

River City Inspection LLC

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Elaine Blyzes

INSPECTION ADDRESS

503 Red Baron Dr, Shreveport, LA 71115

INSPECTION DATE

10/5/2015 9:00 am to 11:00 am



This report is the exclusive property of River City Inspection LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 503 Red Baron Dr, Shreveport, LA 71115
Inspection Date: 10/5/2015 Time: 9:00 am to 11:00 am
Weather: Clear and Dry - Temperature at time of inspection: 50-60 Degrees
Humidity at time of inspection: 80%

Inspected by: Edward Griffith

Client Information: Elaine Blyzes
Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: 2

Structure Style: N/A

Structure Orientation: South East

Estimated Year Built: 1995
Unofficial Sq.Ft.: 1850

People on Site At Time of Inspection: No one present

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of River City Inspection LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of River City Inspection LLC and supercede any alleged verbal comments. I inspect all of the systems, components, and conditions described in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. Components that are inspected and found to be functional may not necessarily appear in the report. This home inspection is not to be relied on to satisfy the requirements of any insurance or mortgage provider.

This inspection report is not warranted or guaranteed in any way. I strongly recommend you purchase a home warranty service contract that includes a pre-contract inspection that covers all mechanical, electrical, plumbing, appliance and HVAC systems and items. Please consult your real estate professional for more information.

River City Inspection LLC does not research product recalls or notices of any kind. This home inspection does not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issued about it. Product recalls and consumer product safety alerts are added almost daily. We recommend that you visit the following Internet site if recalls are a concern to you: www.recalls.gov

In accordance with the terms of the contract, any component or part that we recommend as needing service in this report should be completed well before the close of escrow by qualified, licensed, and independent specialists, who may well identify additional defects or recommend upgrades that could

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significantly affect your overall evaluation of the property. Use of this report constitutes your agreement to the terms and conditions of this report a copy of which is attached.

Be advised that this report is void in the absence of a signed and dated Building and Inspection Authorization Contract with River City Inspection LLC. None of the information in this report may be used for any reason if the referenced contract has not been signed by the purchaser and an authorized agent of River City Inspection LLC on the property referenced in this report. If you have not been given a Building Inspection and Authorization Contract please call River City Inspection LLC at 318-393-1616 to have a contract in place prior to utilizing the information contained in this report.

Report File: 503 Red Baron Dr

SCOPE OF WORK

You have contracted with River City Inspection LLC to perform a generalist inspection in accordance with the Standards of Practice established by the Louisiana State Board of Home Inspectors a copy of which is attached at the end of this report. Generalist inspections are essentially visual, and distinct from those of specialists, as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions on the day of the inspection that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for termite or vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at <http://www.epa.gov/iaq/molds/moldguide.html>.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is expensive. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Please feel free to visit our web site at: <http://www.rivercityinspection.com> for homeowner related information.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of a poured slab that could include reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient

mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is located adjacent to a hill or slope, or if downspouts discharge adjacent to the slab.

Method of Evaluation

Informational Conditions

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

The residence has a bolted, slab foundation with no significant abnormalities. It should be noted however that this comment is limited to our ability to view the stem wall of the foundation. The foundation was partially obscured by vegetation and other items. However, because I do not have the authority or expertise of a geologist or structural engineer, River City Inspection recommends an evaluation by a licensed foundation contractor.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following per the LSBHI Standards of Practice; exterior features: driveways, walkways, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil. It is expressly implied that we do not in any circumstance inspect for the presence or damage of wood destroying insects of any type. It should also be noted that River City Inspection follows the standards of practice as set forth by the Louisiana State Board of Home Inspectors a copy of which is made part of this report.

Site & Other Observations

Auxiliary Structures

Informational Conditions

We do not evaluate auxiliary structures as part of our service. The structure(s) shown in the photo was not evaluated/ inspected. River City Inspection disclaims the structures shown in the photos.

Landscaping Observations

Informational Conditions

There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have evaluated by an arborist.

Transfer Disclosure Statement

Informational Conditions

The Transfer Disclosure Statement (TDS) is an important document that sellers are required to provide by civil code. You should read it carefully, and seek a second opinion regarding any disclosure that could become contentious or subject to interpretation. This is important, because property owners generally have the most intimate knowledge of a property and its components. For example, they might know the exact age of a roof and its maintenance history and be able to report if there have been leaks. And these are obviously things about which you should be aware, and which we may not be able to determine during our relatively brief visit to the site. This is particularly important, because our inspection does not entail any permit research.

Property Lines and Easements

Informational Conditions

We do not have the expertise or the authority to establish property lines or easements, which are determined by surveyors.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are harmful to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

For more information about mold, visit our website at <http://www.rivercityinspection.com>. From there navigate to the resources section and click on "mold".

Interior-Exterior Elevations

Informational Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space. Note however that River City Inspection cannot guarantee that the property will never be subject to moisture intrusion.

Flat & Level Pad

Informational Conditions

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, as we do not have the authority of a geologist you may wish to have a site evaluation.

Sump Pumps

Informational Conditions

During the course of our inspection we did not observe a sump pump on this property. If a sump pump would be of concern to you; I recommend that you confirm with the sellers if a sump pump has ever been installed or needed at this property.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished primarily with masonry brick and Hardiboard siding.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition.

Components and Conditions Needing Service

There are sections of the siding in need of repair. These are primarily located along the bottom of the siding.

The photos are representative of the damage but we may not show all of the areas needing repairs.



Exterior Components

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Informational Conditions

There are predictable cracks in the walkways that would not necessarily need to be serviced.

Fascia & Trim

Informational Conditions

The fascia board and trim are in acceptable condition.

Exterior Doors

Informational Conditions

The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

The patio cover is in acceptable condition.

Patio Fans

Informational Conditions

The patio fans are functional. Please note that we do not determine whether or not the fans were manufactured for exterior use.

Windows

Informational Conditions

The windows are in acceptable condition. However, in accordance with industry standards, I may not test every window in the house, particularly if the house is furnished. I do test every unobstructed window in every

bedroom to ensure that at least one facilitates an emergency exit.

The interior window casings and sills have typical moisture damage from condensation. This home has aluminum windows installed. In the winter moisture condenses on the window can then pool on the interior sheet rock casing and wood window sill. Over the years this will cause deterioration, to the sills and window casings. Window coverings such as shutters and drapes will accelerate this deterioration. I recommend that you view all of the interior window casing and sills in the home once so you can make sure that the condition suits you. This should be done while in your inspection period as you may wish to have these areas repaired and the costs associated with said repairs may affect your overall evaluation of the property.

Note that I do not show a photo of every deteriorated window in the home. Photos are representative of the damage found and I recommend you view each window to ensure they will suit you and your families needs.



Screens

Informational Conditions

We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Components and Conditions Needing Service

There is an electrical wire in the side yard that is not encased in conduit.



Fences & Gates

Informational Conditions

The fences and gates are serviceable, but have damage commensurate with their age.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. The first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular

maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. River City Inspection is not able to determine the condition of the felt paper or membrane under the roofing.

Method of Evaluation

Informational Conditions

I was unable to safely access the roof, and evaluated it from within the attic and from several vantage points around the home. River City Inspection will not walk the roof if the roof is 8/12 in pitch or greater. We will also not walk the roof if it is wet or contains snow/ ice or if we find evidence of unrepaired fire damage. As I was unable to access the roof I recommend you have a licensed roofer examine the roof prior to closing as his assessment may significantly affect your overall evaluation of the property.

Estimated Age

Informational Conditions

The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Roofing Material

Informational Conditions

The roof appears to be in acceptable condition, but River City Inspection does not guarantee that the roof will not leak.

Flashings

Informational Conditions

The roof flashings are in acceptable condition.

Components and Conditions Needing Service

Several of the lead plumbing flashing's on the roof are deteriorated and should be replaced by a licensed roofing contractor to prevent leaks.



Skylights

Informational Conditions

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.



Gutters & Drainage

Functional Components and Conditions

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts. It is impossible for me to determine if the gutters will carry whatever volume of water that may be shed from the roof. River City Inspection does not guarantee that the gutters installed will carry all water and not allow water to spill over the gutters. My inspection of the gutters is visual and I do not test the gutters as this is beyond the scope of this inspection. If you have concerns about the amount of water the gutters will carry I recommend you obtain a specialist inspection from a qualified and licensed gutter contractor before closing.

Components and Conditions Needing Service

The gutters need to be cleaned and serviced to drain properly.

In homes where gutters die into the side wall of a home, there is the potential for moisture issues. Problems arise when rain runs down the roof along the side of the wall and into the gutter. If the water is not purposely directed into the gutter, water may seep between the gutter end cap and the wall. Often the siding is notched in this area leaving a small gap where water can make its way into the interior of the wall. To prevent this, a small piece of "L" shaped metal, called kick-out or diverter flashing is installed. This flashing slips under the wall flashing and then is angled out to direct water into the gutter instead of down the wall where it could possibly penetrate into your home and cause unseen moisture damage. The picture here shows what a typical piece of properly installed diverter flashing looks like.



Kick-out Diverter or Flashing - *Continued*



Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

River City Inspection requires that water pressure be placed on the plumbing piping for a minimum of 24 hours prior to the inspection. This will allow us the opportunity to properly inspect for leaks and other plumbing problems. As we are at the home for only a limited time, if the water piping is not under pressure prior to our arrival, a small leak may not be observed as not enough time has elapsed to make the leak visible. River City Inspection disclaims the plumbing on the home if it is noted in the report that the water was off at the home when we arrived for the inspection. If this is noted in the report we strongly recommend that a return trip be scheduled after water pressure has been on the home for at least 24 hours.

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Note that River City Inspections does not dismantle the plumbing fixtures to determine the life expectancy of plumbing components. We do not examine or make life expectancy predictions of the internal mechanical parts of toilets, faucet valves and aerators.

It is important to note that in accordance with industry standards River City Inspection does not physically test the overflow drain pipes to ensure they are clear. This type of testing is beyond the scope of our inspection and requires specialized tools and equipment. We do however report if water is standing in the drain pans which would indicate that the drain pipe is clogged.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located at the front of the residence. Note River City Inspection does not measure the water pressure at the home.

Pipe Insulation

Informational Conditions

The potable water pipes appear to be adequately insulated.

Electric Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.



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General Water Heater Comments - *Continued*



Age Capacity & Location *Informational Conditions*

The water heater is located in the attic. The 50 gallon unit was manufactured in 2005.



Common Observations *Informational Conditions*

The water heater is functional. The photo if attached shows the hot water discharge temperature from a randomly selected faucet.

According to the US Department of Energy, a temperature of 120 degrees at the tap is adequate for most household chores with a minimal danger of scalding and maximal energy efficiency. However, that is the temperature at the tap, not in the tank. Tank temperature should be no less than 130 degrees to prevent bacterial growth.



Electrical Connections

Informational Conditions

The electrical connection to the water heater appears functional.

Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are in place and presumed functional.



Relief Valve & Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Pipe

Informational Conditions

The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak. It is important to note that in accordance with industry standards River City Inspection does not physically test the overflow drains to ensure they are clear. This type of testing is beyond the scope of our inspection and requires specialized tools and equipment.

Irrigation or Sprinklers

General Comments

Informational Conditions

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Plumbing Overflow Penetrations

Exterior Plumbing Penetrations

Informational Conditions

The plumbing penetrations properly terminate in a downward fashion.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are the more modern PVC or ABS type of piping. This is generally more reliable and trouble free than cast iron drain piping.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Electrical Components

Electrical Comments

Informational Conditions

Industry standards only require testing of a representative number of accessible switches, receptacles, and light fixtures. I do make a conscientious effort to test every unobstructed outlet and switch, but if a residence is furnished I will obviously not be able to test each one as I do not move furniture, boxes or household items and I do not unplug the sellers personal electrical items to test outlets. Also note that fixtures controlled by sensors or timers are not inspected or tested. Individual reversing and speed functions of any fans are not verified or tested.

Please note that River City Inspection does not test the line voltage of any circuit. I am only able to check the portions of the wiring that are visible and accessible at the time of the inspection. Line voltage, load calculations etc are beyond the scope of this inspection and I recommend that you consult with a qualified, licensed and independent electrician if you have concerns regarding these types of testing.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled.

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.



Panel Size & Location

Informational Conditions

The residence is served by a 150 amp, 240 volt panel, located in the garage.



Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

The residence is wired predominantly with a modern vinyl conduit known as Romex.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is double-grounded to a driven rod and to a water pipe.

Smoke Detectors

General Information

Informational Conditions

This residence does contain smoke detectors. It is important that you check for proper operation of your smoke detectors frequently. River City Inspection does not guarantee the operation of smoke detectors. Fire officials recommend that you test your smoke detectors monthly and change any batteries twice per year.

Heat A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

HVAC General Comments

Informational Conditions

Determination of adequacy (e.g. proper tonnage or capacity) or efficiency of the systems is beyond the scope of this inspection. River City Inspection does not determine the adequacy of duct size, insulation, or air distribution as this is beyond the scope of a home inspection. Thorough inspection of heat exchangers involves dismantling the units or other technical procedures, which is beyond the scope of this inspection and can only be properly performed by a qualified, licensed HVAC contractor. Internal equipment physical conditions, capacities, and operating parameters are not part of this inspection as any recent servicing of the equipment could conceal historic evidence. Due to these factors, River City Inspection recommends that the equipment be serviced by a qualified, licensed and independent HVAC contractor prior to closing to obtain and determine the systems optimum operating conditions such as refrigerant charge, heat exchanger system capacity etc. River City Inspection evaluates the HVAC systems using normal operating controls.

Age & Location

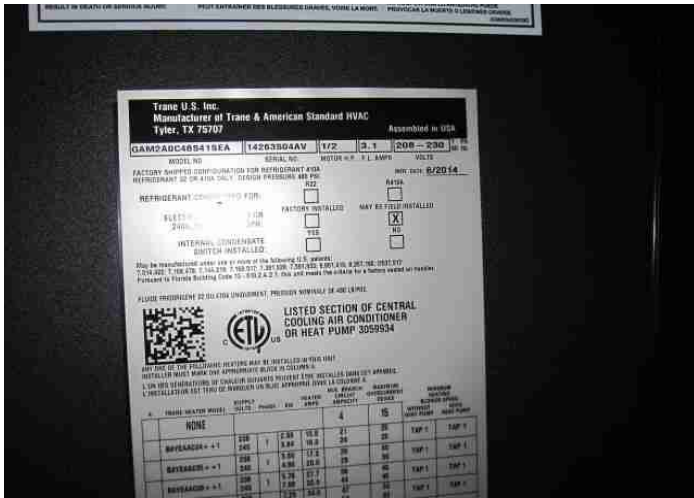
Informational Conditions

Central heat and air-conditioning are provided by a single split-system.

The furnace was manufactured in 06/2014 , it is located in the attic with the evaporator coil located adjacent to the furnace. The condensing coil was manufactured in 09/2011 , and is located at the rear of the house.

It should be noted that River City Inspection provides an estimate of the equipments age as a courtesy. River City Inspection does not guarantee the accuracy of the equipments stated age.

Inspection Address:
Inspection Date/Time:



Central heat and air-conditioning are provided by a heat pump, with an air handler located in attic. The heat pump was manufactured in 2014. The air handler was manufactured in 2014.

Common Observations

Informational Conditions

We did not test the heating system because the ambient temperature is too high, and testing it could damage the coil.

Energy Source

Informational Conditions

The home is heated with a heat pump and electric strip heat.

Vent Pipe

Informational Conditions

The vent pipe has no visible deficiencies.

Gas Valve & Connector

Informational Conditions

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Conditions

The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Informational Conditions

The return-air compartment is in acceptable condition.

There are old moisture stains in the return-air compartment that you may wish to view for yourself, because it is not perfect and such stains can become a contentious issue.

Evaporator Coil

Informational Conditions

The evaporator coil is functional.

Condensate Drainpipe

Informational Conditions

The condensate drainpipe appears to discharge correctly outside the residence.

The primary condensate pipe discharges at the rear of the house.

Drip Pan

Informational Conditions

The drip pan appears functional. It is important to note that in accordance with industry standards River City Inspection does not physically test the overflow drain pipes to ensure they will not leak, are clear of debris, flow properly or discharge to the exterior. This type of testing is beyond the scope of our inspection and requires specialized tools and equipment.

The drip pan appears to have held water. The photo shows the attic drip pan. The areas that are discolored indicate where water has stood in the pan. I recommend that you monitor this pan frequently during the summer months. If water is found in the pan, service will be necessary.



The drip pan appears to have held water - *Continued*



Condensing Coil

Informational Conditions

The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Conditions

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Conditions

The refrigerant lines appear to be in acceptable condition.

Components and Conditions Needing Service

Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be installed.



Differential Temperature Readings

Informational Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of fifteen degrees or more.



Thermostats

Informational Conditions

The thermostat is functional.



Registers

Informational Conditions

The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

The visible portions of the flexible HVAC ducts appear to be satisfactory. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.



Significant portions of the ducts are concealed and cannot be viewed.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living Room Chimney

Fireplace

Informational Conditions

The fireplace is in acceptable condition.



Damper

Informational Conditions

The damper is functional.



Hearth

Informational Conditions

The fireplace does not have a hearth, which is mandated by current safety standards, and you may wish to have a specialist comment on this feature.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will

often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor General Comments

Interior Flooring Comments

Informational Conditions

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. River City Inspection is not responsible for areas of the home that were not visible or accessible during the inspection.

As a minimum I recommend that you look in areas which were not accessible during the inspection during your final walk through and after the seller has removed their belongings. Examples of this would be areas in which rugs were covering the flooring. Also look in all closets and under all sinks etc. Rarely; sellers will purposefully pack a closet or an under sink area to hide potential damage which will not be discovered during the inspection as all home inspectors are prohibited from moving or disturbing the personal belongings of the seller.

During your final walk through look critically at the home and call if you have any concerns. River City Inspection does not charge to revisit the home if you find a concern during your walk through just prior to closing.

River City Inspection disclaims areas which were not accessible or visible to be inspected and I strongly recommend you view the home for yourself prior to closing to make sure the seller has not covered possible damage which would have been impossible to discover during the original inspection.

My ability to view this property was hindered due to a large amount of personal items in the home. River City Inspection is prohibited from moving the personal effects of the seller and due to the amount of items in the homes rooms, closets etc. the inspector was unable to view portions of the home's interior. I recommend that a re inspection be scheduled prior to closing and after the seller has removed their personal belongings from the home. River City Inspection is not responsible for areas of the home that were not visible or accessible during the inspection.

As a minimum I recommend that you look in areas which were not accessible during the inspection during your final walk through and after the seller has removed their belongings. Examples of this would be areas in which rugs were covering the flooring. Also look in all closets and under all sinks etc. Rarely; sellers will purposefully pack a closet or an under sink area to hide potential damage which will not be discovered during the inspection as all home inspectors are prohibited from moving or disturbing the personal belongings of the seller.

During your final walk through look critically at the home and call if you have any concerns. River City Inspection does not charge to revisit the home if you find a concern during your walk through just prior to closing.

River City Inspection disclaims areas which were not accessible or visible to be inspected and I strongly recommend you view the home for yourself prior to closing to make sure the seller has not covered possible damage which would have been impossible to discover during the original inspection.

This home contains floors that were partially concealed during the inspection. River City Inspection is prohibited from moving furniture, carpets and other items that prevent us from inspecting large portions of flooring area for defects. As such I strongly recommend that you view the flooring carefully during your final walkthrough. If defects are found, please call my office and I will return to view the areas with you at no charge. River City Inspection disclaims portions of the flooring in this home that were concealed during the inspection. This home contains wood floors which require additional care and cleaning. River City Inspection does not comment on the quality or durability of wood floors and I recommend you view them for yourself to insure they meet your standards for quality.

Interior Wall and Ceiling Comments

Informational Conditions

The walls and ceiling in this home have various amounts of damage that I recommend you view for yourself. Please note I do not show a photo of every area that you decide may require attention. Photos are representative of the damage found but I do not show a photo of every area needing possible service.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and as we do not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

For more information we encourage you to visit our website at <http://www.rivercityinspection.com>. From there click on the resources tab, scroll down and click on the "mold" tab.

Domestic animals occupy the residence, which can have an adverse affect on air quality, etc, and require extensive cleaning of walls, floors, air ducts, etc. We will not comment further, but do read the disclaimer at the beginning of this section of the report.

Main Entry

Main Entry Photo

Informational Conditions

The Main Entry was inspected and found to be in acceptable condition.



Doors

Informational Conditions

The front door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Living Room

Living Room Photo

Informational Conditions

The living room was inspected and found to be in acceptable condition.



Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Windows

Functional Components and Conditions

The windows are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Dining Room

Living Room Photo

Informational Conditions

The dining room was inspected and found to be in acceptable condition.

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

No Recommended Service

Informational Conditions

We have evaluated the kitchen, and found it to be in acceptable condition.

Inspection Address:
Inspection Date/Time:

503 Red Baron Dr, Shreveport, LA 71115
10/5/2015 9:00 am to 11:00 am



Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Windows

Functional Components and Conditions

The window is functional.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

Inspection Address: 503 Red Baron Dr, Shreveport, LA 71115
Inspection Date/Time: 10/5/2015 9:00 am to 11:00 am

Valves & Connectors

Informational Conditions

The connectors below the sink appear functional. Note there may be some corrosion on the valves and subsequent supply lines that I do not specifically point out.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.



Dishwasher

Informational Conditions

The dishwasher is functional. Note the dishwasher was tested on the "normal" cycle.



Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument. We test the microwave by heating a damp towel. We do not test for cooking times or measure temperature rise.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Hallway

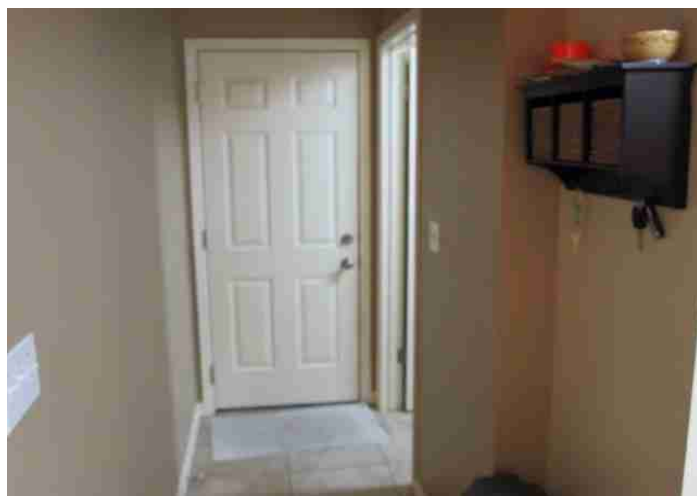
Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Hallway One

No Recommended Service

Informational Conditions

We have evaluated the hallway, and found it to be in acceptable condition.



Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closet, or closets, is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Hallway Two

No Recommended Service

Informational Conditions

We have evaluated the hallway, and found it to be in acceptable condition.



Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closet, or closets, is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

No Recommended Service

Informational Conditions

We have evaluated the stairs and landing, and found them to be in acceptable condition.



Walls & Ceiling

Informational Conditions

The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Conditions

The handrail is functional.

Closets & Cabinets

Informational Conditions

The closet, or closets, in the area of the stairs and landing is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Main Bedroom

Location

Informational Conditions

The main bedroom photo is for reference only. Note that we may not mention items inspected not needing service.



No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Windows

Functional Components and Conditions

The windows are functional.

Closets

Functional Components and Conditions

The closet and its components are functional.

Inspection Address: 503 Red Baron Dr, Shreveport, LA 71115
Inspection Date/Time: 10/5/2015 9:00 am to 11:00 am



Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

1st Guest Bedroom

Location

Informational Conditions

The 1st guest bedroom photo is for reference only. Note that we may not mention items inspected not needing service.



No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Windows

Functional Components and Conditions

The window is functional.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

2nd Guest Bedroom

Location

Informational Conditions

The 2nd guest bedroom photo is for reference only. Note that we may not mention items inspected not needing service.



No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Windows

Functional Components and Conditions

The window is functional.

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans or inspect the internal parts of the toilets. Many times during our inspection internal parts of toilets such as flapper valves will work properly only to allow water leakage after the home becomes occupied and the toilets are flushed multiple times over the course of normal usage. In this case the only remedy is to replace the internal parts of the toilets which is generally inexpensive and should be considered normal maintenance.

Main Bathroom

Size and Location

Informational Conditions

The main bathroom is a full, and is located adjacent to the master bedroom. The photo is for reference only.



The main bathroom is a full and is located adjacent to the master bedroom - *Continued*



No Recommended Service

Informational Conditions

We have evaluated the main bathroom, and found it to be in acceptable condition.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets tested were functional during the inspection.

Half Bath

Size and Location

Informational Conditions

The half bath photo is for reference only.

No Recommended Service

Informational Conditions

We have evaluated the half bath, and found it to be in acceptable condition.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinet is in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Toilet

Functional Components and Conditions

The toilet is functional.

Components and Conditions Needing Service

The toilet is loose, and should be secured by a licensed plumber. This toilet is installed on a ceramic tile floor and likely only needs to be shimmed and caulked. I recommend service by a qualified, licensed and independent plumber.



Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets tested were functional during the inspection.

Upstairs Bathroom

Size and Location

Informational Conditions

The upstairs bathroom is a full and is located upstairs. The photo is for reference only.



Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets tested were functional during the inspection.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

River City Inspection recommends that you have the dryer vent cleaned prior to you connecting your dryer.

Laundry Room

No Recommended Service

Informational Conditions

We have evaluated the laundry room, and found it to be in acceptable condition. The laundry room photo is for reference only.



Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The ceiling is in acceptable condition.

The walls have typical cosmetic damage. It is quite common to have some cosmetic damage to the walls in the laundry room particularly in the area behind the washer and dryer. I do recommend that you view these areas for yourself.

Cabinets

Functional Components and Conditions

The cabinets if installed are functional.

220 Volt Receptacle

Informational Conditions

A 220 volt receptacle for the dryer is in use and was not tested.

Washing Machine Valves Drain and Connections

Informational Conditions

A washing machine was connected to the washing machine valves at this home during the inspection. River City Inspection is prohibited from running the washing machine at the home during the inspection. I am also prohibited from disconnecting the washing machine hoses to inspect the valves.

The washing machine hot and cold water supply valves were verified as being present but were not inspected for operation.

The washing machine drain was not tested for adequacy of flow or drainage. Newer front load washers may pump water faster than an older homes plumbing can drain the water.

As a washer and dryer were installed; I was unable to inspect the flooring under the washer and dryer. Also note that access to the wall behind the washer and dryer was restricted and I did not move the washer and dryer to view behind or under the unit. River City Inspection disclaims the washing machine valves, hoses, drain and flooring under the washer as access to these plumbing items was restricted.

Dryer Vent

Informational Conditions

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Components and Conditions Needing Service

The dryer vent must be kept clean, because trapped lint can rapidly turn into a hazard. River City Inspection recommends that you have the dryer vent cleaned prior to you connecting your dryer.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Garage

General Comments

Informational Conditions

There have been reports of children being trapped beneath automatic garage doors that were left in a partially opened position. When stopped in this position, activation of the door operator may result in the door initially traveling in the downward direction, thus increasing pressure on someone trapped beneath the door. Continued or repeated activation of the door, particularly when in a panic state, may not result in the immediate reversal of the door to the open position, particularly if the door operator is not properly maintained.

Underwriters Laboratories (UL) recommends that automatic garage doors be left only in the fully open or fully closed positions and never in a partially open or closed position. Walking or crawling under a partially opened door creates a potential entrapment hazard.

Garage doors weigh as much as 600 pounds and can cause serious injury or even death if they're not used with care. Although UL Listed residential garage door openers manufactured since 1993 have enhanced anti-entrapment safety features, homeowners should not take safety for granted. If entrapment occurs, remain calm, and call for help from your local fire department.

Consumers should always exercise caution when using automatic garage door operators and follow the safety instructions provided.

Important safety instructions

Never let children operate or play with door controls. Keep the remote control away from children.

Always keep the moving door in sight and away from people, pets and objects until it is completely closed. No one should cross the path of a moving door.

Test the door operator monthly. The garage door must reverse on contact with a 1 1/2 inch high object (or a piece of two-by-four lumber laid flat) on the floor. If the door doesn't stop and reverse after contact with the object, disconnect the operator and use the door manually until the operator is replaced or repaired by a qualified technician.

The emergency release is only intended to be used when the door is closed. Use extreme caution when using this release with the door open. Weak or broken springs are capable of increasing the rate of door closure and increasing the risk of severe injury or death.

Keep garage doors properly balanced. An improperly balanced door increases the risk of severe injury or

death. Have a qualified service technician make the necessary repairs to cables, spring assemblies, and other hardware.



No Recommended Service

Informational Conditions

I inspected the garage, and found it to be in acceptable condition.

