



Acutec Home Inspectors  
Shawn Gregg  
LHI# 10724

# Home Inspection Report



123 Main Street  
Small Town, La 70000

# Acutec Home Inspectors

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Mr & Mrs Smart  
123 Main Street



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# Acutec Home Inspectors

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Mr & Mrs Smart  
123 Main Street



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## Definitions

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

<b>Acceptable</b>	Inspected. Appears functional with no visible signs of major defect noted.
<b>Not Present</b>	System or component not present or not found.
<b>Not Inspected</b>	"System or component was unable to be inspected due to one or more reasons. "
<b>Marginal</b>	Inspected. System or component did not appear to be fully functional or safe and may requires repair or servicing. Further evaluation by a qualified professional is recommended.
<b>Defective</b>	Inspected. System or component did not appear to be functional or safe and appears to need immediate repair or replacement. Further evaluation by a qualified professional is recommended.

## General Information

### Property Information

**Client:** Mr & Mrs Smart  
**Property Address** 123 Main Street  
**City** Small Town **State** La **Zip** 70000

### Client Information

### Inspection Company

**Inspector Name** Shawn Gregg  
**Company Name** Acutec Home Inspectors  
**La. State License Number** P.O. Box 93

A handwritten signature in black ink, appearing to be "Shawn Gregg", written in a cursive style.

**Date:** 01/01/2025

**Company Address** P.O. Box 93  
**City** Slidell **State** LA **Zip** 70459  
**Phone** 985-290-8993  
**E-Mail** Shawn@AcutecLLC.com  
**Report Name** New Construction Problems  
**Payment Amount:** 400  
**Payment Method:** Paypal Invoice



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## General Information (Continued)

### Conditions

**People Present** Buyer's Agent, Sellers, Contractor, Code Inspector **Property Vac/Occ** Some staged decorative items present.

**Estimated Age** New Construction

**Entrance Faces** Southeast

**Start Time** 12:05 **End Time** 5:10

**Electric On** Yes

**Gas On** Not Applicable

**Water On** Yes

**Weather** Clear **Soil Conditions** Dry

**Temperature Start** 77

**Temperature End** 72

**Building Type** Single family **Garage** None

**Sewage Disposal** Public

**Water Source** Public

**Excluded: Many** There was no hot water at the time of inspection. This limited evaluation of components and systems during this inspection. A licensed plumber should evaluate the plumbing system to determine proper installation, performance and any necessary improvements.

Not Inspected **Other concern:** This structure may be in an area that has flooded with high waters in the past. This structure may have a history of damage and repair from one or more high water floods. This was not verified by the Home Inspector, and repairs or the presence of contaminants, mold, or other related adverse conditions could not be evaluated or confirmed. Asking sellers for additional information is recommended.

**Referrer Name** Trusted Realtor

## Property Grounds

1. Marginal

**Driveway: Concrete:** Cracks with concrete missing.



2. Acceptable

**Walkways: Concrete:**



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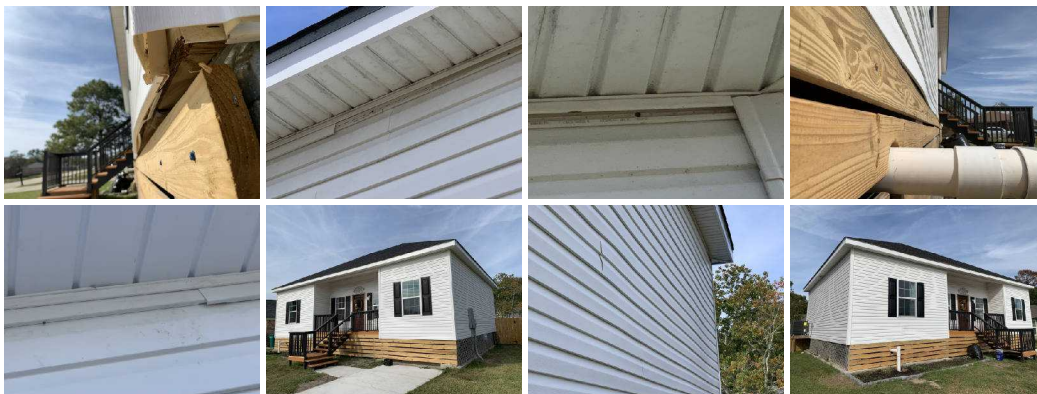
## Property Grounds (Continued)

