HOME INSPECTION REPORT

Property address	City	Parish	ZIP code	Inspection date
28415 Buddy Ellis Road	Denham Springs	Livingston	70726	08/12/2026
Client(s)	**Inspection company**		**Phone**	**Report date**
Jordan and Ashley Cormier	Acadian Home Inspections, LLC		(225) 555-0167	08/14/2026
Licensed home inspector (lead inspector)	**L.H.I. No.**	**Signature**		**Agreement signed**
Monique Doucet	10876	*Monique Doucet*		08/11/2026
Other licensed home inspector, if any	**L.H.I. No.**	**Signature**		
None				
Building	**Weather**	**Temperature**	**Occupancy**	**People present**
1-story brick, built 2012, 2,150 sq ft	Sunny, dry	93°F	Occupied, furnished	Both buyers, buyers' agent

This home inspection was done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors, LAC 46:XL, Chapter 3. Sections 1 through 9 follow §§311 through 329, in order. The report is due within five calendar days of the inspection (R.S. 37:1478(A)(1)).

Standards of Practice and Code of Ethics (LAC 46:XL.123.B): ☑ Given with the signed agreement ☐ Attached to this report

Condition terms

Code	Term	Meaning
S	**Serviceable**	Inspected. Functioning as intended.
D	**Deficient**	Inspected. In the inspector's professional opinion, may be in need of repair. Listed in the system's findings.
SD	**Significantly deficient, unsafe, or not functioning**	Inspected. Adversely and materially affects the performance of the system or component, is a significant risk of injury or property damage, or does not function (§305.B.3.c). Listed in the findings and on this page.
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, and why" row (§305.B.3.b).
NP	**Not present**	Not found at this property.

Summary of findings

Every item marked SD, with its number in the report. Items marked D are in each system's findings.

No.	Term	System	Component and observation	Recommendation
2.1	SD	Exterior system	Garage door opener did not reverse when the safety beam was blocked.	Do not use the opener until a garage door technician adjusts or replaces the sensors.
4.1	SD	Plumbing system	Water heater relief valve has no discharge pipe. The valve opening points at the garage floor beside the door.	Licensed plumber to install a full-size discharge pipe to within 6 in. of the floor or to the exterior.
5.1	SD	Electrical system	Kitchen counter receptacle right of the sink tests open ground.	Licensed electrician to repair the ground and check the rest of the circuit.

1 Structural systems LAC 46:XL.311

Component	Type, material, and notes	S	D	SD	NI	NP
Foundation	Monolithic concrete slab on grade	X				
Floor structure	Concrete slab	X				
Wall structure	Wood frame, 2x4, brick veneer exterior	X				
Columns and piers	None at the house; porch posts are wrapped wood					X
Ceiling structure	2x6 ceiling joists, part of the roof trusses	X				
Roof structure	Engineered wood trusses, OSB decking	X				
Crawl space access and method	None; slab on grade					X
Attic access and method	Pull-down stair in hall; walked the floored area	X				
Water penetration or condensation signs	No active signs. Newer drywall to about 4 ft at outside walls; sellers report 2016 flood repairs	X				
Not inspected, and why	Attic past the air handler not entered: no walkway, and insulation covers the truss chords.					

No.	Term	Component and location	Observation	Recommendation
1.1				
1.2				
1.3				

2 Exterior system LAC 46:XL.313

Component	Type, material, and notes	S	D	SD	NI	NP
Wall cladding material	Brick veneer; fiber cement siding at gables	X				
Flashings and trim	Wood trim, painted		X			
Entryway doors, operated	Front and rear doors operated	X				
Windows	Vinyl, double-hung, double pane	X				
Decks, porches, steps, railings	Concrete front porch and rear patio, no railings needed	X				
Eaves, soffits, and fascias	Vinyl soffits, aluminum-wrapped fascia	X				
Grading, drainage, drives, walks	Grade slopes away; concrete drive and walk	X				
Garage doors and operator, operated	16 ft steel sectional door; opener operated	X				
Safety beam reverse, tested	Tested; did not reverse			X		
Pressure reverse: equipped, tested	Equipped; not tested, could damage the door				X	
Not inspected, and why	Pressure-sensitive reverse not tested: the opener is not adjustable without tools, and forcing it can bend the door.					

