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## Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 100 sample  
drive



City Lafayette State LA Zip  
Contact Name

### Client Information

Client Name

### Inspection Company

Inspector James E. Yaeger LHI # 10025 Louisiana Home Inspector, CETC #1110008  
Council-certified Environmental Thermography Consultant, CMI #0711031  
Council-certified Microbial Investigator, Building Science Infrared Thermographer,  
Certified Moisture Analysis & Building Envelope Level III Inspector LA-10

Inspector Name James Yaeger  
Company Name Bayou State Inspections

## General Information (Continued)

Address 103 Granite Creek Bend  
City Lafayette State LA Zip 70508  
Phone 337 988-9020 Fax 337 534-4004  
E-Mail jyaegerlsu@gmail.com  
File Number 11126  
Amount Received \$960.00

### Conditions

Others Present Buyer's Agent Property Occupied Vacant  
Estimated Age 6+ Entrance Faces Southwest  
Inspection Date  
Start Time 0815 End Time 1245  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 78 degrees  
Weather Clear Soil Conditions Dry  
Space Below Grade None  
Building Type Single family Garage Attached Garage  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection  
Additions/Modifications Not Known  
Permits Obtained Not Known How Verified N/A

## Lots and Grounds

Because the use of levels is not part of the home inspection, some drainage problems may not be able to be detected. The home inspection is a visual inspection and drainage issues may not be obvious at the time of the inspection.

A NP NI M D

1.      Driveway: Concrete Common type concrete cracks are noted at this time. These cracks are not wide nor displaced at this time.
2.      Walks: Concrete
3.      Steps/Stoops: Concrete & Brick
4.      Porch: Concrete Common type concrete cracks are noted at this time. These cracks are not wide nor displaced at this time.
5.      Patio: Concrete & Tile Common type concrete cracks are noted at this time. These cracks are not wide nor displaced at this time.
6.      Deck:
7.      Balcony:
8.      Grading: Minor slope The recommended slope of grade from the foundation is 6'' at 10' or 1'' drop for each foot away from the footing. The drainage appears to be adequate at this time as there are no signs of pooling water or staining; however, the slope does not meet the recommended requirement and the right side area is very soggy.
9.      Vegetation: Trees, Shrubs/Weeds
10.      Retaining Walls:

## Lots and Grounds (Continued)

- 11.      Exterior Surface Drain:
- 12.      Fences: Wood    Fences are not part of this real estate inspection.  
See the LSBHI standards for further information.
- 13.      Lawn Sprinklers:

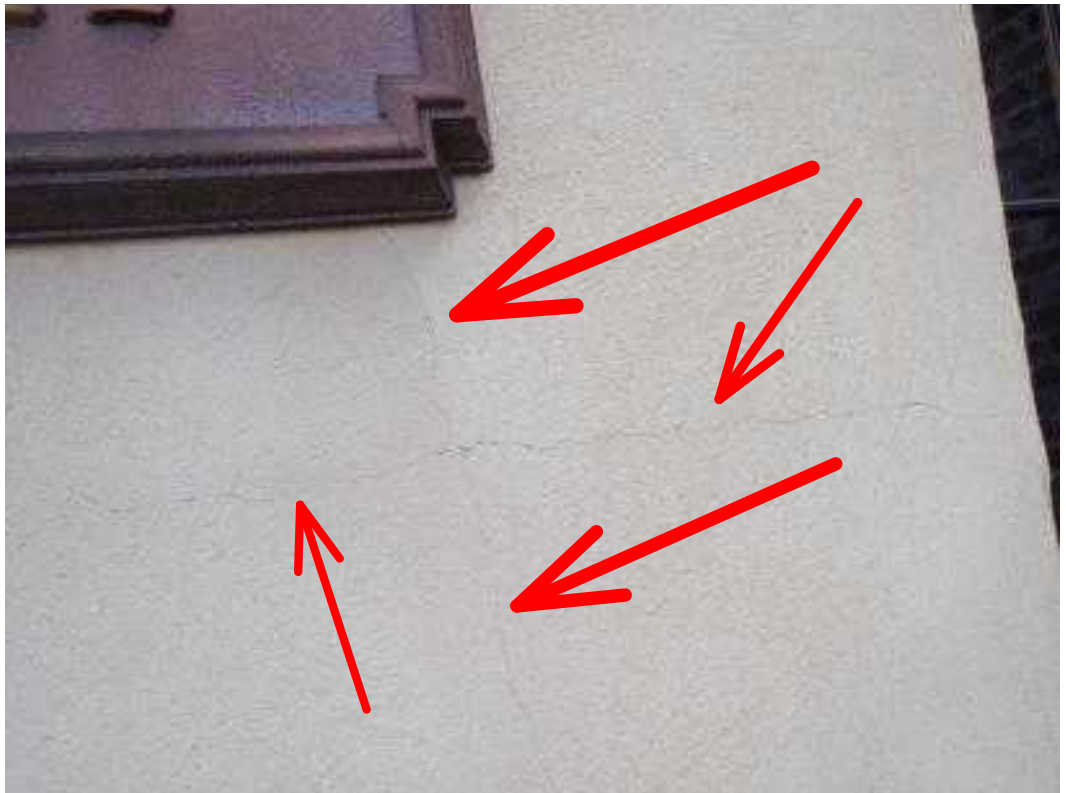
## Exterior Surface and Components

EIFS and Stucco are beyond the scope of a residential inspection. Bayou State Inspections suggest that a EIFS/moisture analysis inspection be conducted along with the residential inspection if the home does in fact have any type of Stucco system. BSI is a certified Stucco & Moisture Analysis inspection company and can perform these types of services if requested by the client.

A NP NI M D

Exterior walls Exterior Surface

- 1.      Type: DEFS  
Stucco



## Exterior Surface and Components (Continued)

Type: (continued)

The Stucco  
System of  
Multi-Component  
Wall System  
was visually  
inspected as well  
as inspected using  
various meters (scan  
& probe type  
moisture meters)  
and an infrared  
thermometer.

## Exterior Surface and Components (Continued)

Type: (continued)

mal imagi  
g camera.

Minor cr  
cking was  
noted und  
r the win  
ows at th  
time of  
his inspe  
tion. The  
Stucco wa  
tested u  
ing vario  
s equipme  
t to dete  
t moistur  
behind t  
e system,  
BSI did n  
t note an  
elevatio  
in moist  
re at the  
time of t  
is evalua  
ion.

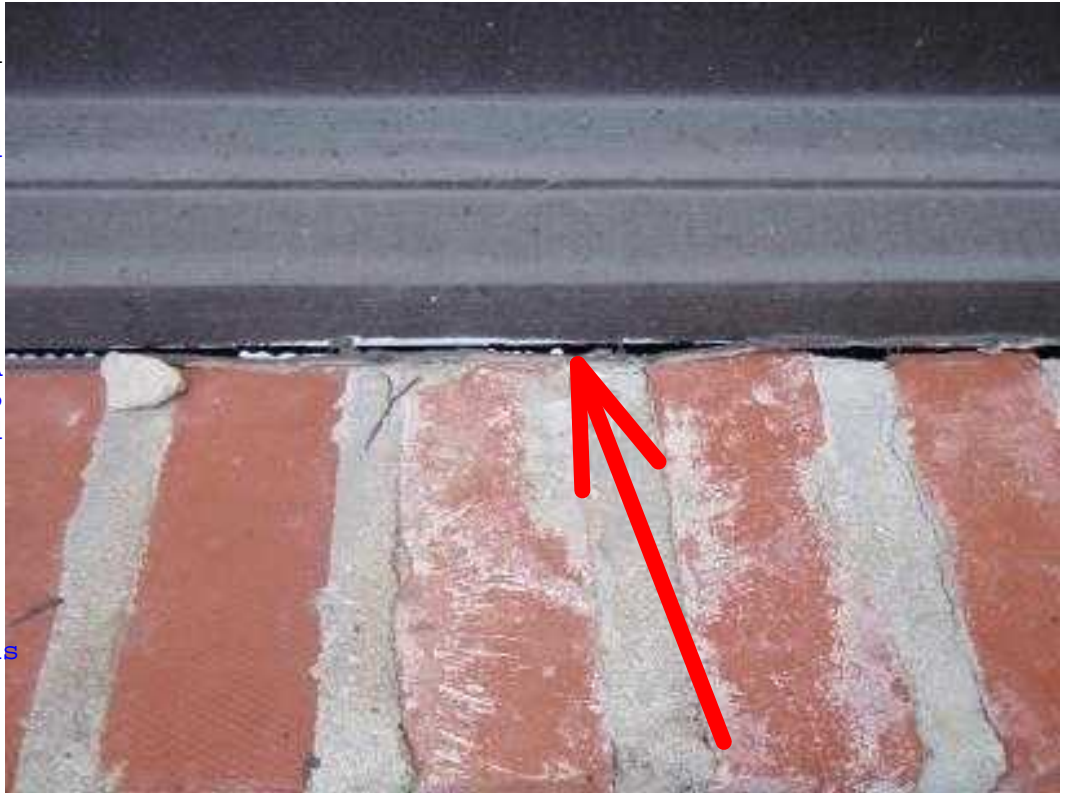
Cracking  
was noted  
due to  
common  
settlement  
at the  
stucco  
wall.