- 3. Acceptable **Grading/ Grounds:** Only immediate area near structure was walked.
- 4. Not Present **Fences:**
- 5. Not Present **Mailbox:**
- 6. Defective **Other concern:** Components on the property belonging to utility providers appear to need adjustment, repair or replacement. It is recommended that the responsible company be called for a safety evaluation of equipment to prevent damage and injury.



## Exterior

- 1. **Foundation type: Cement: Blocks:** Concrete block
- 2. **Siding type: Vinyl:**
- 3. Marginal **Foundation:** Partially visible/ inspected - The structure did not appear to be level. Further evaluation and repair by a licensed contractor is recommended.
- 4. Defective **Vinyl Siding:** Loose and warped components noted. Questionable installation practices and Exposed fasteners noted. There were moisture stains partially visible on the wood behind the siding.





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## Exterior (Continued)

### Vinyl Siding: (continued)



5. Defective

**Fascia:** Incorrect installation noted. The fascia was not tall enough to tuck behind the drip edge flashing at the roof line. Water entry and damage was suspected.



6. Defective

**Soffits:** Improper soffit vent assemblies installed. These self closing louvers are designed for vertical wall applications as the vents hang open. Replace with correct components.

Warped components and nonstandard trim practices noted.



7. Not Present

**Soffit Vents:** None Present



8. Not Present

**Gutters:** Installing gutters in one or more areas may help prevent damage to structure and improve drainage to the property.

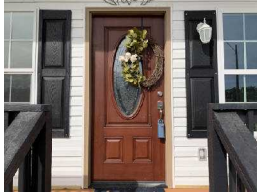


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## Exterior (Continued)

9. Acceptable

**Front Entrance:**



10. Defective

**Patio Door:** The header/ trim appeared to sag low and the door dragged while closing.

Damaged screen noted.

Moisture staining and deterioration present.

The vinyl trim under the threshold concealed any flashing installed between the structure and the ledger board. No flashing was visible and there were signs of water leaking down into the concealed components below.



11. Marginal

**Windows:** The frame was cracked at one or more. Open gaps allow water entry and damage.



12. Defective

**Window Screens:** One or more window screens are damaged or missing. Repair or replace as necessary.





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## Exterior (Continued)

13. Marginal

**Lighting:** Light fixture was loose to wall. A qualified contractor should evaluate and secure all fixtures to the structure to prevent damage and hazard.



14. Marginal

**Outlets:** GFCI protected.

There was no electrical outlet near the AC unit for servicing.



15. Defective

**Porch / Patio:** There did not appear to be a proper flashing where the ledger board attached to the structure at the front and rear porch areas. Wood and vinyl trim was installed, mostly concealing these areas of concern. Proper, adequate hardware and method of installation could not be confirmed.

The exterior weatherproofing wrap was cut and appeared to allow water to leak and cause stains and to partially concealed components. Damage and organic growth are suspected within the exterior and interior components. The wood subfloor under the vinyl plank flooring was moisture stained.

The structures did not appear to be level.

The deck steps, railing and fasteners did not appear to me current building standards.







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## Exterior (Continued)

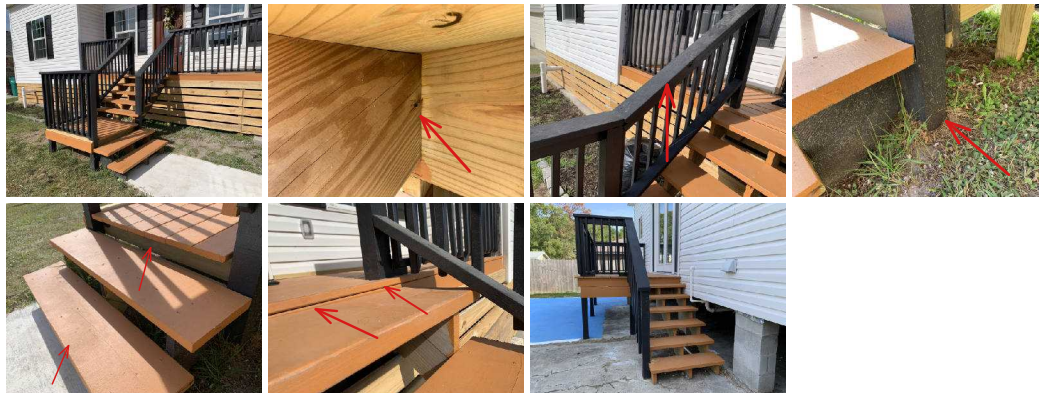
### Porch / Patio: (continued)



16. Defective

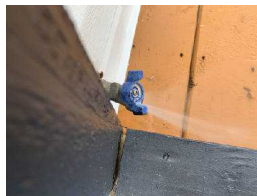
**Steps:** The steps did not appear to be up to current standards. Further evaluation and repair by a licensed contractor is recommended.

The railings were not graspable or high enough in areas, the tread depth/rise did not appear to be consistent, the steps were not level, Open backs above 30 inches, etc.



17. Acceptable

**Hose Bibs:** One or more were in an area that was difficult to operate and use.





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## Exterior (Continued)

18. Acceptable

**Dryer Vent Cover:**



19. Marginal

**Other concern:** Open gaps or seams noted. Adding a flexible sealant like polyurethane, silicone or caulk to open seams around the exterior can prevent moisture and insect entrance. It can also help reduce damage from high winds and rain getting behind materials. Areas typically included are when two different materials meet or change direction. These should be sealed to prevent insect and moisture from entering or damaging the structure. The condition of materials not visible could not be determined, further evaluation would be required by a qualified contractor.

All areas where materials meet or change direction should be sealed to help prevent gaps and damage over time.



## Electrical

1. **Service Size Amps:** Not determined **Volts:** 110-240 Not verified
2. Acceptable **Ground Rod:** Partially visible rods in ground. All should be flush with the ground.
3. Acceptable **Main Breaker Size:** 200 Amps
4. **Main Disconnect Location:** Right side exterior wall
5. **Main Panel Location:** Right Side Exterior Wall



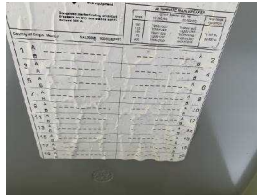


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## Electrical (Continued)

6. Marginal

**Service Panel:** One or more breakers are not labeled or not clearly identifiable. Each breaker should be confirmed and properly labeled.



7. Acceptable

**Breakers:**

8. Acceptable

**Service Line:** Aluminum line feeding panel.

9. Acceptable

**240 VAC Branch Circuits:** Copper and aluminum

10. Acceptable

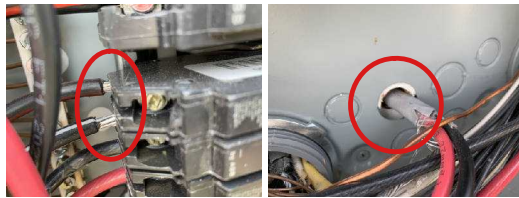
**120 VAC Branch Circuits:** Copper visible

11. Defective

**Conductor Type:** Non-metallic sheathed cable -

The protective insulation was cut back too far, beyond the arc shield on one or more wires. This creates exposed conductors in the panel. A licensed electrician should evaluate further to determine any necessary improvements.

Bushings were missing where wires enter box. Bushings prevent wire damage from metal holes and this helps prevent electrical and fire hazards from wires shorting out.



