana 70403
(985) 662-4146
cypresshomeinspections@gmail.com

Report Number:

123

Inspector:

Clayton Costanza

License/Certification #:

LA--11031

Inspector Signature:

Clayton Costanza

Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

- Screws sticking out in garage at baseboards.
- Non GFCI receptacle near laundry room sink.
- Gas B vent has improper clearance from combustibles.

Deferred Cost Items

- Substandard wiring and damage electrical cover plate for garage door opener.
- Recommend all receptacles properly grounded.

Improvement Items

- Incomplete mortar / caulking threwout home. Recommend sealing around all windows and doors.
- Laundry room sink is NOT installed.
- Missing door stoppers throughout home.
- Unfinished painting in texturising throughout the interior.
- Damage to drywall throughout home.

Items To Monitor

None apparent.

Notes

- Due to gas not turned on / locked, Gas Appliance(s) inspection was limited.

Report Overview

Purpose Of Inspection

The general purpose of this limited, visual inspection, evaluation and report is to provide the client with a better understanding of the property conditions, as observed at the time of the building inspection, and to identify, for the client's knowledge, the readily visible and accessible and apparent installed systems and components that do not function as intended, allowing for normal wear and tear, or which adversely affect the and have ability of the dwelling, without regard to life expectancy.

Scope of Inspection

The limited, visual inspections and reports for this building are intended for the exclusive use of the Client only, and will be performed in conformance with the minimal applicable Standards of Practice of the Louisiana State Board of Home Inspectors (LSBHI), which is the State Law governing home inspections. A copy of these LSBHI Standards of Practice, with the general limitations and exclusions, is included within the Client's report, and is also available at www.lsbhi.state.la.us. Contained within these Standards of Practice and the Inspection Agreement, are a listing of components which are excluded from the scope of the inspection. It is suggested that the Clients review these exclusions, and make arrangements for additional inspections should components which are of concern be included within these exclusion lists.

State of Occupancy

Vacant

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

2018

Present During Inspection

Client
Buyer's Agent

Grounds

Service Walks

☒ None

Driveway/Parking

Material ☒ Concrete

Condition ☒ Satisfactory

Front Porch

Condition ☒ Satisfactory

Floor ☒ Satisfactory

Material ☒ Brick

Support Pier ☒ N/A

Stoops/Steps

☒ None

Fence/Wall

☒ None

Landscaping affecting foundation

Negative Grade ☒ Satisfactory

Hose bibs

Condition ☒ Satisfactory ☒ Anti-siphon valve

Operable ☒ Yes

Rear Patio

Material ☒ Concrete

Condition ☒ Satisfactory

Deck/Balcony

☒ None

Deck/Patio/Porch Covers

☒ None

Exterior

Siding

Material ☒ Brick Veneer ☒ Stucco
 Condition ☒ Marginal ☒ Damaged ☒ Recommend repair
 Photos



Incomplete mortar. Possible moisture and pest entry point.



Damage to stucco by main entrance.

Trim

Material ☒ Stucco
 Condition ☒ Satisfactory

Soffit

Material ☒ Vinyl
 Condition ☒ Satisfactory

Fascia

Material ☒ Vinyl
 Condition ☒ Satisfactory

Caulking

Condition ☒ Poor ☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Photos



Vapor Barrier house wrap is exposed.



Incomplete mortar / caulking. Recommend sealing around all windows and doors.



Incomplete mortar / caulking. Recommend sealing around all windows and doors.

Exterior

Windows/Screens

Material ☒ Aluminum/Vinyl clad

Condition ☒ Satisfactory

Screens ☒ Not installed

Lintel ☒ Satisfactory

Photos



Missing screens threwout home.
Recommend all screens are
accountable for prior to closing.

Storm Shutters

Material ☒ Vinyl

Condition ☒ Satisfactory

Slab-On-Grade/Foundation

Material ☒ Post-Tensioned concrete

Condition ☒ Satisfactory

Concrete Slab ☒ Satisfactory

Photos



Post tension slab observed.
Therefore stronger and less
cracking then regular concrete
slab.

Exterior

Building(s) Exterior Wall Construction

Type ☒ Not Visible

Condition ☒ Not Visible

Comments Building structure not visible due to siding, not evaluated.