Exterior walls Exterior Surface

---

## Exterior Surface and Components (Continued)

2.      Type:  
Brick ven  
erCommon  
cracking  
was noted  
at the  
brick  
wall at  
the  
windows  
and  
doors. A  
large gap  
was noted  
at the  
front  
right  
side  
window;  
BSI  
recommends  
sealing  
this  
area.



## Exterior Surface and Components (Continued)

3.      Trim: Hardie Siding & Lap Siding **Repair/ replace the broken back left corner of the trim board.**





## Exterior Surface and Components (Continued)

4.      Fascia: Wood  
Repair/  
replace  
the water  
damaged  
areas at  
the back  
right  
corner of  
the  
soffit  
and  
fascia.  
Repair/  
replace  
the water  
damaged  
area at  
the back  
wall of  
the  
master  
bedroom  
area as  
well as  
all other  
areas of  
water  
damage.



## Exterior Surface and Components (Continued)

5.      Soffits: Wood  
Repair/  
replace  
the water  
damaged  
areas at  
the back  
right  
corner of  
the  
soffit  
and  
fascia.  
Repair/  
replace  
the water  
damaged  
area at  
the back  
wall of  
the  
master  
bedroom  
area as  
well as  
all other  
areas of  
water  
damage.



6.      Door Bell: Hard wired
7.      Entry Doors: Wood
8.      Patio Door:
9.      Windows: Aluminum-Vinyl Clad Seal the front right window as there is a large gap at the bottom of the window seal.
10.      Storm Windows:
11.      Window Screens: Vinyl mesh
12.      Basement Windows:
13.      Exterior Lighting: Surface mount Electrical & Gas lamps Repair/ replace the back left soffit light fixture; it is broken.
14.      Exterior Electric Outlets: 110 VAC GFCI
15.      Hose Bibs: Gate
16.      Gas Meter: Exterior surface mount at right side of home
17.      Main Gas Valve: Located at gas meter

## Roof

Most roof surfaces can be viewed from the ground and perimeter using a ladder and binoculars. The danger involved in traversing steeply sloped roof surfaces is quite high. Most of the roof inspections are conducted both on the roof and from the perimeter.

A NP NI M D

Main Roof Surface

1. Method of Inspection: On roof by way of ladder & From Ground level
2.  Unable to Inspect: 5-10% Height & slope of the roof made traversing all areas of the roof structure impossible without risk of personal injury.
3.  Material: Asphalt shingle
4. Type: Hip
5. Approximate Age: 6+yrs
6.  Flashing: M

t  
lMove the  
cap  
flashing  
in the  
proper  
position  
at the  
water  
heater  
roof  
jack.



7.  Valleys: Woven
8.  Skylights:
9.  Plumbing Vents: PVC
10.  Electrical Mast: Underground utilities
11.  Gutters: None BSI suggests adding a gutter system around the entire home to re-direct the water flow off the roof. Also, properly installed gutters can prevent soffit and fascia water damage.
12.  Downspouts:
13.  Leader/Extension:

Not Present Chimney

14.  Chimney: Stucco DEFS & Wood frame
15.  Flue/Flue Cap: Metal

## Roof (Continued)

16.      Chimney Flashing: Metal

## Garage/Carport

A NP NI M D

Attached Garage

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1. Type of Structure: Attached Car Spaces: 2
2.      Garage Doors: Metal
3.      Door Operation: Mechanized
4.      Door Opener: Marantec
5.      Exterior Surface: Brick veneer
6.      Roof: Asphalt shingle
7.      Roof Structure: Rafter
8.      Service Doors: Metal [Adjust the doors; they rub at the top at both the exterior storage room and hall entrance doors.](#)
9.      Ceiling: Sheetrock
10.      Walls: Sheetrock
11.      Floor/Foundation: Poured slab
12.      Hose Bibs:
13.      Electrical: 110v GFCI protected outlets and lighting circuits
14.      Heating:
15.      Windows:

## Electrical

About the Electrical Inspection. Outlets in the home are spot-checked for operation and correct polarity. As you may be using outlets that were not tested to supply important electronic or other equipment, we recommend that you purchase one of the inexpensive types of electrical testers to make sure these outlets do not show reversed polarity or a lack of grounding. UPS systems, while not infallible, should be used on all sensitive electronic equipment.

Limitations on the Electrical Inspection. The following concerns and evaluations are beyond the scope of the inspection: first, the inspection does not do a "mapping" or circuit analysis of the system whereby one can identify how many and which outlets and switches are served by particular circuits. This takes a large amount of time and normally can be done by the homeowner after moving in; second, an evaluation of the integrity of hot, neutral and ground connections is beyond the scope of the inspection; third, the over-current devices (the main and circuit breakers (or fuses) are not tripped or tested; fourth, an improper splitting of circuits may not be detectable; and fifth, voltage drops due to improper wiring or degraded wiring connection may not be ascertained at an inspection. Please realize: to identify all of the bonding and grounding deficiencies and all of the potential concerns with the electrical system requires the expertise of a licensed electrician and several days of work. Also note that electricians will often be able to identify deficiencies, or recommend improvements, that may be beyond the scope of the home inspection.

A NP NI M D

1. Service Size Amps: 200 Volts: 120-240 VAC Single Phase
2.      Service: Underground
3.      120 VAC Branch Circuits: Copper
4.      240 VAC Branch Circuits: Copper
5.      Aluminum Wiring:
6.      Conductor Type: Romex, Flex, EMT, & PVC
7.      Ground: Plumbing and rod in ground
8.      Smoke Detectors: Hard wired with battery back up located in the Bedrooms & Hallways

### Garage Electric Panel

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9.      Manufacturer: General Electric
10. Maximum Capacity: 200 Amps
11.      Main Breaker Size: 200 Amps
12.      Breakers: Push-on
13.      Fuses: Blade type at HVAC disconnects
14.      AFCI: Circuit breakers located in the main panel
15.      GFCI: Outlets located at the areas protected & in the main electrical panel
16. Is the panel bonded?  Yes  No

## Structure

It is possible to damage an otherwise sound home by maintaining excessive humidity levels in the home during the colder months of the year. When you do this, moist, household air may condense out in the attic or wall cavities. If vapor barriers were improperly installed (which are not subject to inspection because they are not visible) excessive condensations can produce moisture / water damage in wall and ceiling cavities. Older homes are not as likely to have moisture-related problems - possibly due to the fact they have board sheathings that allow the walls to 'breathe'. The use of plywood sheathings combined with modern construction practices emphasizing tighter construction, has greatly contributed to moisture-related damage and Indoor Air Quality issues. The following practices can lead to excessive moisture levels in a home:

1. use of humidifiers - particularly in tight homes / homes with plywood sheathings.
2. venting a drying into a basement or living space.
3. failing to vent bathroom exhaust fans to the exterior.
4. failure to provide (or use) exhaust ventilation for bathrooms and kitchens, etc.
5. not correcting basement or crawlspace dampness

It is important to correct all of these conditions and to limit (or eliminate) humidifier usage.