12. Acceptable

**AFCI:**

13. Defective

**GFCI:** One or more GFCI do not trip when tested. A licensed electrician should evaluate further.

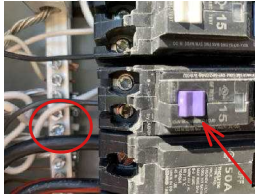
The white neutral return wire was installed under the screw in the bus bar without being stripped. This prevents proper operation and unsafe conditions.



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## Electrical (Continued)

### GFCI: (continued)



## Plumbing

1. Acceptable **Visible Service Line:** Copper -

Exposed pipes should be insulated to protect from damage and freezing.

2. Acceptable **Main Water Shutoff:** Right Side Wall Exterior



3. Marginal **Visible Supply Lines:** Plastic- pex type -

Pipes appeared to need additional support. Further evaluation by a licensed plumber is recommended.



4. Defective **Visible Drain/ Waste Pipes:** PVC plastic -

The Main sewer/ drain pipe at the front of the house was leaking water during this inspection. The pipe moved excessively. It did not appear to be properly secured.

Further evaluation by a licensed plumber is recommended.

One or more drain lines had a negative pitch. This drain pipe appeared to be a



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## Plumbing (Continued)

### Visible Drain/ Waste Pipes: (continued)

nonstandard instalation. This will promote drain clogging. Further evaluation by a licensed plumber is recommended.

Underground plumbing was not visible and could not be fully evaluated. For complete information regarding the concealed components, I recommend hiring a professional plumber with video equipment to evaluate further.



5. Acceptable **Visible Vent Pipes:** PVC plastic  
**Attic over living area Water Heater**

6. Defective **Operation:** Not functioning at time of inspection. Further evaluation recommended.



7. **Manufacturer:** A.O. Smith



8. **Model Number:** e640r45dv110 **Serial Number:** 2134125818717

9. **Type:** Electric **Capacity:** 40 Gal.

10. **Approximate Age:** Appears to be approximately 2 **Area Served:** Entire home

11. Acceptable **TPRV and Drain Tube:** Copper

12. Marginal **Overflow Pan:** The overflow pan should be clean and clear of debris like insulation and other materials.



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## Plumbing (Continued)

### Overflow Pan: (continued)



13. Marginal

**Electrical:** The interior panel cover is missing. Connections are exposed inside the box. The interior cover should be installed.



## Air Conditioning /Heat

It is recommend that a licensed HVAC technician service and evaluate all systems for proper installation and performance. A home inspection provides a minimum evaluation of the performance only.

### AC System

1. Marginal

**HVAC System Operation:** Cool and Heat modes tested -

Servicing/ Improvements recommended.

Determining the size of the HVAC size needed per square foot is a complex calculation figured by the professional installers. That was not evaluated today as it is beyond the scope of a home inspection. It was noted that the unit appears to be large for the Living space of this house. Further evaluation is recommended.

2. Maximum Temp Differical 18

3. Marginal

**Exterior Unit:** Suspended Platform -

The material and method of installation of the support did not appear to meet current standards.

The ledger board and post to beam hardware appeared to be insufficient.

Hardware on the tie downs appeared to be interior grade drywall screws.



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## Air Conditioning /Heat (Continued)

### Exterior Unit: (continued)

Further evaluation and repair by a licensed contractor is recommended.



4. Marginal

**Electrical Disconnect:** The interior panel cover is missing. Connections are exposed inside the box. The interior cover should be installed.

The door latch did not appear to function properly.



5. **Manufacturer:** Goodman



6. **Model Number:** gsxn403610aa **Serial Number:** 2304203249

7. **Area Served:** Entire home **Age exterior/ interior:** New

8. **Type:** Central A/C and Heat **Capacity:** 3 Ton

9. **Cooling energy source:** Electric

10. **Heating energy source:** Heat Pump



11. Acceptable

**Condensate Removal:** Covered with insulation.



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## Air Conditioning /Heat (Continued)

12. Defective

**Interior Refrigerant Line:** The entry point of lines were not sealed. This allows for the loss of conditioned air and the cold air rushing out into the hot attic builds condensation on the metal components. The water drips down and causes damage to the material or pan below. The cabinet should be sealed.