Exterior Doors

Main Entrance Door Condition ☒ Satisfactory

Main Entrance Weatherstripping ☒ Satisfactory

Patio Door Condition ☒ Satisfactory

Patio Door Weatherstripping ☒ Satisfactory

Garage Door Condition ☒ Satisfactory

Garage Door Weatherstripping ☒ Satisfactory

Rear Door Condition ☒ N/A

Rear Door Weatherstripping ☒ N/A

Exterior Lights

Condition ☒ Marginal

Photos



Positive Attributes

Overall Condition Well maintained exterior with newer paint. Therefore the protection against outside elements and lifespan is increased.

The exterior siding that has been installed on the house is relatively low maintenance.

Window frames are clad, for the most part, with a low maintenance material.

There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

Roof

General

Visibility ☒ All
Inspected From ☒ Ladder at eaves ☒ Ground

Style of Roof

Type ☒ Gable ☒ Hip
Pitch ☒ Steep
Roof Material ☒ Asphalt
 Age: 2018
Comments The life expectancy of a roof varies between climate and maintenance. Architectural asphalt shingles 30 years according to nachi.org

Ventilation System

Type ☒ Soffit ☒ Ridge

Flashing & Valleys

Material ☒ Galv/Alum
Condition ☒ Satisfactory

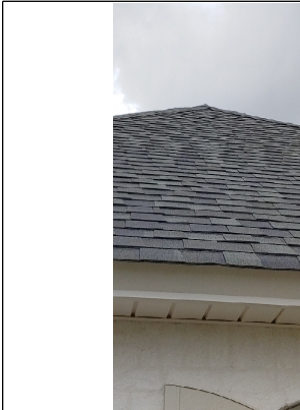
Gutters

☒ None

Condition of Roof Coverings

Roof ☒ Satisfactory

Photos



Minimum signs of wear therefore roof is satisfactory.

Skylights

☒ N/A

Plumbing Vents

Condition ☒ Satisfactory

Chimney(s)

Condition ☒ Satisfactory
Viewed From ☒ Ladder at eaves
Rain Cap/Spark Arrestor ☒ Yes
Chase ☒ Metal
Flue ☒ Not Visible

Roof

Chimney(s) cont.

Evidence Of ☒ No Apparent Defects

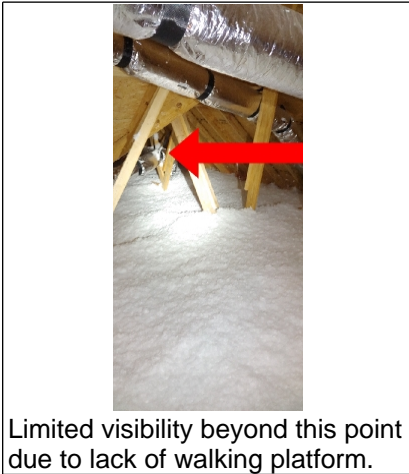
Positive Attributes

Overall Condition The roof coverings are newer and appear to be in generally good condition.
The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average.
The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.
Roof flashing details appear to be in good order.

Attic

Attic/Structure/Framing/Insulation

Access ☒ Pulldown
 Inspected from ☒ In the attic
 Location ☒ Garage
 Insulation ☒ Loose ☒ Cellulose
 Installed in ☒ Between ceiling joists
 Vapor barriers ☒ Not Visible
 Ventilation ☒ Ventilation appears adequate
 HVAC Duct ☒ Satisfactory
 Chimney chase ☒ Not Visible
 Structural problems observed ☒ No
 Roof structure ☒ Wood ☒ Rafters ☒ Collar ties ☒ Purlins
 Ceiling joists ☒ Wood
 Sheathing ☒ Plywood
 Exhausting Into attic ☒ No
 Evidence of condensation ☒ No
 Evidence of moisture ☒ No
 Evidence of leaking ☒ No
 Firewall between units ☒ Yes
 Electrical ☒ No Apparent Defects
 Photos



Positive Attributes

Overall Condition Structure The construction of the home is high quality. The materials and workmanship, where visible, are above average.
 The inspection did not discover evidence of substantial structural movement.

Overall Condition Insulation This is a well insulated home. Very energy efficient which means lower energy bills.