No.	Term	Component and location	Observation	Recommendation
2.1	SD	Garage door opener, safety beam	Door kept closing when the safety beam was blocked. The left sensor hangs loose and points at the floor.	Do not use the opener until a garage door technician adjusts or replaces the sensors.
2.2	D	Trim, rear patio door	Bottom of the door frame trim is soft and swollen where it meets the patio slab.	Carpenter to replace the trim and seal it. See the wood destroying insect referral on page 6.
2.3				

3 Roofing system LAC 46:XL.315

Component	Type, material, and notes	S	D	SD	NI	NP
Roof covering material	Architectural asphalt shingles, hip roof, one layer	X				
Inspection method and limits	Walked the roof; 6/12 pitch, dry	X				
Roof drainage components	Aluminum gutters and downspouts		X			
Flashings	Step and counter flashing at the garage wall	X				
Skylights, chimneys, penetrations	Plumbing vents, two roof vents; no skylights or chimney	X				
Leak or condensation signs	None seen in the attic or ceilings	X				
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
3.1	D	Gutter, left rear corner	Downspout is disconnected and drains against the slab edge.	Reconnect the downspout and add a splash block or extension.
3.2				
3.3				

4 Plumbing system LAC 46:XL.317

Component	Type, material, and notes	S	D	SD	NI	NP
Supply and distribution piping	PEX, from a copper service line	X				
Fixtures, faucets, functional flow	Good flow at the highest fixture with two running	X				
Drain, waste, and vent piping	PVC	X				
Functional drainage and leaks	Drained well; no leaks seen	X				
Water heater type and energy source	50 gal electric tank in garage, made 2012		X			
Water heater controls and venting	Relief valve has no discharge pipe			X		
Main water shutoff location	Meter box at the street, in the front yard	X				
Main gas shutoff location	No gas service; all electric					X
Fuel storage and supply piping	None					X
Sump pumps and cross connections	No sump; hose bibbs have vacuum breakers	X				
Not inspected, and why	Lawn sprinklers and the aerobic treatment unit are outside the Standards (§317.D.6). See page 6.					

No.	Term	Component and location	Observation	Recommendation
4.1	SD	Water heater, garage	Relief valve has no discharge pipe. The valve opening points at the garage floor beside the door.	Licensed plumber to install a full-size discharge pipe to within 6 in. of the floor or to the exterior.
4.2	D	Water heater, garage	Tank is 14 years old, with rust at the bottom seam. No leak today.	Budget for replacement and check it often.
4.3				

5 Electrical system LAC 46:XL.319

Component	Type, material, and notes	S	D	SD	NI	NP
Service amperage and voltage	200 A, 120/240 V	X				
Service drop and entrance conductors	Underground service, aluminum entrance conductors	X				
Main and distribution panel locations	Main panel in the garage; meter on the right side	X				
Panels, overcurrent devices, grounding	Square D breakers; ground rod at the meter	X				
Wiring methods	Copper non-metallic sheathed cable	X				
Solid aluminum 120 V branch wiring	None seen					X
Fixtures, switches, and receptacles	Operated; open ground at a kitchen outlet			X		
GFCI and AFCI devices, tested	GFCIs at kitchen, baths, garage, outside tripped and reset	X				
Smoke detectors	In each bedroom and the hall; tested	X				
Carbon monoxide alarms	None found		X			
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
5.1	SD	Receptacle, kitchen counter right of sink	Tests open ground.	Licensed electrician to repair the ground and check the rest of the circuit.
5.2	D	Carbon monoxide alarms	None found. The garage is attached and opens into the laundry room.	Install CO alarms outside the bedrooms and near the garage door.
5.3				

6 Air conditioning and heating system LAC 46:XL.321

Component	Type, material, and notes	S	D	SD	NI	NP
Cooling equipment and energy source	3-ton split heat pump, electric, made 2012	X				
Heating equipment and energy source	Same heat pump with electric strip heat	X				
Operated by normal controls	Cooled and heated with the thermostat	X				
Ducts, filters, and registers	Flex ducts in attic; filter at the hall return		X			
Chimneys, flues, and vents	None					X
Fireplaces and solid fuel devices	None					X
Heat or cooling in each room	Supply register in every room	X				
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
6.1	D	Air handler, attic	Rusty water in the overflow pan. The pan has no float switch.	HVAC technician to clear the main condensate drain and add a float switch.
6.2				
6.3				

7 Interior system LAC 46:XL.325

Component	Type, material, and notes	S	D	SD	NI	NP
Walls, ceilings, and floors	Drywall, ceramic tile and laminate floors		X			
Steps, stairways, and railings	None; one story					X
Countertops and cabinets	Granite tops, wood cabinets	X				
Doors and windows, operated	Representative number operated	X				
Water penetration or condensation	Stain at hall bath ceiling; see mold box		X			
Not inspected, and why	Floor under the furniture and the stored boxes in bedroom 3 not seen.					

No.	Term	Component and location	Observation	Recommendation
7.1	D	Ceiling, hall bathroom	Dark spotting about 6 by 10 in. around the exhaust fan. Fan runs but moves little air.	Clean the area, then have the fan and its duct checked. Further evaluation if it returns.
7.2				
7.3				

Suspected mold R.S. 37:1478(A)(2), LAC 46:XL.325.B.3

"A licensed home inspector shall include in his written report of the home inspection the presence of suspected mold growth if during the course of inspecting the systems and components of the structure, in accordance with the provisions of this Chapter and board rules and regulations, the licensed home inspector discovers visually observable evidence of suspected mold growth on the inside of the structure."

☐ No visually observable evidence of suspected mold or microbial growth was seen.

☑ Visually observable evidence of suspected mold or microbial growth was seen at:
Hall bathroom ceiling, around the exhaust fan (item 7.1)

Seen without moisture, environmental, or other testing. No sample was taken.

8 Insulation and ventilation system LAC 46:XL.327

Component	Type, material, and notes	S	D	SD	NI	NP
Insulation in unfinished spaces	Blown fiberglass, about 10 in.	X				
Vapor retarders	Kraft-faced batts at the walls, seen at the attic edge	X				
No insulation at conditioned surfaces	Attic hatch over the garage not insulated		X			
Attic and foundation ventilation	Soffit and ridge vents	X				
Kitchen, bath, and laundry venting	Bath fans to the roof; dryer vent to the side wall		X			
Attic fan and its thermostat	None					X
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
8.1	D	Hall bath exhaust duct, attic	Duct is crushed under the stored boxes by the attic stair.	Replace the crushed section of duct.
8.2				
8.3				

9 Built-in kitchen appliances LAC 46:XL.329

Component	Type, material, and notes	S	D	SD	NI	NP
Dishwasher, through its normal cycle	Ran a full normal cycle		X			
Range, cooktop, and oven	Electric glass cooktop and wall oven, all elements heat	X				
Garbage disposal	Operated	X				
Range hood or ventilation	Over-range microwave, recirculating	X				
Built-in microwave oven	Operated	X				
Trash compactor and other built-ins	None					X
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
9.1	D	Dishwasher drain	Drain hose has no high loop under the sink.	Raise and fasten the hose under the counter, or add an air gap.
9.2				
9.3				

Outside the Standards of Practice

The Standards do not cover these. Each needs its own inspection by the right licensed professional.

Wood destroying insects LAC 46:XL.309.C.5

A home inspector may not report on the presence or absence of pests such as wood damaging organisms, rodents or insects. The client gets a Wood Destroying Insect Report from a licensed pest control company.

☑ Damage to the building was seen. Further inspection by a licensed wood destroying insect inspector is recommended. Where:
Rear patio door trim (item 2.2). Buyers' WDIR: Pelican State Termite & Pest Control, LLC, 08/13/2026.

Private sewage system LAC 46:XL.317.D.6

On-site waste disposal systems are not inspected. An aerobic treatment unit is serviced by a licensed maintenance provider (LAC 51:XIII.705).

☑ Present. Type and where:
Aerobic treatment unit with spray heads, rear yard. Refer to a licensed maintenance provider.

Private water well LAC 46:XL.317.D.6

Wells, well pumps, and on-site water supply quantity and quality are not inspected.

☐ Present. Where:
None. Public water from the meter at the street.

About this report

This inspection was a visual examination of the readily accessible systems and components, using normal operating controls, as they were on the inspection date. It is not technically exhaustive (LAC 46:XL.307.A). It does not report hidden, concealed, or latent defects, future conditions, life expectancy, the causes of a condition, or the methods, materials, and costs of corrections (§309.A).

This report is not a warranty or guarantee, and it does not report on compliance with codes, ordinances, or insurance requirements, or on the market value of the property or whether to buy it (§309.A.5, §309.B.1, §309.C.2 and 3).

This report is for the client named above. It will not be resold for any reason (§123.A), and its results are not shared without the client's approval, except that the inspector may tell occupants about a safety hazard (§501.B.11).

For a period of one year following the date of this inspection, neither the inspector nor any company or firm with which the inspector is an employee, owner, or independent contractor will solicit to repair, replace, or upgrade, or repair, replace, or upgrade for compensation, any system or component this report notes as deficient, in need of repair or replacement, or unsafe (R.S. 37:1478(B)).