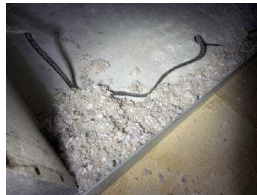
Noted water stains below.



13. Marginal

**Overflow Pan:** The overflow pan should be clean and clear of debris like insulation and other materials. These materials can clog the drain line and cause the pan to overflow.

It is recommended that a float switch be installed in the pan to shut down the system if the primary drain becomes blocked, or other leaks occur.



14. Acceptable

**Exposed Ductwork:** Ductwork and connections should be checked to ensure proper and secure attachment.

15. Acceptable

**Filters:** Filter grill was dirty at the time of inspection. This may indicate neglect of the system over time. It is recommended that it be serviced based on the conditions visible.







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## Roof

### Roof Surface

1. **Method of Inspection:** Inspected- from ladder at eaves.



2. **Age:** New

3. **Type:** Hip

4. **Material Type:** Asphalt shingles, dimensional

5. Acceptable **Flashing:** Partially visible and inspected

6. Acceptable **Plumbing Vents:** Rubber/ Plastic boots



## Interior Living Space

### Living Space

1. Acceptable

**Pic:**

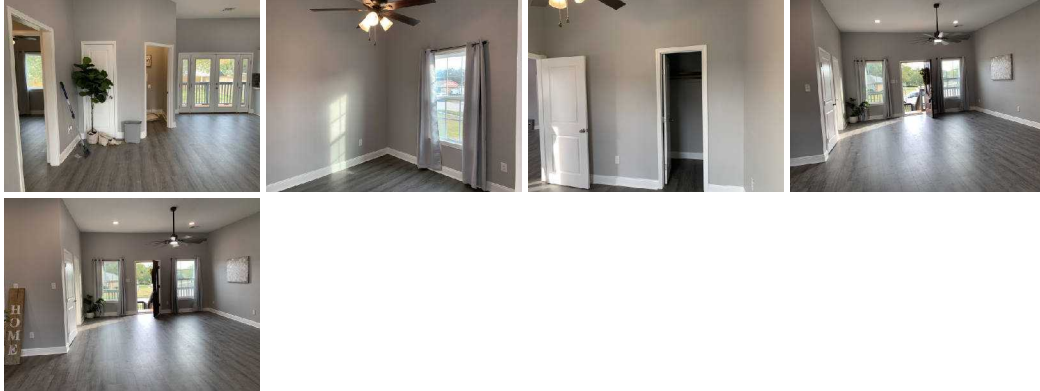




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## Interior Living Space (Continued)

Pic: (continued)



2. Not Present

**Doorbell:** None present.

3. Marginal

**Closet:** Additional support is required at the rod joint.



4. Acceptable

**Ceiling:**

5. Acceptable

**Walls:**

6. Acceptable

**Floor Covering:** The flooring was covered in insulation and dust. Clean for further evaluation.

7. Marginal

**Floor:** The floor did not appear to be level throughout. The structure did not appear to be level.

Further evaluation by a qualified contractor is recommended.





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## Interior Living Space (Continued)

8. Marginal

**Doors:** One or more doors appear to need adjustment as they were difficult to operate or would stick in the jamb during testing. The cause was not determined, but may indicate structural movement. A further evaluation is recommended.