Photos

Attic



HVAC

Exterior A/C

Exterior AC Brand: American Standard

Model #: 4A7A6048J1000AA Serial #: 18213MA25F Age: 2018

Condition ☒ Satisfactory

Energy source ☒ Electric

Unit type ☒ Air cooled

Level ☒ Yes

Condenser Fins ☒ Satisfactory

Insulation ☒ Yes

Improper Clearance (air flow) ☒ No

Outside Disconnect ☒ Yes

Maximum Fuse / Breakers (Amps) ☒ 60

Comments Average lifespan for a outdoor air condition unit is 15 to 20 years according to nachi.org

Photos



Exterior AC data tag.

Heating System

Furnace Brand name: American Standard

Model #: AUD1C080A9H41BC Serial #: 17375YNS1G Age: 2017

Condition ☒ Not tested

Energy source ☒ Gas

Controls ☒ Gas Shut Off Valve

Distribution ☒ Insulated flex duct

Filter ☒ Standard ☒ Satisfactory

Flue piping(Gas) ☒ Satisfactory

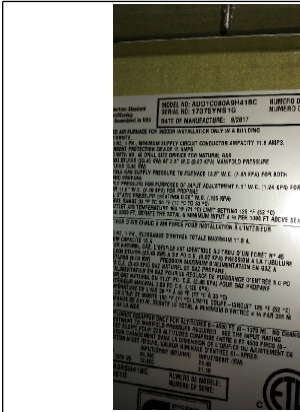
Heat exchanger(Gas) ☒ Satisfactory

Comments

- The typical furnace age is 15 to 25 years depending on maintenance.
- Air filter should be changed monthly.
- Could not test furnace functionality due to gas turned off / locked.

Photos

HVAC



Furnace data tag.



Heat exchanger is satisfactory.

Cooling System

Evaporator coil ☒ Not Visible

Refrigerant lines ☒ Satisfactory

Condensate line/drain ☒ To exterior

Secondary condensate line/drain ☒ Present

Operation Differential(Degrees) ☒ 14

Condition ☒ Satisfactory

Comments A recommended 10 to 20 degree differential to be operating properly.

Photos



Evaporator coil has proper condensation prevention.



75° observed at return.

61 degrees observed at supply.
14 degree differential. Therefore evaporator coil is functioning properly.

Positive Attributes

Overall Condition Heating - This is a high efficiency heating system.
-Could not test functionality.

Overall Condition Cooling Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

Garage/Carport

Type

Type ☒ Attached ☒ 2-Car

Automatic Opener

Operation ☒ Operable

Safety Reverse ☒ Photo Eyes Tested ☒ Operable

Roofing

Material ☒ Same as house

Gutters

Condition ☒ N/A

Siding

Material ☒ Brick Veneer

Condition ☒ Satisfactory

Trim

Material ☒ Vinyl

Condition ☒ Satisfactory

Floor

Material ☒ Concrete

Condition ☒ Satisfactory

Photos



Recommend removing all screws that is sticking out. Potential safety hazard.

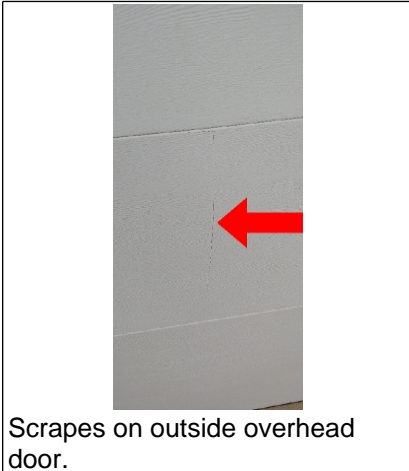
Overhead Door(s)

Material ☒ Metal

Condition ☒ Marginal

Photos

Garage/Carport



Scrapes on outside overhead door.

Exterior Service Door

☒ None

Electrical

Receptacles ☒ Operable ☒ GFCI

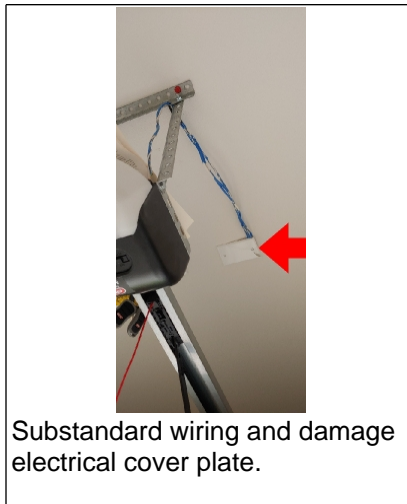
Switches ☒ Operable

Light Fixtures ☒ Operable

Photos



This GFCI receptacle resets all garage receptacles. Information for future homeowner.



