



Inspection Report

Property Address:
12345 Sample Street
Baton Rouge La.



A+ Precision Inspection, LLC

Gordon Atwell LSBHI# 10617 10617
35635 Woodland Ridge Dr.
Denham Springs, LA 70706
225-333-1020



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Date: 10/21/2009	Time: 12:00 PM	Report ID: 123 Sample
Property: 12345 Sample Street Baton Rouge La.	Customer:	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:
Customer and their agent

Type of building:
Single Family (1 story)

Approximate age of building:
Under 10 Years

Temperature:
Over 65

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

1. Roofing

Styles & Materials

Roof Covering:
Architectural

Viewed roof covering from:
Walked roof

Chimney (exterior):
EIFS/Stucco

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Replace

🏠 The tacks in on the two metal flashing positioned on the back roof should be caulked to prevent leaking in the future. There is no evidence that there is a present leak.



1.2 Picture 1



1.2 Picture 2

1.3 ROOF DRAINAGE SYSTEMS

Comments: Repair or Replace

🏠 It is recommended all gutters discharge at least 4 feet from the house.

Several of the downspouts are bent possibly restricting water flow.

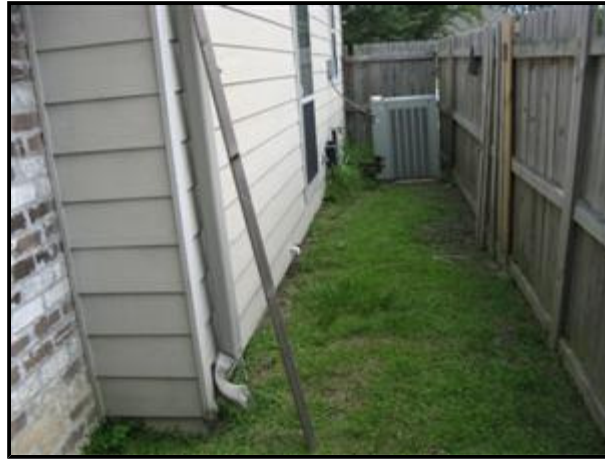
Recommend all gutters and downspouts be cleaned of debris.



1.3 Picture 1



1.3 Picture 2



1.3 Picture 3

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

Styles & Materials

Siding Style:

Brick

Siding Material:

Brick veneer
EIFS

Exterior Entry Doors:

Wood

Appurtenance:

Covered porch
Patio


Driveway:

Concrete

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

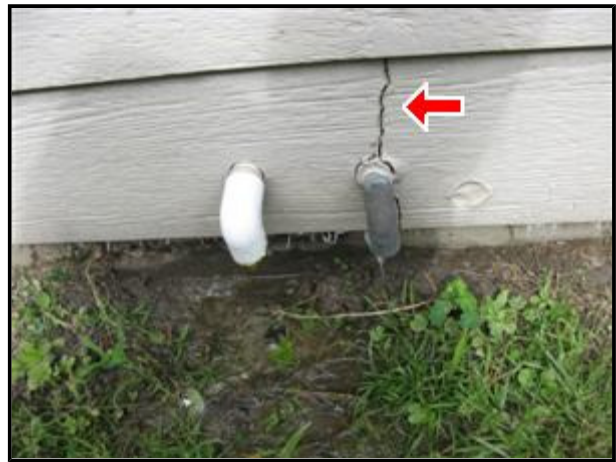
 Recommend caulking all corners where stucco and brick meet. (Picture 1)

Recommend painting EIFS/stucco as a matter of preventative maintenance.

Recommend sealing crack on the siding by hot water heater vent lines.(Picture 2)



2.0 Picture 1




2.0 Picture 2

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Repair or Replace

 Recommend caulking and sealing around all windows, specifically the window for the bathroom (Picture 1), and the bedroom window on the back corner close to the patio (picture 2).

Mortar should be sealed on window ledge by driveway window on the corner of the house.



2.2 Picture 1




2.2 Picture 2



2.2 Picture 3

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace

 The speaker in the corner of the patio is hanging by the wires. This is minor maintenance.



2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace


 Recommend trimming all vegetation from the house by at least four feet.



2.4 Picture 1

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

 There is some soft wood decay on the back corner fascia and soffit by the patio.