- |    | A                                   | NP                       | NI                       | M                        | D                        |                                                                                                                                                                                                                                                                                                                                                                             |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame                                                                                                                                                                                                                                                                                                                                                  |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Poured slab on grade                                                                                                                                                                                                                                                                                                                                            |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Differential Movement: Minor / slight movement or displacement noted at this time. <span style="color: green;">The foundation was evaluated using a Digital Leveling / System Electronic Water Level. The structure was within a 1.1'' variation from the highest to lowest reading over the entire house with no more than a 1/2'' to 5/8'' pitch per 10 foot span.</span> |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Wood                                                                                                                                                                                                                                                                                                                                                                 |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Wood Frame                                                                                                                                                                                                                                                                                                                                                   |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: Wood                                                                                                                                                                                                                                                                                                                                                        |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: Poured slab                                                                                                                                                                                                                                                                                                                                                     |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails: Wood stairs with wood handrails                                                                                                                                                                                                                                                                                                                           |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: Wood                                                                                                                                                                                                                                                                                                                                                              |

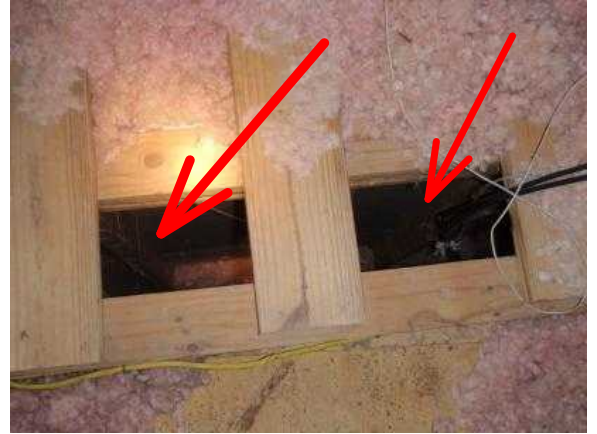
## Attic

**IMPORTANT EXCLUSION:** A determination as to the existence or type of wall insulation is not part of the home/building inspection. Evidence of insulation observed may be noted in the inspection or report, but an actual verification of what is contained within enclosed walls is, of course, impossible. Similarly, the inspection makes no determination as to whether Urea Formaldehyde or Asbestos insulation is present or not. Only Environmental Investigations specific in nature will cover such items and areas of concern.

- |                   | A                                   | NP                       | NI                                  | M                        | D                                   |                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Main Attic</b> |                                     |                          |                                     |                          |                                     |                                                                                                                                                                                                                                 |
| 1.                |                                     |                          |                                     |                          |                                     | Method of Inspection: In the attic by way of upstairs hallway door                                                                                                                                                              |
| 2.                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Unable to Inspect: 10% Safety hazard reasons of open joists (lack of walkway / catwalks with deep insulation) interfere with the inspectors ability to safely inspect, access, and visually see all portions of the attic area. |
| 3.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Roof Framing: 2x6 Rafter                                                                                                                                                                                                        |
| 4.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Sheathing: OSB Plywood                                                                                                                                                                                                          |
| 5.                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Ventilation: Soffit & Turbine venting                                                                                                                                                                                           |
| 6.                | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Insulation: Batts, Blown in Fiberglass <span style="color: red;">Insulate and seal the open wall cavities in the attic.</span>                                                                                                  |

## Attic (Continued)

7.      Insulation Depth: 6" -12"



8.      Attic Fan:

9.      House Fan:

10.      Wiring/Lighting: 110 VAC lighting circuit

11.      Moisture Penetration:  
No  
Previous  
water  
penetration  
noted



Moisture

## Attic (Continued)

Moisture Penetration: (continued)

tains in  
ttic belo  
the chim  
ey are no  
ed; this  
rea was t  
sted and  
ound to b  
dry (ina  
tive) wit  
a moistu  
e reading  
of 10.3%  
C (moistu  
e content

12.      Bathroom Fan Venting: Electric vent fan to the exterior  
13.      Attic Stairs/Railings:

## Air Conditioning

CENTRAL AIR CONDITIONING SYSTEMS cannot be run unless the temperature has been above 60F degrees for 24 hours prior to the inspection. The inspection of HVAC systems consists of evaluating the unit(s) on a performance basis. A 15 to 20 degree temperature drop between the air being drawn into the system and the conditioned air at the supply side will normally indicate a functional system.

Unit #1 AC System

1.      A/C System Operation: Functioning properly at time of this inspection



## Air Conditioning (Continued)

2.      Condensate Removal: Insulated PVC BSI recommends that the secondary drain pan be piped to the exterior in the event that the float switch fails to operate to allow water to drain out the attic area.



3.      Exterior Unit: Pad mounted  
4. Manufacturer: Ruud  
5. Area Served: Main living areas Approximate Age: 6+yrs  
6. Fuel Type: 220-240 VAC 1Phase Temperature Differential: 16°F  
7. Type: Split System Capacity: 3 Ton  
8.      Visible Coil: Copper core with aluminum fins  
9.      Refrigerant Lines: Suction line and liquid line  
10.      Electrical Disconnect: Fused  
A NP NI M D  
Unit #2 AC System
- 
11.      A/C System Operation: Functioning properly at time of this inspection

## Air Conditioning (Continued)

12.      Condensate Removal: PVC BSI recommends insulating the PVC primary drain line. BSI noted that no drip pan was present. Replace the missing drip pan for this unit in the attic to prevent water damage from leaking / overflowing of the primary drain line.



13.      Exterior Unit: Pad mounted  
14. Manufacturer: Ruud  
15. Area Served: Upstairs Approximate Age: 6+yrs  
16. Fuel Type: 220-240 VAC Temperature Differential: 16'F  
17. Type: Split System Capacity: 1.5 Ton  
18.      Visible Coil: Copper core with aluminum fins  
19.      Refrigerant Lines: Serviceable condition  
20.      Electrical Disconnect: Fused

### Unit #3 AC System

21.      A/C System Operation: Functioning properly at time of this inspection  
22.      Condensate Removal: PVC  
23.      Exterior Unit: Pad mounted  
24. Manufacturer: Ruud  
25. Area Served: Master side Approximate Age: 6+yrs  
26. Fuel Type: 220-240 VAC Temperature Differential: 16F  
27. Type: Split System Capacity: 3 Ton  
28.      Visible Coil: Copper core with aluminum fins  
29.      Refrigerant Lines: Serviceable condition  
30.      Electrical Disconnect: Fused  
31.      Exposed Ductwork: Insulated flexible duct raised off the attic insulation  
32.      Blower Fan/Filters: Direct drive with disposable filter  
33.      Thermostats: Individual

## Fireplace/Wood Stove

The inspection does not include an evaluation of chimney flues. To inspect flues fully, one must gain access to the roof and clean the flue surfaces before examining them. Soot or creosote in the smoke chamber or flue - which is typically present will obscure any defects in the flues and smoke chamber. Also, special equipment is needed to view the inside of the flues and special procedures are needed to test the integrity of the chimney. It is recommended that ALL chimneys - even those serving fireplaces - have liners installed to prevent firebrands from penetrating small gaps that may be present in the brick mortar.

Due to the above noted concerns and the difficulty in inspecting chimneys through normal inspection procedures, it is recommended that ALL chimneys be inspected by a sweep prior to use. An inspection within contingency periods can be done where greatest risk avoidance is desired. ALL chimneys will need a periodic cleaning and inspection. How often will depend on the type of chimney and the frequency of use.

A NP NI M D

### Living Room Fireplace

1.      Fireplace Construction: Prefab Metal Insert
2. Type: Gas log or Wood Burning
3.      Fireplace Insert: Metal
4.      Smoke Chamber: Metal
5.      Flue: Metal **BSI**

**recommends strapping the flue pipe in the attic at the middle of the exhaust opening. The manufacture considers this too be a fire hazard.**