Substandard wiring and damage electrical cover plate.

Fire Separation Walls & Ceiling

☒ Present

Condition ☒ Satisfactory

Moisture Stains Present ☒ No

Typical Cracks ☒ No

Fire door ☒ Satisfactory

Kitchen

Countertops/Cabinets

Countertops ☒ Satisfactory

Cabinets ☒ Satisfactory

Heat Source ☒ Yes

Photos



Patched holes in drawers.



Couple of incomplected cabinet / shelves installation.

Walls/Ceiling/Windows

Walls/Ceiling ☒ Satisfactory

Windows ☒ None

Floor

Condition ☒ Satisfactory

Floor Material ☒ Laminate ☒ Wood

Plumbing

Leaks ☒ No

Flow/Drainage ☒ Satisfactory

Dishwasher Drain Looped ☒ Yes

Appliances

Disposal ☒ Operable

Oven ☒ Operable

Range ☒ Not tested

Dishwasher ☒ Operable

Exhaust fan ☒ Operable

Refrigerator ☒ N/A

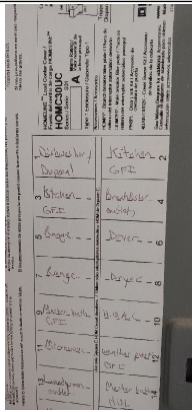
Microwave ☒ Operable

Receptacles ☒ Operable ☒ GFCI

Comments -Could not test range stove top functionality due to gas turned off / locked.

Photos

Kitchen



Breakers 2 and 3 will reset all kitchen GFCI receptacles. Information for future homeowners.



Oven door makes a odd noise when closing.



Hanging light fixtures are uneven.



Recommend repairing all loose hardware.

Positive Attributes

Overall Condition Appliances Most of the major appliances in the home are newer.
The kitchen cabinetry is above average quality.

Living Room

Living Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable

Heating source present ☒ Yes

Doors ☒ N/A

Windows ☒ Satisfactory

Dining Room

Dining Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical ☒ Switches Operable ☒ Receptacles Operable

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Laundry Room

Laundry

Laundry sink ☒ N/A

Heat source present ☒ Yes

Dryer vented ☒ Wall

Electrical ☒ Receptacles Operable ☒ GFCI ☒ Recommend GFCI

Appliances ☒ N/A

Washer hook-up lines/valves ☒ Satisfactory

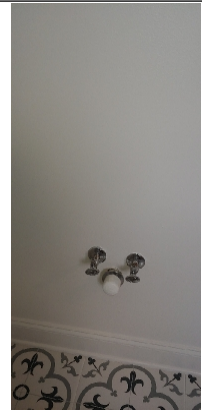
Photos



Recommend dryer exhaust screen flush with wall to prevent pest entry.



Recommend this receptacle replaced with a GFCI receptacle since it's near a source of water. Potential safety hazard.



Sink is not installed.

Master Bedroom

Room

Walls & Ceiling ☒ Marginal ☒ Damage

Moisture stains ☒ No

Flooring Material ☒ Carpet

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

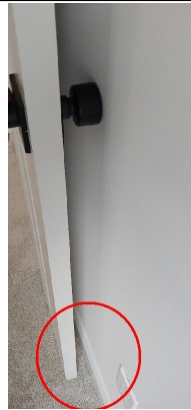
Doors ☒ Marginal

Windows ☒ Satisfactory

Photos



Damaged drywall observed at ceiling.



Bedroom to bathroom door is missing door stopper.

Master Bathroom

Bath

Sinks ☒ No Apparent Leaks

Tubs ☒ No Apparent Leaks

Showers ☒ No Apparent Leaks

Toilet ☒ Operable

Whirlpool ☒ N/A

Caulk/Grouting ☒ Needed

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ Satisfactory

Receptacles ☒ Operable ☒ GFCI

Heat source present ☒ Yes

Exhaust Fan ☒ Operable

Photos



Recommend caulking to seal all openings to prevent moisture intrusion.



Damage Cabinetry.



Damage Cabinetry.



Recommend removal of any unwanted paint / dirt.



Unfinished painting threwout home. Paint around door trim is darker.



Texture and paint isn't consistent in bathroom closet.