2.5 Picture 1

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. Garage

Styles & Materials

Garage Door Type:

One manual
One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LIFT-MASTER
1/2 HORSEPOWER

Inspection Items

3.0 GARAGE CEILINGS

Comments: Repair or Replace

🏠 The ceiling has a gap by the pull down door in the storage room.



3.0 Picture 1

3.1 GARAGE WALLS

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Repair or Replace

🏠 The trim around the metal door for the small storage room should be sealed.



3.3 Picture 1

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Repair or Replace

🏠 The garage door will not reverse when met with resistance it does reverse when the beam is interrupted.

4. Interiors

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet
Hardwood T&G
Tile

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Cabinetry:

Wood

Countertop:

Tile
Cultured marble

Inspection Items

4.0 CEILINGS


Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Repair or Replace

 Wood floor has a gap by the door to the hallway and in the hallway.



4.2 Picture 1



4.2 Picture 2

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair or Replace

 A couple of cabinet doors in the washer/dryer room do not close flush against the stop.



4.4 Picture 1

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: 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.

5. Structural Components

Styles & Materials

Foundation:

Poured concrete

Ceiling Structure:

Not visible

Method used to observe attic:

Walked

Floor Structure:

Slab

Roof Structure:

Stick-built

Attic info:

Pull Down stairs

Storage

Light in attic

Wall Structure:

Wood

Roof-Type:

Hip

Inspection Items

5.0 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.)

Comments: Repair or Replace

- 🏠 There is evidence of potential wood destroying insects. Recommend qualified pest control technician evaluate and address.

There is some minor corner cracking on slab. Recommend cracks be sealed with mortar or caulk.



5.0 Picture 1



5.0 Picture 2

5.1 WALLS (Structural)

Comments: Inspected

5.2 FLOORS (Structural)

Comments: Inspected

5.3 CEILINGS (structural)

Comments: Inspected

5.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Roof structure is sound.



5.4 Picture 1



5.4 Picture 2

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.

6. Plumbing System

Styles & Materials

Water Source:

Public

Washer Drain Size:

2" Diameter

Water Heater Capacity:

50 Gallon

Plumbing Water Supply (into home):

Not visible

Plumbing Waste:

PVC

Manufacturer:

RHEEM

Plumbing Water Distribution (inside home):

Copper

Water Heater Power Source:

Gas (quick recovery)

Water Heater Location:

Attic


Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

 The shower head on in the master bathroom sprays water up the wall. (Picture 1)

The trim ring for the hot water valve has a gap in it. (Picture 2)

The kitchen sink spigot does not swivel properly. (Picture 3)

There is a cracked trim ring on the spray nozzle for the kitchen sink. (Picture 4)

The wall paper is peeling in the shower for the hall bathroom. (Picture 5)



6.1 Picture 1



6.1 Picture 2



6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

The hot water heater is leaking from the top of the unit. It is running down into the pan and out the drain to the outside. Recommend a qualified technician evaluate and repair or replace.



6.2 Picture 1



6.2 Picture 2

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Water cut off is located by the Air Conditioning unit.



6.3 Picture 1

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

6.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The gas meter and cut off is located on the front corner of the house.



6.5 Picture 1

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. 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.

7. Electrical System

Electrical Service Conductors:

Below ground

Electric Panel Manufacturer:

CUTLER HAMMER

Styles & Materials

Panel capacity:

200 AMP

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers

Wiring Methods:

Romex

Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

🏠 There are two junction boxes in the attic that do not have covers on them. Recommend installation of proper cover . This is minor maintenance.



7.3 Picture 1



7.3 Picture 2

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Panel is located on the side of the house by the driveway.



7.6 Picture 1

7.7 SMOKE DETECTORS

Comments: Inspected

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.

8. Heating / Central Air Conditioning

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: TRANE	Ductwork: Insulated	Filter Type: Disposable
Types of Fireplaces: Vented gas logs Gas/LP Log starter Insert	Operable Fireplaces: One	Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: TRANE	Number of AC Only Units: One

Inspection Items

8.0 HEATING EQUIPMENT

Comments: Inspected

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

8.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

8.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner 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 58 degrees, and the return air temperature was 73 degrees. This indicates the range in temperature drop is normal. The unit is cooling properly.