9. Marginal

**Windows:** Loose components noted.



10. Acceptable

**Electrical Switches:**

11. Defective

**Electrical Outlets:** Loose outlets noted, all should be properly secured to prevent electrical and fire hazards.



12. Marginal

**Light Fixtures:** One or more light fixtures did not function when tested. Replace bulb and check again.



13. Acceptable

**Ceiling Fans:**



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## Interior Living Space (Continued)

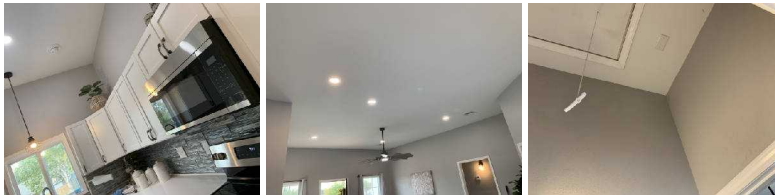
### Ceiling Fans: (continued)



14. Not Inspected **Smoke/Carbon Detectors:** One or more detectors were present, Carbon Monoxide detectors could not be verified, Missing in areas -

Proper location could not be verified. Further evaluation and repair by a licensed contractor is recommended.

It is recommended that detectors are installed to meet current building standards. If additional detectors are necessary, they should be installed prior to move in. Batteries should be replaced and units tested during move in. Check all smoke detectors and replace all when 10 years old, or if age can not be determined.



15. Marginal

### **Suspected Mold/ Growth:**

No mold inspection was performed.

Louisiana State law requires Home Inspectors to report on the suspected presence of mold growth within the structure.

According to the EPA, mold is present everywhere, in every house, even this house. It is suspected that mold or growth is in this house.

There were one or more areas with visible growth or signs of possible water leaks, which could promote growth, noted inside this structure. Moisture and organic growth may be present within the concealed components at the rear of the house. The moisture stains visible on the subfloor may indicate moisture and the potential for growth under the vinyl flooring. Please see pictures showing growth observed and/or possible leaks or stains reported during this inspection, throughout this report.

The details of the growth are unknown and determining it is beyond the scope of this



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## Interior Living Space (Continued)

### Suspected Mold/ Growth: (continued)

home inspection. All areas of elevated humidity or signs of moisture, stains should be evaluated by a qualified contractor as these can promote growth and adverse conditions.

With visible stains and damage, concealed growth and damage were suspected.



## Kitchen

### Kitchen

1. Acceptable

**Pic:**



2. Acceptable

**Sink:**



3. Acceptable

**Sink Fixtures:**

4. Acceptable

**Drainage:**

5. Marginal

**Disposal:** Appeared functional when tested at the time of inspection. -

Loose components noted.

The disposal was noisy while on. It sounded like a loose screw or foreign object was inside the unit.



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## Kitchen (Continued)

### Disposal: (continued)



6. Acceptable

**Dishwasher:** Appeared to function when tested on normal setting at the time of inspection.



7. Defective

**Electrical Outlets:** Non-GFCI circuit within 6 foot of water. GFCI outlets should be installed as safety devices.

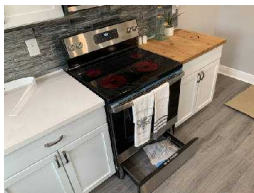
There was no outlet installed in the island, which should also be GFCI protected.



8. Marginal

**Stove /Cooktop:** Appeared functional when tested on normal setting at the time of inspection. - There did not appear to be an Anti-tip bracket installed. This safety feature is to prevent the stove from tipping forward, especially while the door is open. A bracket should be installed.

The unit did not push back fully. It appeared to be blocked by the electrical or gas supply. Further evaluation and repair by a licensed contractor is recommended.





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## Kitchen (Continued)

9. Acceptable

**Ventilator:** Appeared functional when tested on multiple speeds at the time of inspection., Recycled air vent only. It is recommended that it vents to the exterior.



10. Acceptable

**Oven** Appeared functional when tested on normal setting at the time of inspection.



11. Acceptable

**Microwave:** Appeared functional when tested on normal setting during inspection, with red-lighted microwave tester.

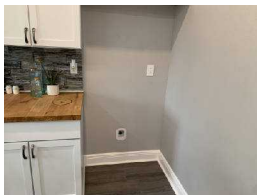


The unit appeared to be unlevel.