Master Bathroom



Bedroom

Room

Location (Facing Home) ☒ Front ☒ Left

Walls & Ceiling ☒ Marginal

Moisture stains ☒ No

Flooring Material ☒ Wood ☒ Laminate

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable

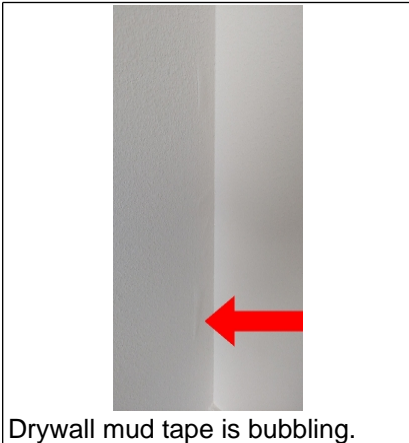
Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Drywall mud tape is bubbling.

Bedroom

Room

Location (Facing Home) ☒ Front ☒ Middle

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Flooring Material ☒ Carpet

Floor ☒ Satisfactory

Ceiling fan ☒ Marginal ☒ Recommend repair/replace

Electrical ☒ Switches Operable ☒ Receptacles Operable

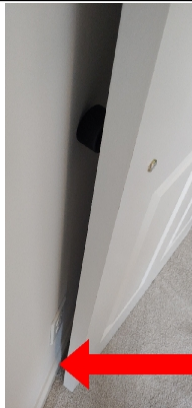
Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Marginal

Windows ☒ Satisfactory

Photos



Missing door stop.



Slight wobble and noise observed at ceiling fan.



Rough edges observed at bottom of door.

Bedroom

Room

Location (Facing Home) ☒ Front ☒ Right

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Flooring Material ☒ Carpet

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable ☒ Open Ground/Reverse Polarity

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Marginal

Photos



Every receptacle in this room is ungrounded except for one. Recommend all properly grounded to prevent damage to electrical devices.



Damage to drywall.



Silicone caulking should not be necessary for a brand new window.



Recommend properly cleaning window.

Bathroom

Bath

Sinks ☒ No Apparent Leaks

Tubs ☒ Leaks

Showers ☒ Leaks

Toilet ☒ Operable

Whirlpool ☒ N/A

Caulk/Grouting ☒ Needed

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

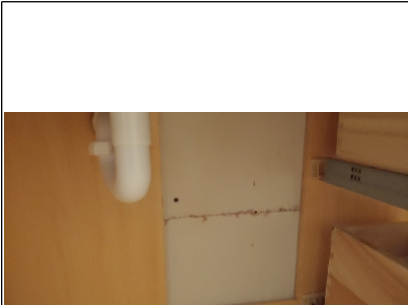
Window ☒ None

Receptacles ☒ Operable ☒ GFCI

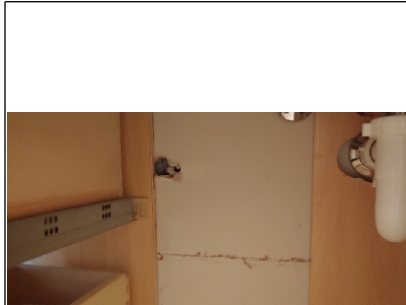
Heat source present ☒ Yes

Exhaust Fan ☒ Operable

Photos



Damage to drywall underneath.



Damage to drywall underneath.



Leak observed at shower head.



Tub faucet should NOT leak while shower is running.



Damage to drywall.



Recommend caulking to seal all openings to prevent moisture intrusion.

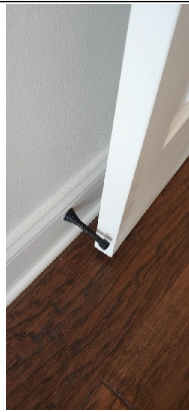
Interior

Foyer / Hallway

Photos



Unwanted paint observed in foyer closet.



Door stopper is NOT properly installed.

Fireplace

Location(s) Living room

Type ☒ Gas

Material ☒ Metal (pre-fabricated)

Damper Operable ☒ N/A

Hearth extension adequate ☒ Yes

Mantel ☒ Secure

Physical condition ☒ Satisfactory

Stairs/Steps/Balconies

☒ None

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☒ Not Tested

CO Detector ☒ Present ☒ Not Tested

Comments -Due to gas appliances it is recommended to have carbon monoxide detection.
-Recommend contacting seller to determine if smoke detection is in combination with carbon monoxide detection.