## Fireplace/Wood Stove (Continued)

- 6.      Damper: Metal
- 7.      Hearth: Tile

## Heating System

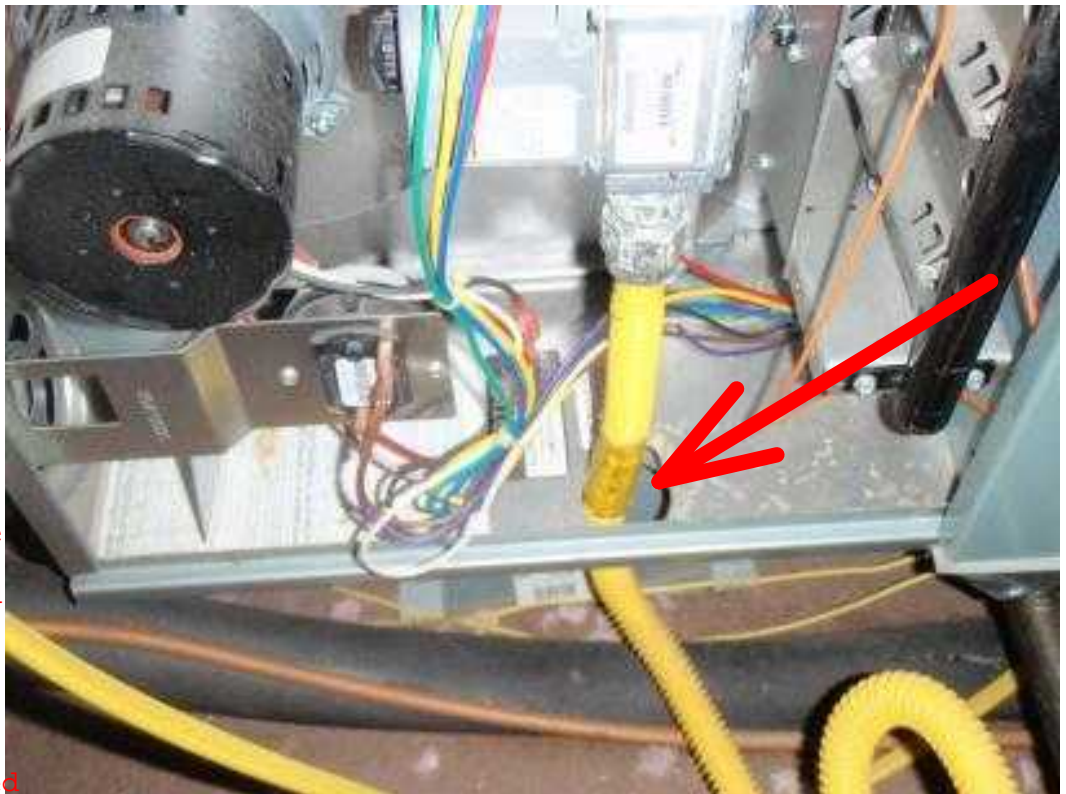
Heat exchangers are beyond the scope of this inspection. BSI recommends having the Heat exchanger cleaned and further evaluated by a licensed HVAC Contractor. Also, gasses are checked using calibrated meters at the furnace only. BSI does not conduct pressure tests nor does BSI check the piping and joints other than those points accessible at the furnace unit.

A NP NI M D

### Attic Heating System

- 1.      Heating System Operation: Functioning properly at time of this inspection
- 2. Manufacturer: Ruud
- 3. Type: Forced air Split System Capacity: 75,000 BTU
- 4. Area Served: Main living areas Approximate Age: 6+yrs
- 5. Fuel Type: Natural gas
- 6.      Heat

Exchanger:  
3 Burner  
Rigid gas  
piping is  
required  
at the  
Air  
Handling  
Unit and  
should  
extend  
past the  
furnace  
cabinet  
at least  
3" before  
being  
connected  
to  
flexible  
gas  
piping.  
This is  
considered  
to be a  
fire &  
safety  
hazard  
and is  
easily  
corrected  
usually  
with  
minimal



## Heating System (Continued)

Heat Exchanger: (continued)

costs.

- 7.      Blower Fan/Filter: Direct drive with disposable filter
- 8.      Draft Control: Automatic
- 9.      Flue Pipe: Type B Vent
- 10.      Humidifier:

### Unit #2 Heating System

- 11.      Heating System Operation: Functioning properly at time of this inspection
- 12. Manufacturer: Frigidaire
- 13. Type: Forced air Split System Capacity: 10 KW
- 14. Area Served: Upstairs Approximate Age: 6+yrs
- 15. Fuel Type: Electric
- 16.      Heat Exchanger:
- 17.      Blower Fan/Filter: Direct drive with disposable filter
- 18.      Draft Control: Automatic
- 19.      Flue Pipe:
- 20.      Humidifier:

### Unit #3 Heating System

- 21.      Heating System Operation: Functioning properly at time of this inspection
- 22. Manufacturer: Ruud
- 23. Type: Forced air Split System Capacity: 75,000 BTU
- 24. Area Served: Master side Approximate Age: 6+yrs
- 25. Fuel Type: Natural gas
- 26.      Heat Exchanger: 3 Burner Rigid gas piping is required at the Air Handling Unit and should extend past the furnace cabinet at least 3" before being connected to flexible gas piping. This is considered to be a fire & safety hazard and is easily corrected usually with minimal costs.
- 27.      Blower Fan/Filter: Direct drive with disposable filter
- 28.      Distribution: Insulated flex and hard duct
- 29.      Draft Control: Automatic
- 30.      Flue Pipe: Type B Vent
- 31.      Humidifier:
- 32.      Thermostats: Individual
- 33.
- 34. Suspected Asbestos: No

## Plumbing

Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted. Also, gasses are checked using calibrated meters at the HWH unit only. BSI does not conduct pressure tests nor does BSI check the piping and joints other than those points accessible at the unit.

Important: the quality and quantity of water supplied is not evaluated by the inspection. We recommend that you have water quality tests performed by having a water quality test performed using an environmental type lab. BSI can conduct these types of tests, they are however at additional charges and are at the written request of the client. Quantity evaluations on well systems may be difficult as the lowest flow may occur only during summer or drought periods.

- |    | A                                   | NP                       | NI                       | M                        | D                        |                                          |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Line: PVC                        |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Water Shutoff: Front of house       |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Lines: PVC and copper              |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drain Pipes: PVC                         |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Caps: PVC                        |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vent Pipes: PVC                          |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas Service Lines: Rigid, Copper, & Flex |

### Attic Water Heater

8.      Water Heater Operation: Functional at time of inspection
9. Manufacturer: Rheem
10. Type: Natural gas Capacity: 50 Gal.
11. Approximate Age: 6+yrs Area Served: Kitchen side
12.      Flue Pipe: Type B Vent The flue pipe at the Water Heater must be properly secured and strapped allowing a minimum 1" air space between the flue pipe and all insulation and or combustible material. Connect the roof jack capping at the water heater roof flashing.



13.      TPRV and Drain Tube: Copper & PVC Keep the water heater drain pan free & clean of all debris to prevent clogging of the drain opening and resulting water damage. Water tests should be conducted annually to ensure these line are clear.

## Plumbing (Continued)

### Attic Water Heater

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14.      Water Heater Operation: Functional at time of inspection
15. Manufacturer: Rheem
16. Type: Natural gas Capacity: 50 Gal.
17. Approximate Age: 6+yrs Area Served: Master side
18.      Flue Pipe: Type B Vent [The flue pipe at the Water Heater must be properly secured and strapped allowing a minimum 1" air space between the flue pipe and all insulation and or combustibile material.](#)
19.      TPRV and Drain Tube: Copper & PVC

## Bathroom

Shower pans: The integrity of shower pan connections and the quality of the material and installation cannot be ascertained by an inspection given the inability to see these components. This is especially true when the walls or floor of the shower stall is covered with tile or other material. In some cases the leakage through or around the shower pan is so slight that substantial damage occurs before the evidence shows up. (This damage occurs due to the decay of enclosed wood members that are continually moist from the slight or occasional leakage). Leaks can also develop where none existed previously. Major damage due to leaking shower pan connections (or tile installations) is not common - but this is one major problem that can elude detection. (Be aware of any softness in the floor or peeling paint below shower pan installations).

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### Master Bathroom

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1.      Closet: Master
2.      Ceiling: Sheetrock
3.      Walls: Sheetrock
4.      Floor: Tile
5.      Doors: Wood
6.      Windows: Aluminum
7.      Electrical: 110 VAC GFCI outlets & Lighting
8.      Counter/Cabinet: Wood & Tile
9.      Sink/Basin: Single bowls (2)

## Bathroom (Continued)

10.      Faucets/Traps: Delta fixtures with a PVC "P" trap **BSI noted a loose tub faucet that will need to be secured. Repair/ replace the leak at the hot water side of the tub handle.**



11.      Tub/Surround: Ceramic Tile  
 12.      Shower/Surround: Ceramic Tile  
 13.      Spa Tub/Surround: Ceramic Tile  
 14.      Toilets: Kohler **The toilet is loose at the floor; secure to prevent leaking at the wax seal.**  
 15.      HVAC Source: Central HVAC system  
 16.      Ventilation: Electric ventilation fan with light and heater

### Hall Bathroom

17.      Closet:  
 18.      Ceiling: Sheetrock  
 19.      Walls: Sheetrock  
 20.      Floor: Tile  
 21.      Doors: Wood  
 22.      Windows: Aluminum  
 23.      Electrical: 110 VAC GFCI outlets & Lighting



## Bathroom (Continued)

- 24.      Counter/Cabinet: Wood & Tile
- 25.      Sink/Basin: Single bowl
- 26.      Faucets/Traps: Delta fixtures with a PVC trap Repair/ replace the tub faucet diverter; it is not operating properly.
- 27.      Tub/Surround: Ceramic Tile
- 28.      Shower/Surround: Ceramic Tile
- 29.      Spa Tub/Surround:
- 30.      Toilets: Kohler
- 31.      HVAC Source: Hvac Unit #1
- 32.      Ventilation: Electric ventilation fan with light and heater