8.9 NORMAL OPERATING CONTROLS

Comments: Inspected

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: 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.

9. Insulation and Ventilation

Attic Insulation:

Blown

Dryer Power Source:

220 Electric

Styles & Materials

Ventilation:

Ridge vents
Soffit Vents

Dryer Vent:

Metal

Exhaust Fans:

Fan with light
Fan/Heat/Light

Inspection Items

9.0 INSULATION IN ATTIC


Comments: Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

 There is a crushed vent line at the top of the pull down stairs. Recommend repair.



9.2 Picture 1

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:

FRIGIDAIRE

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

FRIGIDAIRE

Range/Oven:

FRIGIDAIRE

Built in Microwave:

FRIGIDAIRE

Inspection Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected

10.3 FOOD WASTE DISPOSER

Comments: Inspected

10.4 MICROWAVE COOKING EQUIPMENT

Comments: 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.

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General Summary



A+ Precision Inspection, LLC

**35635 Woodland Ridge Dr.
Denham Springs, LA 70706
225-333-1020**

Customer

Address


12345 Sample Street
Baton Rouge La.

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


1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

-  The tacks in on the two metal flashing positioned on the back roof should be caulked to prevent leaking in the future. There is no evidence that there is a present leak.

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

-  It is recommended all gutters discharge at least 4 feet from the house.


Several of the downspouts are bent possibly restricting water flow.

Recommend all gutters and downspouts be cleaned of debris.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  Recommend caulking all corners where stucco and brick meet. (Picture 1)


Recommend painting EIFS/stucco as a matter of preventative maintenance.

2. Exterior

Recommend sealing crack on the siding by hot water heater vent lines.(Picture 2)

2.2 WINDOWS


Repair or Replace

-  Recommend caulking and sealing around all windows, specifically the window for the bathroom (Picture 1), and the bedroom window on the back corner close to the patio (picture 2).

Mortar should be sealed on window ledge by driveway window on the corner of the house.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

-  The speaker in the corner of the patio is hanging by the wires. This is minor maintenance.


2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

-  Recommend trimming all vegetation from the house by at least four feet.

2.5 EAVES, SOFFITS AND FASCIAS


Repair or Replace

-  There is some soft wood decay on the back corner fascia and soffit by the patio.

3. Garage


3.0 GARAGE CEILINGS

Repair or Replace

-  The ceiling has a gap by the pull down door in the storage room.


3.3 GARAGE DOOR (S)

Repair or Replace

-  The trim around the metal door for the small storage room should be sealed.

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)


Repair or Replace

-  The garage door will not reverse when met with resistance it does reverse when the beam is interrupted.

4. Interiors

4.2 FLOORS

Repair or Replace

-  Wood floor has a gap by the door to the hallway and in the hallway.

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

-  A couple of cabinet doors in the washer/dryer room do not close flush against the stop.

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water

5. Structural Components

penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace



There is evidence of potential wood destroying insects. Recommend qualified pest control technician evaluate and address.

There is some minor corner cracking on slab. Recommend cracks be sealed with mortar or caulk.

6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace



The shower head on in the master bathroom sprays water up the wall. (Picture 1)

The trim ring for the hot water valve has a gap in it. (Picture 2)

The kitchen sink spigot does not swivel properly. (Picture 3)

There is a cracked trim ring on the spray nozzle for the kitchen sink. (Picture 4)

The wall paper is peeling in the shower for the hall bathroom. (Picture 5)

7. Electrical System

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace



There are two junction boxes in the attic that do not have covers on them. Recommend installation of proper cover . This is minor maintenance.

9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace



There is a crushed vent line at the top of the pull down stairs. Recommend repair.

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.

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INVOICE



A+ Precision Inspection, LLC
35635 Woodland Ridge Dr.
Denham Springs, LA 70706
225-333-1020
Inspected By: Gordon Atwell LSBHI#
10617

Inspection Date: 10/21/2009
Report ID: 123 Sample

Customer Info:	Inspection Property:
12345 Sample Street Baton Rouge La. 70817 Customer's Real Estate Professional:	12345 Sample Street Baton Rouge La.

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: