HOME INSPECTION REPORT

Property address	City	Parish	ZIP code	Inspection date
Client(s)	Inspection company		Phone	Report date
Licensed home inspector (lead inspector)	L.H.I. No.	Signature		Agreement signed
Other licensed home inspector, if any	L.H.I. No.	Signature		
Building	Weather	Temperature	Occupancy	People present

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

1 Structural systems LAC 46:XL.311

Component	Type, material, and notes	S	D	SD	NI	NP
Foundation						
Floor structure						
Wall structure						
Columns and piers						
Ceiling structure						
Roof structure						
Crawl space access and method						
Attic access and method						
Water penetration or condensation signs						
Not inspected, and why						

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						
Flashings and trim						
Entryway doors, operated						
Windows						
Decks, porches, steps, railings						
Eaves, soffits, and fascias						
Grading, drainage, drives, walks						
Garage doors and operator, operated						
Safety beam reverse, tested						
Pressure reverse: equipped, tested						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
2.1				
2.2				
2.3				

3 Roofing system LAC 46:XL.315

Component	Type, material, and notes	S	D	SD	NI	NP
Roof covering material						
Inspection method and limits						
Roof drainage components						
Flashings						
Skylights, chimneys, penetrations						
Leak or condensation signs						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
3.1				
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						
Fixtures, faucets, functional flow						
Drain, waste, and vent piping						
Functional drainage and leaks						
Water heater type and energy source						
Water heater controls and venting						
Main water shutoff location						
Main gas shutoff location						
Fuel storage and supply piping						
Sump pumps and cross connections						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
4.1				
4.2				
4.3				

5 Electrical system LAC 46:XL.319

Component	Type, material, and notes	S	D	SD	NI	NP
Service amperage and voltage						
Service drop and entrance conductors						
Main and distribution panel locations						
Panels, overcurrent devices, grounding						
Wiring methods						
Solid aluminum 120 V branch wiring						
Fixtures, switches, and receptacles						
GFCI and AFCI devices, tested						
Smoke detectors						
Carbon monoxide alarms						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
5.1				
5.2				
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						
Heating equipment and energy source						
Operated by normal controls						
Ducts, filters, and registers						
Chimneys, flues, and vents						
Fireplaces and solid fuel devices						
Heat or cooling in each room						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
6.1				
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						
Steps, stairways, and railings						
Countertops and cabinets						
Doors and windows, operated						
Water penetration or condensation						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
7.1				
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:

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						
Vapor retarders						
No insulation at conditioned surfaces						
Attic and foundation ventilation						
Kitchen, bath, and laundry venting						
Attic fan and its thermostat						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
8.1				
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						
Range, cooktop, and oven						
Garbage disposal						
Range hood or ventilation						
Built-in microwave oven						
Trash compactor and other built-ins						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
9.1				
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:

_____

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:

_____

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:

_____

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)).