Common Bathroom Bathroom 

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- 33.      Closet:
- 34.      Ceiling: Sheetrock
- 35.      Walls: Sheetrock
- 36.      Floor: Tile
- 37.      Doors: Wood
- 38.      Windows: Wood
- 39.      Electrical: 110 VAC GFCI outlets & Lighting
- 40.      Counter/Cabinet: Wood & Tile
- 41.      Sink/Basin: Single bowls (2)
- 42.      Faucets/Traps: Delta fixtures with a PVC trap
- 43.      Tub/Surround: Ceramic Tile
- 44.      Shower/Surround: Ceramic Tile
- 45.      Spa Tub/Surround:
- 46.      Toilets: Kohler
- 47.      HVAC Source: Hvac Unit #1
- 48.      Ventilation: Electric ventilation fan with light and heater

Upstairs Bathroom Bathroom 

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- 49.      Closet:
- 50.      Ceiling: Sheetrock
- 51.      Walls: Sheetrock
- 52.      Floor: Tile
- 53.      Doors: Wood
- 54.      Windows:
- 55.      Electrical: 110 VAC GFCI outlets & Lighting
- 56.      Counter/Cabinet: Wood & Tile
- 57.      Sink/Basin: Single bowl
- 58.      Faucets/Traps: Delta fixtures with a PVC trap
- 59.      Tub/Surround:
- 60.      Shower/Surround: Fiberglass pan and fiberglass surround
- 61.      Spa Tub/Surround:
- 62.      Toilets: Kohler
- 63.      HVAC Source: Hvac Unit #1
- 64.      Ventilation: Electric ventilation fan with light and heater

## Kitchen

The inspection of appliances is not mandated by the standards that govern building inspection. This is so for several reasons: first, as mechanical systems most are prone to unanticipated failure and to problems that will only be revealed through actual use conditions. Second, the thermostatic controls on ovens, for instance, cannot be evaluated by an inspection and problems become apparent only when the oven is used to bake something. Third, the performance of dishwashers similarly, necessitates using the unit to see if it actually cleans dishes. (Some units go through their cycles fine but they just won't clean). Also, even small deficiencies can necessitate major repairs or replacement if defective or missing parts cannot be replaced. Some inspectors will look at appliances to try to ascertain obvious deficiencies. Consider this a value added service by the inspection company. Most appliances do not last beyond 10-15 years so you should anticipate replacing appliances reaching or exceeding this age and budget accordingly.

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**Main Kitchen Kitchen**

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- |     |                                     |                                     |                                     |                                     |                          |                                                                                |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Cooking Appliances: Kitchenaid                                                 |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Ventilator: Broan                                                              |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Disposal: ISE                                                                  |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Dishwasher: Kitchenaid                                                         |
| 5.  | Air Gap Present?                    |                                     |                                     |                                     |                          | <input checked="" type="radio"/> Yes <input type="radio"/> No                  |
| 6.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Trash Compactor:                                                               |
| 7.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Refrigerator:                                                                  |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Microwave: Kitchenaid                                                          |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Sink: Dual metal bowl                                                          |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Electrical: 110 VAC GFCI outlets & Lighting                                    |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Plumbing/Fixtures: Delta with a PVC "P" trap                                   |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Counter Tops: Granite                                                          |
| 13. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood Adjust the large drawer at the hutch too open & close smoothly. |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Pantry: Single                                                                 |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Ceiling: Sheetrock                                                             |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Walls: Sheetrock                                                               |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Floor: Tile                                                                    |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Doors: Wood                                                                    |
| 19. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Windows:                                                                       |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | HVAC Source: Central HVAC system                                               |

## Bedroom

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**Master Bedroom** 

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- |    |                                     |                          |                          |                                     |                                     |                                                                                                                                                                                                                               |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Closet: Walk In                                                                                                                                                                                                               |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Ceiling: Sheetrock                                                                                                                                                                                                            |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Walls: Sheetrock                                                                                                                                                                                                              |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Floor: Carpet & Wood                                                                                                                                                                                                          |
| 5. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Doors: Wood <span style="color: blue;">The right side door to the bathroom is missing the top hardware and does not latch. Replace the missing hardware.</span>                                                               |
| 6. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Windows: Aluminum <span style="color: red;">Repair/ replace the broken window springs at the back right corner windows; they do not stay open. A qualified contractor is recommended to evaluate and estimate repairs.</span> |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Electrical: 110 VAC outlets, lighting, & fan                                                                                                                                                                                  |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | HVAC Source: Hvac Unit #1                                                                                                                                                                                                     |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Smoke Detector: Hard wired with battery back up                                                                                                                                                                               |

**Bedroom #1 (Front) Bedroom** 

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- |     |                                     |                          |                          |                          |                          |                                                 |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------------------|
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single                                  |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock                              |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock                                |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet                                   |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood                                     |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood                                   |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets, lighting, & fan    |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Hvac Unit #1                       |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Hard wired with battery back up |

**Bedroom #2 (Back) Bedroom** 

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- |     |                                     |                          |                          |                          |                          |                                                 |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------------------|
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Small Walk-in                           |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock                              |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock                                |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet                                   |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood                                     |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Aluminum                               |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets, lighting, & fan    |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Hvac Unit #1                       |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Hard wired with battery back up |

**Bedroom #3 (Near laundry room) Bedroom** 

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- |     |                                     |                          |                          |                          |                          |                                                 |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------------------|
| 28. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single                                  |
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock                              |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock                                |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet                                   |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood                                     |
| 33. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Aluminum                               |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets, lighting, & fan    |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Hvac Unit #1                       |
| 36. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Hard wired with battery back up |

## Bedroom (Continued)

### Bedroom #4 (Upstairs) Bedroom

- |     |                                     |                          |                          |                          |                                     |                                                                                                                                                                                              |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 37. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Closet: Walk In                                                                                                                                                                              |
| 38. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Sheetrock                                                                                                                                                                           |
| 39. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Sheetrock                                                                                                                                                                             |
| 40. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Carpet                                                                                                                                                                                |
| 41. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Doors: Wood                                                                                                                                                                                  |
| 42. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows: Wood <span style="color: red;">The windows did not open; repair/ replace to allow for proper egress. A qualified contractor is recommended to evaluate and estimate repairs.</span> |
| 43. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 110 VAC outlets, lighting, & fan                                                                                                                                                 |
| 44. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Hvac Unit #2                                                                                                                                                                    |
| 45. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Smoke Detector: Hard wired with battery back up                                                                                                                                              |

## Living Space

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### Living Room Living Space

- |    |                                     |                          |                          |                          |                          |                                                   |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Hall                                      |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock                                |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock                                  |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Hardwood                                   |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood                                       |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Aluminum-Vinyl Clad                      |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Hvac Unit #1                         |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Hard wired with battery back up   |

### Dining Room Living Space

- |     |                                     |                                     |                          |                          |                          |                                                   |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---------------------------------------------------|
| 10. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet:                                           |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock                                |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock                                  |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Hardwood                                   |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors:                                            |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood                                     |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Hvac Unit #1                         |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Hard wired with battery back up   |

### Breakfast Area Living Space

- |     |                                     |                                     |                          |                          |                          |                                                   |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---------------------------------------------------|
| 19. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet:                                           |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock                                |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock                                  |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Ceramic tile                               |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood                                       |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Aluminum-Vinyl Clad                      |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Hvac Unit #1                         |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Hard wired with battery back up   |

## Laundry Room/Area

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Laundry Room Laundry Room/Area

- |     |                                     |                                     |                          |                          |                                     |                                                   |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---------------------------------------------------|
| 1.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Closet:                                           |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Sheetrock                                |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Sheetrock                                  |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Tile                                       |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Doors: Wood                                       |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Windows: Aluminum                                 |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 110 VAC outlets and lighting circuits |
| 8.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Smoke Detector:                                   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Hvac Unit #1                         |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Laundry Tub: Single sink                          |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Laundry Tub Drain: PVC                            |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Washer Hose Bib: Ball valves                      |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Washer and Dryer Electrical: 120-240 VAC          |
| 14. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dryer Vent:                                       |

Vented to the exterior @ HVAC units BSI recommends installing a vent trap or moving the vent 5' away from the HVAC units.