Slab Floor

Informational Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, and in our area the presence of expansive soils is prevalent. The cracks do not appear to be structurally threatening but I recommend you have a specialist confirm my assessment.

Walls & Ceiling

Informational Conditions

The walls are sheathed and in acceptable condition. As is typical in garages there are sections of the walls and ceiling that have some separation in the tape and float joints. This is common as this area is not humidity controlled. River City Inspection always recommends that you examine the garage ceiling and walls for yourself.

Firewall Separation

Functional Components and Conditions

The firewall separating the garage from the residence is functional.

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated.

Garage Door & Hardware

Functional Components and Conditions

The garage door and its hardware are functional. Please see important information listed in the General Comments section of this report regarding the garage door and automatic opener.

Automatic Opener

Functional Components and Conditions

The automatic garage door opener is functional.

Lights

Functional Components and Conditions

The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

The outlets that were tested are functional, and include ground-fault protection.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than forty-two inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Due to safety and health concerns River City Inspection limits the time spent in attics when the attic temperature is above 115 degrees Fahrenheit. If our thermometers read above 115 degrees in the homes attic we will limit our time in the attic to three minutes. River City Inspection will not enter an attic space if the temperature exceeds 140 degrees Fahrenheit. In Northwest Louisiana during the months of July, August and September we have documented attic temperatures of over 135 degrees. At these temperatures heat exhaustion and stroke is a real concern that we take seriously. Please call us at 318-393-1616 if you have questions or concerns regarding this policy.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a door in a second floor room.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access. Please note that due to obstructions and items in the attic that would make mobility in the attic hazardous; not all areas of the attic were able to be viewed. I make a conscientious effort to examine all areas of the attic that are accessible and safe but not areas are viewable. River City Inspection disclaims areas of the attic that were not inspected due to lack of access.

No Recommended Service

Informational Conditions

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

Framing

Informational Conditions

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Functional Components and Conditions

Attic ventilation appears adequate

Electrical

Components and Conditions Needing Service

There is an open electrical junction box, which should be sealed so that any arcing or sparking would be contained within the box.



Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition.

Blown-In Fiberglass insulation

Informational Conditions

The attic is insulated with fiberglass insulation. River City Inspection does not determine if the attic is insulated to the regional standard. The amount of insulation can range from three to eighteen inches, depending upon the climate, the region, and the year in which the residence was constructed.

Please note that the blown in fiberglass insulation is covering the majority of the visible attic floor making it impossible to fully evaluate the components of the attic covered with insulation.

LOUISIANA STATE STANDARDS OF PRACTICE

§ 301. Minimum Standards

A. This Chapter sets forth the minimum Standards of Practice required of licensed home inspectors.

§ 303. Definitions

A. The definitions in § 109 are incorporated into this Chapter by reference. The following definitions apply to this Chapter:

Alarm System – Warning devices, whether installed or free standing, including but not limited to, carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

Automatic Safety Control - devices designed and installed to protect systems and components from unsafe conditions.

Central Air Conditioning - a system that uses ducts to distribute cooled or heated air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Cross Connection - any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations - situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment.

Describe - to report, in writing, a system or component by its type, or other observed characteristics, to distinguish it from other systems or components.

Dismantle - to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means, that would not be taken apart by a homeowner in the course of normal household maintenance.

Enter - to go into an area to observe all visible components.

Functional Drainage - a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow - a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Further Evaluation – examination and analysis by a qualified professional or service technician whose services and qualifications exceed those provided by a home inspector.

Inspect - to examine readily accessible systems and components of a building in accordance with the Standards of Practice, using normal operating controls and opening readily openable access panels.

Installed - attached such that removal requires tools.

Normal Operating Controls - devices such as thermostats, switches, or valves intended to be operated by the homeowner.

Observe - the act of making a visual examination.

On-Site Water Supply Quality - water quality based on the bacterial, chemical, mineral and solids contents of the water.

On-Site Water Supply Quantity - water quantity based on the rate of flow of water.

Operate - to cause systems or equipment to function.

Recreational Facilities – Spas, saunas steam baths, swimming pools, tennis courts, and exercise, entertainment, athletic, playground or other equipment and associated accessories.

Readily Accessible – available for visual inspection without requiring the moving of personal property, the dismantling, disconnecting, unplugging or destroying of equipment, or any action which may involve a risk to persons or property.

Readily Openable Access Panel - a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, is not sealed in place and is not blocked by stored items, furniture, or building components.

Representative Number - for multiple identical interior components such as windows and electrical outlets - one such component per room. For multiple identical exterior components, one such component on each side of the building.

Roof Drainage Components - gutters, downspouts, leaders, splash blocks, scuppers, and similar components used to carry water off a roof and away from a building.

Shut Down – a state in which a system or component cannot be operated by normal user controls.

Significantly Deficient – unsafe or not functioning.

Solid Fuel Heating Device - any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.

Structural Component - a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

Technically Exhaustive - an inspection involving the extensive use of measurements, instruments, testing, calculations, or other means used to develop scientific or engineering findings, conclusions, and recommendations.

Under Floor Crawl Space - the area within the confines of the foundation between the ground and the underside of the lowest floor structural component.

Unsafe – a condition of a readily accessible, installed system or component which, in the opinion of the inspector, is judged to be a significant risk of personal injury or property damage during normal use or under the circumstances.

Wiring Methods – manner or general type of electrical conductors or wires installed in the structure such as non metallic sheath cable, armored cable, knob and tube, etc.

§ 305. Purpose and Scope

A. The purpose of these Standards of Practice is to establish a minimum and uniform standard for Louisiana State Licensed home Inspectors. Home inspections performed pursuant to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as observed at the time of inspection.

B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall:

a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors;

b. describe what inspection services will be provided and their cost;

c. state that the inspection is limited to only those systems or components agreed upon by the client and the inspector; and

d. contain copies of the Standards of Practice and Code of Ethics;

2. inspect readily accessible installed systems and components listed in this Chapter, and/or as contractually agreed upon;

3. submit a written report to the client within five (5) days of the inspection which shall:

a. describe those systems specified to be described in § 311 through 329, and/or as contractually agreed upon;

b. state which systems designated for inspection in this Section have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;

c. state any systems or components so inspected that, in the professional opinion of the inspector, are significantly deficient.

d. state the name, license number, and contain the signature of the person conducting the inspection.

C. This Chapter does not limit home inspectors from:

1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B of this Rule;

2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;

3. inspecting systems and components in addition to those required by these Standards of Practice; or

4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

§ 307. General Limitations

A. Home inspections done in accordance with this Chapter are not technically exhaustive.

B. This Chapter applies to residential resale structures.

§ 309. General Exclusions

A. Home inspectors are not required to inspect or report on:

1. life expectancy of any component or system;

2. the causes of any condition or deficiency;

3. the methods, materials, and costs of corrections;

4. the suitability of the property for any specialized use;
 5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;
 6. any component or system that was not inspected and so stated in the home inspection report or Pre-inspection Agreement;
 7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to toxins such as asbestos, radon and lead, carcinogens, noise, contaminants in the building or in soil, water, and air;
 8. decorative or cosmetic items, underground items, or items not permanently installed;
 9. hidden, concealed or latent defects;
 10. items not visible for inspection including the condition of systems or components which are not readily accessible; or
 11. Future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components
- B. Home inspectors are not required to:
1. offer warranties or guarantees of any kind;
 2. calculate or determine the strength, adequacy, or efficiency of any system or component;
 3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible.
 4. operate any system or component that is shut down or otherwise inoperable;
 5. operate any system or component that does not respond to normal operating controls;
 6. disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
 7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;
 8. project operating costs of components;
 9. evaluate acoustical characteristics of any system or component;
 10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;
 11. operate shut-off valves;
 12. inspect detached structures, other than garages and carports;
 13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;
 14. dismantle any system or component, except as specifically required by these Standards of Practice.
- C. Home inspectors shall not:
1. offer or perform any act or service contrary to law;
 2. report on the market value of the property or its marketability;
 3. report on the advisability or inadvisability of purchase of the property;
 4. report on any component or system that was not inspected;
 5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects.
- However, the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;
6. from the time of the inspection through the date of the closing, advertise or solicit to perform repair services or any other type of service on the home upon which he has performed a home inspection; or
- § 311. Structural Systems
- A. The home inspector shall inspect structural components including:
1. foundation;
 2. framing;
 3. columns; or
 4. piers;
- B. The home inspector shall describe the type of:
1. foundation;
 2. floor structure;
 3. wall structure;
 4. columns;
 5. piers;

6. ceiling structure; and

7. roof structure.

C. The home inspector shall:

1. probe structural components only where deterioration is visible, except where probing would damage any surface;
2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;
3. report the methods used to inspect or access under floor crawl spaces and attics; and
4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

§ 313. Exterior System

A. The home inspector shall inspect:

1. wall cladding, flashings and trim;
2. all doors and windows;
3. storm doors and windows;
4. decks, balconies, stoops, steps, porches, and applicable railings;
5. eaves, soffits, and fascias where visible from the ground level; and
6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

B. The home inspector shall:

1. describe wall cladding materials;
2. operate all entryway doors;
3. report whether or not any garage door operator will automatically reverse or stop and whether the operator is equipped with a pressure sensitive reverse feature.

C. The home inspector is not required to inspect:

1. shutters, awnings, and similar seasonal accessories;
2. fences;
3. presence of safety glazing in doors and windows;
4. garage door operator remote control transmitters;
5. geological conditions;
6. soil conditions;
7. recreational facilities;
8. detached buildings or structures other than garages and carports;
9. presence or condition of buried fuel storage tanks;
10. sea walls, break walls or docks; or
11. erosion control and earth stabilization measures.

§ 315. Roofing System

A. The home inspector shall inspect:

1. roof coverings;
2. roof drainage systems;
3. flashings;
4. skylights, chimneys, and roof penetrations; and
5. signs of leaks or abnormal condensation on building components.

B. The home inspector shall:

1. describe the type of roof covering materials; and
2. report the methods used to inspect and access the roofing system and any limitations.

C. The home inspector is not required to:

1. walk on the roofing;
2. inspect interiors of flues or chimneys which are not readily accessible; or
3. inspect attached accessories including but not limited to solar systems, antennae, and lightening arrestors.

§ 317. Plumbing System

A. The home inspector shall inspect:

1. water supply and distribution systems, including:

- a. piping materials, supports, insulation;
 - b. fixtures and faucets;
 - c. functional flow;
 - d. visible leaks; and
 - e. cross connections;
 - 2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;
 - 3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;
 - 4. fuel storage and distribution systems including fuel storage equipment, supply piping, venting, and supports; leaks; and
 - 5. sump pumps, drainage sumps, and related piping.
 - B. The home inspector shall describe:
 - 1. water supply and distribution piping materials;
 - 2. drain, waste and vent piping materials;
 - 3. water heating equipment;
 - 4. location of main water supply shutoff device; and
 - 5. location of main gas supply shutoff device.
 - C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance or winterized equipment.
 - D. The home inspector is not required to:
 - 1. determine the effectiveness of anti-siphon devices;
 - 2. determine whether water supply and waste disposal systems are public or private;
 - 3. operate automatic safety controls;
 - 4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;
 - 5. determine whether the system is properly sized or utilizes proper materials;
 - 6. inspect:
 - a. water conditioning systems;
 - b. fire and lawn sprinkler systems;
 - c. on-site water supply quantity and quality;
 - d. on-site waste disposal systems;
 - e. foundation irrigation systems;
 - f. spas;
 - g. swimming pools;
 - h. solar water heating equipment; or
 - i. wells, well pumps, or water storage related equipment.
- § 319. Electrical System
- A. The home inspector shall inspect:
 - 1. service drop and entrance conductors cables and raceways;
 - 2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;
 - 3. branch circuit conductors, their overcurrent devices, and their compatibility;
 - 4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;
 - 5. the polarity and grounding of all receptacles; and
 - 6. the operation of ground fault circuit interrupters.
 - B. The home inspector shall describe:
 - 1. service amperage and voltage;
 - 2. wiring methods employed; and
 - 3. the location of main and distribution panels.
 - C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits.
 - D. The home inspector shall report on the presence or absence of smoke detectors..
 - E. The home inspector is not required to:

1. insert any tool, probe, or testing device inside the panels;
2. test or operate any overcurrent device except ground fault circuit interrupters;
3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels;
4. inspect:
 - a. low voltage systems;
 - b. security system devices, heat detectors, carbon monoxide detectors or smoke detectors;
 - c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or
 - d. remote controlled device unless the device is the only control device; or
5. measure amperage, voltage or impedance

§ 321. Heating

A. The home inspector shall inspect permanently installed heating systems including:

1. heating, cooling and air handling equipment installed through the wall ;
2. normal operating controls;
3. chimneys, flues, and vents, where readily accessible;
4. solid fuel heating devices, including fireplaces;
5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
6. the presence of an installed heat and/or cooling source in each habitable room.

B. The home inspector shall describe:

1. energy sources; and
2. the heating and cooling methods by their distinguishing characteristics.

C. The home inspector shall operate the systems using normal operating controls.

D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

E. The home inspector is not required to:

1. operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. operate automatic safety controls;
3. inspect or operate air duct dampers; or
4. inspect:
 - a. heat exchangers;
 - b. humidifiers;
 - c. dehumidifiers;
 - d. electronic air filters; or
 - e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms.
 - f. solar space heating systems;
 - g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity controlled or fan assisted; or
 - h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

§ 325. Interior System

A. The home inspector shall inspect:

1. walls, ceiling, and floors;
2. steps, stairways, balconies, and railings;
3. countertops and a representative number of cabinets and drawers;
4. all doors and a representative number of windows; and
5. garage doors and electronic beam safety reserve features.

B. The home inspector shall:

1. operate a representative number of windows and interior doors; and
2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

C. The home inspector is not required to inspect:

1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;

2. carpeting; or
3. draperies, blinds, or other window treatments;
4. interior recreational facilities; or
5. garage door operator pressure sensitive reverse failure devices.

§ 327. Insulation and Ventilation System

A. The home inspector shall inspect:

1. insulation and vapor retarders in unfinished spaces;
2. ventilation of attics and foundation areas;
3. kitchen, bathroom, and laundry venting system; and
4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

B. The home inspector shall describe:

1. insulation and vapor retarders in unfinished spaces; and
2. absence of insulation in unfinished space at conditioned surfaces.

C. The home inspector is not required to report on:

1. concealed insulation and vapor retarders; or
2. venting equipment that is integral with household appliances.

D. The home inspector is not required to:

1. disturb insulation or vapor retarders; or
2. determine indoor air quality.

§ 329. Built-in Kitchen Appliances

A. The home inspector shall inspect and operate the basic functions of the following appliances:

1. dishwasher through its normal cycle;
2. range, cook top, and oven;
3. trash compactor;
4. garbage disposal;
5. ventilation equipment or range hood;
6. microwave oven; and
7. any other built in appliance.

B. The home inspector is not required to inspect:

1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
2. non built-in appliances such as clothes washers and dryers;
3. refrigeration units such as freezers, refrigerators and ice makers; or
4. central vacuum system.

C. The home inspector is not required to operate:

1. appliances in use; or
2. any appliance that is shut down or otherwise inoperable.

Code of Ethics

§ 501. Code of Ethics

A. PURPOSE

Integrity, honesty, and objectivity are fundamental principles embraced by this Code of Ethics, which sets forth the obligations of ethical conduct for the Licensed Home inspector (LHI). The Louisiana State Board of Home Inspectors (LSBHI) has enacted this Code to provide high ethical standards to safeguard the public and the profession. LHIs in Louisiana shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

B. ETHICAL OBLIGATIONS

1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
2. The LHI shall not inspect properties for compensation in which he has, or expects to have, a financial interest.
3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.
4. The LHI shall not directly or indirectly compensate realty agents, brokers or realty companies or other parties

having a financial interest in the

closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the client(s).

6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.

7. The LHI shall not repair, replace or upgrade for compensation, reported deficient systems or components covered by these Standards of Practice, until after closing/settlement of the real estate transaction.

8. The LHI shall act in good faith toward each client and other interested parties.

9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.

10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.

11. The LHI shall not disclose inspection results or a client's personal information without approval of the client or the client's designated representative. At his discretion, the LHI may disclose immediate safety hazards observed to occupants, or interested parties, exposed to such hazards.

12. The LHI shall avoid activities that may harm the public, discredit himself or reduce public confidence in the profession.

13. The LHI shall not disseminate or distribute advertising, marketing, or promotion materials which are fraudulent, false, deceptive, or misleading with respect to the education, experience, or qualifications of the LHI or the company with which he is affiliated.

14. The LHI shall include his license number on all advertising, marketing and promotional material.

15. The LHI shall report substantial and willful violations of this Code to the LSBHI.

Illustrations

REPORT CONCLUSION

503 Red Baron Dr, Shreveport, LA 71115

Congratulations on the purchase of your new home. As we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

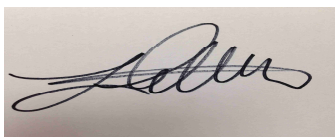
We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Sincerely,

L. Edward Griffith
Voice: 318-393-1616
Email: egriffith00@gmail.com
LHI #XXXXXX

Visit us on the web at: <http://www.rivercityinspection.com>



Inspection Address: 503 Red Baron Dr, Shreveport, LA 71115
Inspection Date/Time: 10/5/2015 9:00 am to 11:00 am

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