Plumbing

Water Service

Main water shut-off ☒ Outside ☒ By Driveway

Water entry piping ☒ Not Visible

Water distribution piping ☒ PEX Plastic

Flow ☒ Satisfactory

Pipes Supply/Drain ☒ Satisfactory

Drain/Waste/Vent pipe ☒ PVC

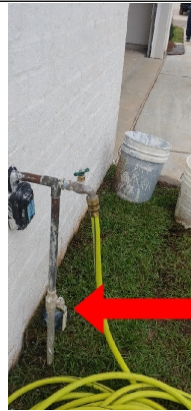
Traps proper P-Type ☒ Yes

Condition ☒ Satisfactory

Photos



Main water shut off valve location. Information for a future homeowner.



Secondary water shut off valve location. Information for a future homeowner.

Fuel Service

Location ☒ Side Exterior Wall

Type ☒ Natural Gas

Material ☒ Galvanized

Photos



Main fuel shut off valve location. Information for a future homeowner.



Fuel valve is locked in the off position.

Well pump

☒ N/A

Plumbing

Water heater

General **Brand Name: Rheem**
Serial #: M041807096 Age: 2018

Type ☒ Gas

Condition ☒ Not Tested

Capacity (Gallons) ☒ 50

Relief Valve ☒ Yes

Drain Pan ☒ Yes

Combustion Air Present (Gas) ☒ Yes

Vent Pipe (Gas) ☒ Improper clearance From Combustibles

Comments -According to www.nachi.org, the life expectancy of a water heater is about 8 to 12 years. That varies with location and design of the unit, quality of installation, maintenance schedule and water quality.
 -Could not test water heater functionality due to gas turned off / locked.

Photos



Gas B vents recommend a 1 inch clearance from combustibles.



Water heater data tag.

Sewer Scope

Sewer Scope ☒ N/A

Photos



Sewer cleanout location.
 Information for future homeowner.

Positive Attributes

Plumbing

Positive Attributes cont.

Overall Condition **The plumbing system is in generally good condition.**

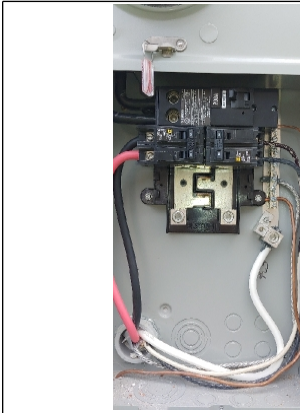
The water heater is a relatively new unit. As the typical life expectancy of water heaters is 8 to 12 years, this unit should have several years of remaining life.

Electrical Panel/Service

Main panel

Location Exterior wall
Condition ☒ Satisfactory
Adequate Clearance to Panel ☒ Yes
Amperage/Voltage ☒ 200a
Breakers/Fuses ☒ Breakers
Appears grounded ☒ Yes
Main wire ☒ Copper
Branch wire ☒ Copper ☒ Aluminum
Breaker Protection ☒ N/A
Branch wire condition ☒ Satisfactory

Photos



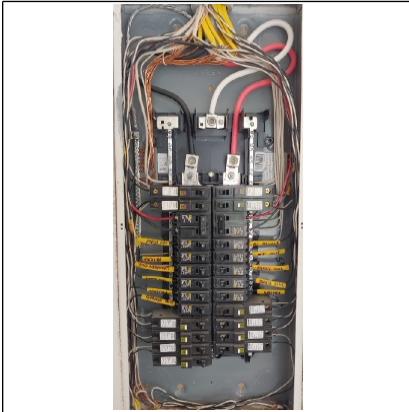
No undersized wires for breaker ratings or double-tapping observed. Therefore main panel is satisfactory.

Sub panel

Condition ☒ Satisfactory
Location ☒ Garage
Branch wire ☒ Copper
Breaker Protection ☒ GFCI ☒ AFCI ☒ Not Tested
Evaluation ☒ No Apparent Issues

Photos

Electrical Panel/Service



No undersized wires for breaker ratings or double-tapping observed. Therefore sub panel is satisfactory.

Service Entry

Location ☒ Underground

Condition ☒ Satisfactory

Exterior Receptacles ☒ GFCI ☒ Operable

Photos



This GFCI receptacle resets all exterior receptacles. Information for future homeowner.



GFCI reset location.



Receptacle cover is damaged.

Positive Attributes

Overall Condition The size of the electrical service is sufficient for typical single family needs.
GFCI receptacles in kitchen and bathroom is a bonus safety feature.