- |     |                          |                                     |                                     |                          |                          |                                                                                                                                                    |
|-----|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Gas Line:                                                                                                                                    |
| 16. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Wall mounted drain The washing machine was not present; therefore, BSI could not operate nor inspect the drain for the laundry area. |
| 17. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Floor Drain:                                                                                                                                       |

## Final Comments

Non-inspection concerns. The inspection does not include any evaluation of- the cosmetic appearance of the home; space considerations; the homes layout, design, and closet space; the cleanliness of the home; the quality or appearance of the bathroom and kitchen areas and components beyond a determination of functionality. These concerns may be important but they are a matter of taste, standards, and budget - and normally they are reflected in the price of the home. Fences, sprinklers, alarm systems, stucco, detached structures, pests, fountains, and pools/hot tubs are also beyond the scope of this inspection. If any additional inspections are needed separate contracts and prices will be given as requested by the client.

INDOOR AIR QUALITY is not part of this real estate inspection. BSI holds many specialty Building Science certifications and can conduct these Investigations if requested in writing by the client. The price for this service depends on many factors, consult BSI and obtain a price if this service or any other service is needed.

This report is for the exclusive use of the client for whom it was prepared. Neither the Licensed Home Inspector nor the Inspection Company shall have any liability whatsoever to any third party using or relying on its contents. Any third party using this report agrees thereby to defend, indemnify and hold the Licensed Home Inspector and the Inspection Company harmless from any claims of any person relying on the report.

### FINAL WALK THROUGH CHECKLIST

The main purpose of a General Home Inspection is to discover MAJOR VISIBLE DEFECTS on the DATE OF THE INSPECTION. Some deficiencies may not have been apparent due to personal items, floor coverings, furnishings, foliage, etc. Also, damage often occurs when sellers move. The Final Walk Through is YOUR opportunity to discover any last minute issues before closing. If you find something that appears to be a MAJOR DEFICIENCY, CALL YOUR HOME INSPECTOR. A return visit may be necessary.

### EXTERIOR

Take a walk around the house. During the General Home Inspection, some deficiencies may be hidden by seller's belongings and/or foliage. Look for rot, peeling paint, damaged siding, cracks in brick veneer, etc. These issues may have already been noted in the Inspection Report, but it's a good idea to take another look. Remember that ALL houses require a certain amount of maintenance. Peeling paint, minor rot, and cracked brick veneer are NOT considered MAJOR deficiencies in South Louisiana. They are considered deferred maintenance. Paint, caulk, and elbow grease will remedy these issues in short order. Our climate is hot & wet, that's why we have crawfish! Don't forget to ask the neighbors about any drainage problems that may exist (flooding)! If there are, you may want to check property elevations. Finally, check the weep holes in the brick. Make sure they are not plugged with mulch or soil. Some homeowners insert steel wool into the weep holes to discourage pests.

### ATTIC

Some attics are not easily accessed. However, if there is a drop stair or a closet opening, it's a good idea to take a look. This gives you a chance to

## Final Comments (Continued)

evaluate storage space. Look for any apparent problems which may have been hidden by seller's belongings during the General Home Inspection. If you discover a major deficiency, or something appears out of order, call your Home Inspector. Most attics have no flooring, and walking between floor joists can be very dangerous. Also, drop stairs are often substandard and can be damaged during the moving process. Exercise caution when climbing the drop stair.

### ELECTRICAL

Walk through the house and turn on ALL the lights and ceiling fans. Check for spent bulbs and wobbling fans. Check ALL switches and electrical outlets. Make sure cover plates are in place. Some may have been damaged during the move, or were concealed by furnishings. If the dwelling has two prong outlets, consider grounding those outlets that will service electronic equipment. ALL outlets near water or on the exterior walls should be grounded and/or upgraded to GFCI's. (Ground Fault Circuit Interrupter) If the Water Heater is electric, make sure it's on. If the circuit breaker box is not labeled, this is a great opportunity to do so.

### HEATING / AIR CONDITIONING

With the house empty, the A/C system is cooling a larger volume of air. Don't be surprised if the house feels hotter than it did when furnished. This is typical. People are coming and going, doors are open, etc. However, if the system doesn't appear to be doing the job, it may be prudent to have it serviced before you close. Your best insurance against A/C failure is a Maintenance Contract with a qualified A/C contractor. Murphy's Law states: The A/C will always fail on the hottest day of the summer, during a long weekend, or when you have a house full of company. If it's winter time, activate the furnace and check that warm air is exiting the supply registers in the ceiling. Check and ensure that the A/C thermostat wasn't damaged during the move.

### KITCHEN

Test the sink fixtures and sprayer. Look below the sink for mold, stains, or moisture damage. During the General Inspection there are usually a zillion cleaning products, sponges, trays, etc. below the sink. Your Inspector may not have seen stains or moisture damage. If mold is present, clean the area with detergent and/or fungicide. Run the dishwasher through a complete cycle during the walk through. Also try the stove top burners and oven. Built-in microwave ovens are not usually tested during the General Home Inspection. Fill a cup with water and operate the Microwave oven for one minute. Look inside ALL the cabinets and pantries. Dishes and other belongings may have concealed damage when the house was occupied. Check the laundry for moisture damage and mold. During the General Inspection the floor and wall were partially concealed by the washer and dryer, and not easily viewed by the Home Inspector. If appliances are in place, run them through a complete cycle. You may wish to pull the washer and dryer away from the wall and rescue all the socks that have fallen on the floor.

### BATHROOMS

Test all the fixtures at lavatories, bathtubs, and showers. Check all the pop-up drains. Rarely do all pop-ups work. Fill lavatories and check that they drain. During the move, sellers often allow debris to accumulate in the lavatory. It ends up in the drain trap. Fill the bathtubs and check that the

## Final Comments (Continued)

overflows are not leaking. Overflows are not tested during the General Home Inspection. This test is especially important for bathtubs upstairs, since ceilings may be moisture-damaged if overflows fail. If there is a whirlpool tub, fill and test it. Look inside ALL vanities for mold or moisture damage. Damage may have been concealed by the seller's belongings. Operate ceiling ventilator/heater units.

### INTERIOR

Check floor tiles for cracks. Cracks in tiles are not usually considered a major issue. Nevertheless, seller's furnishings often conceal cracks. Also look for uneven areas in wood floors, such as buckling or depressions. These deficiencies may be concealed by throw rugs or furnishings. Cosmetic deficiencies, such as stains, are very difficult to fix. Especially stains caused by pets. Look for cracks in walls that may have been concealed by furnishings, drapes, or pictures. Common cracks are not considered a major issue. Check double pane windows for condensation. This problem is difficult to see when there are drapes and blinds. Also look for broken glass which may not have been apparent during the General Home Inspection. This is an excellent opportunity to lubricate all the window slides and latches. Peeling paint around window frames and mullions may signal a lead paint hazard in older homes. Open and close ALL the doors. Most doors are operated during the General Home Inspection. However, sellers often remove doors to make furniture removal easier. Also doors get bumped by movers. Doors that do not latch are not considered a major problem and generally require an adjustment to the hinges and/or latch assembly. Pocket doors rarely work properly. Clean, adjust, and lubricate tracks and hardware. If there is an upstairs, be sure and check the handrail in the stairway. Furniture movers often bump the handrail causing the hardware to become loose. Sometime they remove and replace the handrail. Make sure it's secure. Check ALL smoke detectors and the security system for proper operation. Install additional smoke detectors if appropriate. Inexpensive battery units work very well. One in each bedroom, hall, dining, and laundry. NOTE: Microbial growth (mold) is outside the scope of a General Home Inspection. Mold can grow in a very short time (48 hrs.). When a house is closed up, and central air conditioning is not in use, high humidity may encourage mold growth. Pay special attention to any discoloration on surfaces that may signal microbial growth, especially near water. (baths, laundry, kitchen, etc.)

Your Home Inspector does his best to note ALL deficiencies. However, emphasis is put on Major Deficiencies. The definition of major and minor deficiencies is often a matter of perspective. If you have questions, please call. We'll go over your concerns and resolve any issues that may linger.

Enjoy your new home!



## Cost Estimate Summary

The costs provided in this summary are for the convenience of the client for comparison only. The costs are shown as a Low to High range based on national averages, professional knowledge or previous experience. This is not an estimate for repairs. There is no guarantee that these prices are accurate and should not be relied upon in lieu of a professional estimate. It is recommended that repair estimates be obtained by qualified contractors specializing in the type of repair needed.

Property Address: 100 sample drive  
Lafayette, LA

### Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Exterior Surface and Components</u>		
Fascia: Repair/ replace the water damaged areas at the back right corner of the soffit and fascia. Repair/ replace the water damaged area at the back wall of the master bedroom area as well as all other areas of water damage.	\$ 450	\$ 585
Soffits: Repair/ replace the water damaged areas at the back right corner of the soffit and fascia. Repair/ replace the water damaged area at the back wall of the master bedroom area as well as all other areas of water damage.		
Exterior Lighting: Repair/ replace the back left soffit light fixture; it is broken.	\$ 90	\$ 155
<u>Roof</u>		
Flashing: Move the cap flashing in the proper position at the water heater roof jack.	\$ 110	\$ 130
<u>Attic</u>		
Main Attic Insulation: Insulate and seal the open wall cavities in the attic.	\$ 100	\$ 150
<u>Fireplace/Wood Stove</u>		
Living Room Fireplace Flue: BSI recommends strapping the flue pipe in the attic at the middle of the exhaust opening. The manufacture considers this too be a fire hazard.	\$ 120	\$ 180
<u>Heating System</u>		
Attic Heating System Heat Exchanger: Rigid gas piping is required at the Air Handling Unit and should extend past the furnace cabinet at least 3" before being connected to flexible gas piping. This is considered to be a fire & safety hazard and is easily corrected usually with minimal costs.	\$ 125	\$ 185
<u>Plumbing</u>		
Attic Water Heater Flue Pipe: The flue pipe at the Water Heater must be properly secured and strapped allowing a minimum 1" air space between the flue pipe and all insulation and or combustible material. Connect the roof jack capping at the water heater roof flashing.	\$ 115	\$ 175
<u>Bathroom</u>		
Master Bathroom Faucets/Traps: BSI noted a loose tub faucet that will need to be secured. Repair/ replace the leak at the hot water side of the tub handle.	\$ 135	\$ 195
Hall Bathroom Faucets/Traps: Repair/ replace the tub faucet diverter; it is not operating properly.	\$ 95	\$ 195
<u>Bedroom</u>		
Master Bedroom Windows: Repair/ replace the broken window springs at the back right corner windows; they do not stay open. A qualified contractor is recommended to evaluate and estimate repairs.		
Bedroom #4 (Upstairs) Bedroom Windows: The windows did not open; repair/ replace to allow for proper egress. A qualified contractor is recommended to evaluate and estimate repairs.		

## Cost Estimate Summary (Continued)

### Laundry Room/Area

Laundry Room Laundry Room/Area Dryer Vent: <span style="color: red;">BSI recommends installing a vent trap or moving the vent 5' away from the HVAC units.</span>	\$ 90	\$ 160
Repair Total	\$ 1430	\$ 2110

### Items Recommended for Replacement

#### Exterior Surface and Components

Trim: <span style="color: red;">Repair/ replace the broken back left corner.</span>	\$ 90	\$ 120
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#### Air Conditioning

Unit #2 AC System Condensate Removal: BSI recommends insulating the PVC primary drain line. BSI noted that no drip pan was present. Replace the missing drip pan for this unit in the attic to prevent water damage from leaking / overflowing of the primary drain line.	\$ 225	\$ 450
Replacement Total	\$ 315	\$ 570
Cost Estimate Total	\$ 1745	\$ 2680

## Marginal Summary

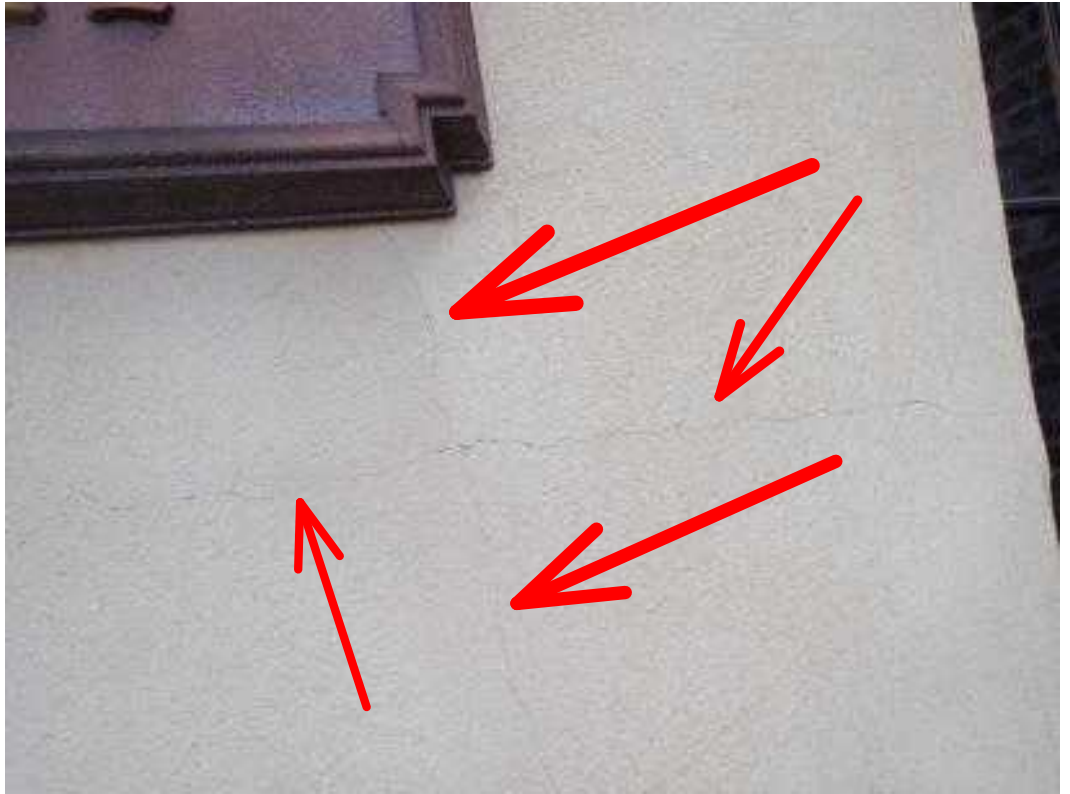
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior Surface and Components

#### 1. Exterior walls Exterior Surface

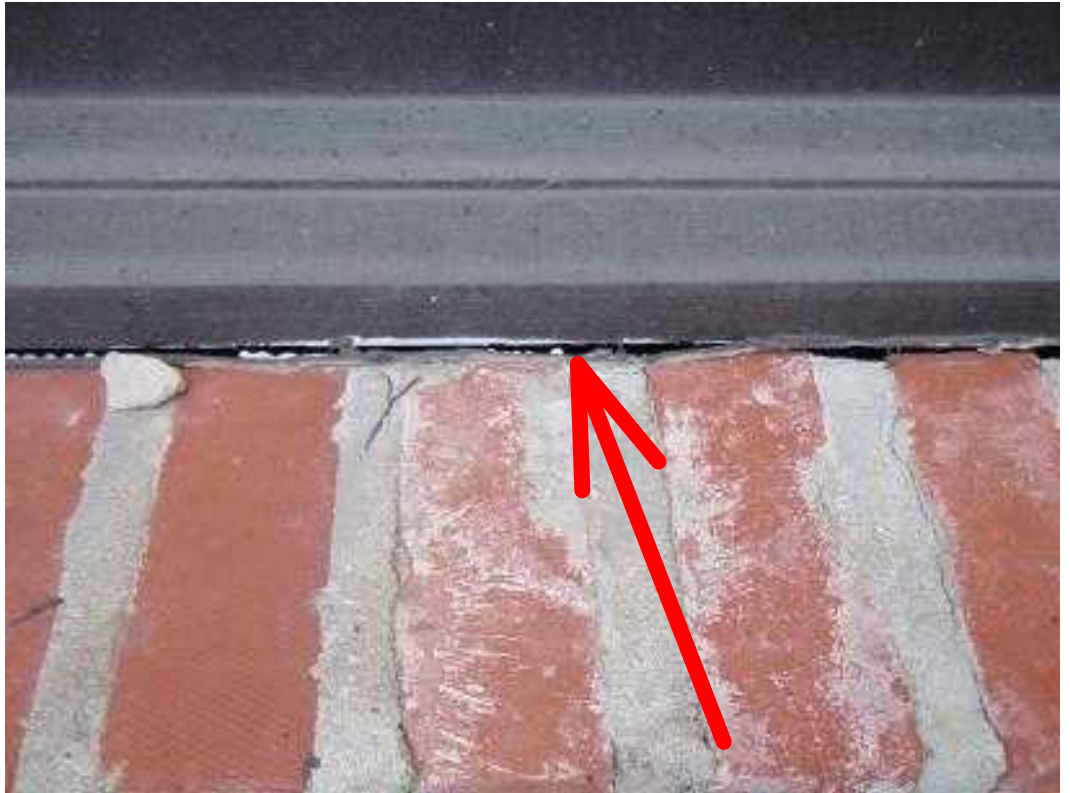
Type: DEFS Stucco The Stucco System or Multi-Component Wall System was visually inspected as well as inspected using various meters (scan & probe type moisture meters) and an infrared thermal imaging camera. Minor cracking was noted under the windows at the time of this inspection. The Stucco was tested using various equipment to detect moisture behind the system, BSI did not note any elevation in moisture at the time of this evaluation.

Cracking was noted due to common settlement at the stucco wall.



## Marginal Summary (Continued)

2. Exterior walls Exterior Surface  
Type: Brick veneer  
Common cracking was noted at the brick wall at the windows and doors. A large gap was noted at the front right side window; BSI recommends sealing this area.



3. Windows: Aluminum-Vinyl Clad Seal the front right window as there is a large gap at the bottom of the window seal.

### Roof

4. Gutters: None BSI suggests adding a gutter system around the entire home to re-direct the water flow off the roof. Also, properly installed gutters can prevent soffit and fascia water damage.

### Garage/Carport

5. Attached Garage Service Doors: Metal Adjust the doors; they rub at the top at both the exterior storage room and hall entrance doors.

## Marginal Summary (Continued)

### Attic

#### 6. Main Attic Moisture

Penetration: No Previous water penetration noted. Moisture stains in attic below the chimney are noted; this area was tested and found to be dry (inactive) with a moisture reading of 10.3% MC (moisture content).



## Marginal Summary (Continued)

### Air Conditioning

7. Unit #1 AC System  
Condensate Removal:  
Insulated PVC BSI recommends that the secondary drain can be piped to the exterior in the event that the float switch fails to operate to allow water to drain out the attic area.



### Heating System

8. Attic Heating System Heating System Operation: Functioning properly at time of this inspection

### Plumbing

9. Attic Water Heater Flue Pipe: Type B Vent The flue pipe at the Water Heater must be properly secured and strapped allowing a minimum 1" air space between the flue pipe and all insulation and or combustible material.

### Bathroom

10. Master Bathroom Toilets: Kohler The toilet is loose at the floor; secure to prevent leaking at the wax seal.

### Kitchen

11. Main Kitchen Kitchen Cabinets: Wood Adjust the large drawer at the hutch too open & close smoothly.

### Bedroom

12. Master Bedroom Doors: Wood The right side door to the bathroom is missing the top hardware and does not latch. Replace the missing hardware.

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior Surface and Components

1. Trim: Hardie Siding & Lap Siding  
Repair/ replace the broken back left corner of the trim board.



## Defective Summary (Continued)

2. Fascia: wood Repair/ replace the water damaged areas at the back right corner of the soffit and fascia. Repair/ replace the water damaged area at the back wall of the master bedroom area as well as all other areas of water damage.



3. Soffits: wood Repair/ replace the water damaged areas at the back right corner of the soffit and fascia. Repair/ replace the water damaged area at the back wall of the master bedroom area as well as all other areas of water damage.





## Defective Summary (Continued)

4. Exterior Lighting: Surface mount Electrical & Gas lamps **Repair/ replace the back left soffit light fixture; it is broken.**

### Roof

5. Flashing: Metal **Move the cap flashing in the proper position at the water heater roof jack.**



### Attic

6. Main Attic Insulation: Batts, Blown in Fiberglass **Insulate and seal the open wall cavities in the attic.**

## Defective Summary (Continued)

### Air Conditioning

7. Unit #2 AC System Condensate Removal: PVC BSI recommends insulating the PVC primary drain line. BSI noted that no drip pan was present. Replace the missing drip pan for this unit in the attic to prevent water damage from leaking / overflowing of the primary drain line.



## Defective Summary (Continued)

### Fireplace/Wood Stove

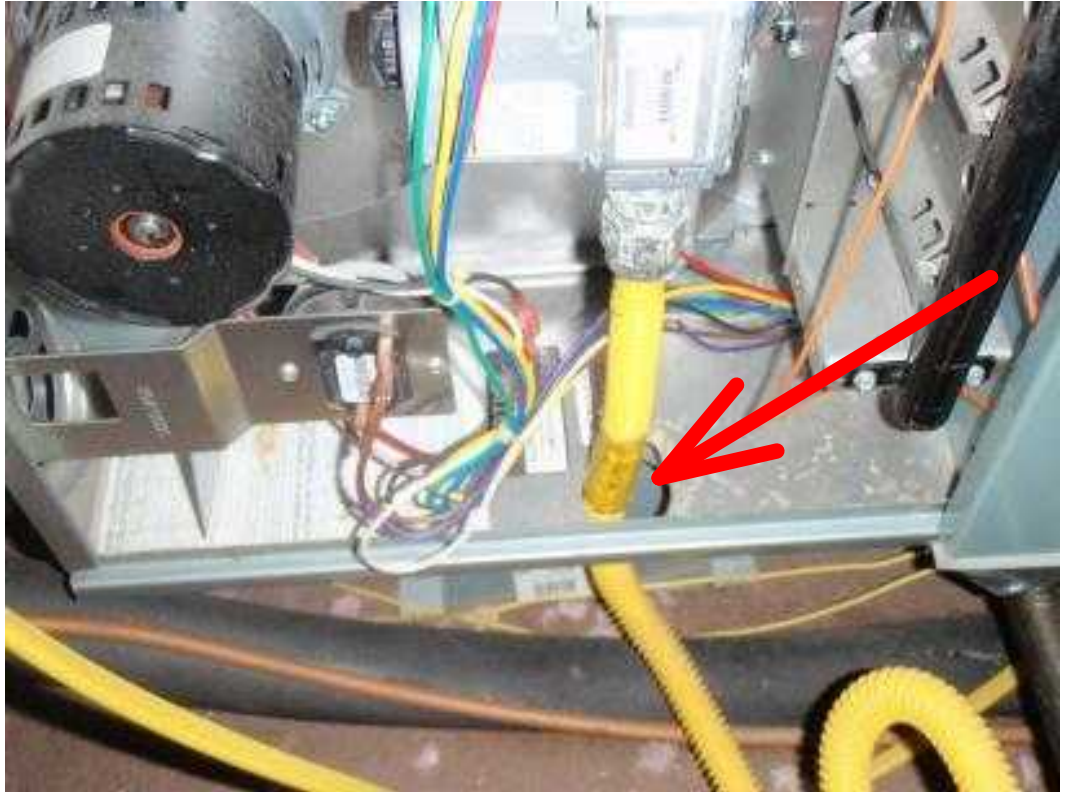
8. Living Room Fireplace Flue: Metal BSI recommends strapping the flue pipe in the attic at the middle of the exhaust opening. The manufacture considers this too be a fire hazard.



## Defective Summary (Continued)

### Heating System

9. Attic Heating System Heat Exchanger: 3 Burner Rigid gas piping is required at the Air Handling Unit and should extend past the furnace cabinet at least 3" before being connected to flexible gas piping. This is considered to be a fire & safety hazard and is easily corrected usually with minimal costs.



10. Unit #3 Heating System Heat Exchanger: 3 Burner Rigid gas piping is required at the Air Handling Unit and should extend past the furnace cabinet at least 3" before being connected to flexible gas piping. This is considered to be a fire & safety hazard and is easily corrected usually with minimal costs.

## Defective Summary (Continued)

### Plumbing

11. Attic Water Heater Flue Pipe: Type B Vent The flue pipe at the Water Heater must be properly secured and strapped allowing a minimum 1" air space between the flue pipe and all insulation and or combustible material. Connect the roof jack capping at the water heater roof flashing.



## Defective Summary (Continued)

### Bathroom

12. Master Bathroom Faucets/Traps: Delta fixtures with a PVC "P" trap BSI noted a loose tub faucet that will need to be secured. Repair/ replace the leak at the hot water side of the tub handle.



13. Hall Bathroom Faucets/Traps: Delta fixtures with a PVC trap Repair/ replace the tub faucet diverter; it is not operating properly.

### Bedroom

14. Master Bedroom Windows: Aluminum Repair/ replace the broken window springs at the back right corner windows; they do not stay open. A qualified contractor is recommended to evaluate and estimate repairs.
15. Bedroom #4 (Upstairs) Bedroom Windows: wood The windows did not open; repair/ replace to allow for proper egress. A qualified contractor is recommended to evaluate and estimate repairs.

## Defective Summary (Continued)

### Laundry Room/Area

16. Laundry Room Laundry Room/Area Dryer Vent: Vented to the exterior @ HVAC units **BSI recommends installing a vent trap or moving the vent 5' away from the HVAC units.**