12. Not Present

**Refrigerator:** Water line/ valve for water/ice was not tested. It should be tested.



13. Acceptable

**Cabinets:**

14. Acceptable

**Counter Tops:** Wood and hard surface countertops should be sealed to help protect the surface from liquid stains and contaminants.



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## Kitchen (Continued)

### Counter Tops: (continued)



15. Acceptable

### Pantry:



## Bathroom

### Primary bedroom full Bathroom

1. Acceptable

### Pic:



2. Acceptable

### Sink:



3. Acceptable

### Faucets/ Valves:

4. Acceptable

### Drain/ Pipes:

5. Acceptable

**Electrical:** GFCI protected near sink.







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## Bathroom (Continued)

- 6. Acceptable
- 7. Acceptable
- 8. Marginal

**Light Fixtures:**

**Counter/Cabinet:**

**Tub/Surround:** Tub surround needs silicone to prevent moisture buildup and damage between materials.



- 9. Acceptable
- 10. Acceptable
- 11. Defective

**Tub Drain:**

**Tub Faucets:**

**Shower/Surround:** Loose or missing grout. The grout/ caulk at the seams has split open leaving a small gap. Moisture can enter and damage materials if not sealed tight. Any leaks or damage present were not visible during home inspection and would require a licensed contractor to evaluate further. Re-grout all areas necessary. A flexible sealant like polyurethane should be used in corners to help prevent leaks and damage.



- 12. Acceptable

**Shower Faucets:**



- 13. Acceptable

**Toilets:** Appears functional when flushed.





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## Bathroom (Continued)

14. Acceptable

**Ventilation:**

15. Acceptable

**Heater:**

**Second full bath Bathroom**

---

16. Acceptable

**Pic:**



17. Acceptable

**Sink:**



18. Acceptable

**Faucets/ Valves:**

19. Acceptable

**Drain/ Pipes:**

20. Defective

**Electrical:** Improperly wired ( open ground, reversed polarity, etc.) indicated at one or more outlets when tested with handheld device. This should be corrected by a qualified contractor.

GFCI outlets are not working properly. It does not trip when tested with a handheld tester. Recommend having them evaluated by a qualified electrician.



21. Acceptable

**Light Fixtures:**

22. Acceptable

**Counter/Cabinet:** Signs of previous leaks noted.

23. Acceptable

**Tub/Surround:**



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## Bathroom (Continued)

### Tub/Surround: (continued)

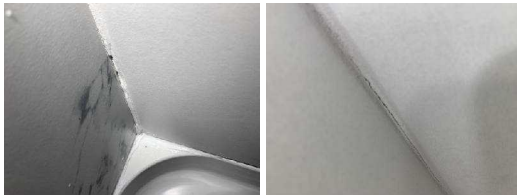


- 24. Acceptable
- 25. Acceptable
- 26. Defective

**Tub Drain:**

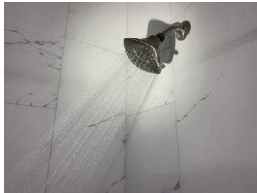
**Tub Faucets:**

**Shower/Surround:** Loose or missing grout. The grout/ caulk at the seams has split open leaving a small gap. Moisture can enter and damage materials if not sealed tight. Any leaks or damage present were not visible during home inspection and would require a licensed contractor to evaluate further. Re-grout all areas necessary. A flexible sealant like polyurethane should be used in corners to help prevent leaks and damage.



- 27. Acceptable

**Shower Faucets:**



- 28. Acceptable

**Toilets:** Appears functional when flushed.



- 29. Acceptable
- 30. Acceptable

**Ventilation:**

**Heater:**



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## Bathroom (Continued)

31. Marginal

**Doors:** One or more doors would not latch when closed. Door needs to be adjusted.



## Laundry Room/Area

### Laundry Room/Area

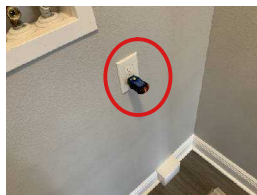
1. Acceptable

**Pic:**



2. Marginal

**Electrical:** Loose outlets noted, all should be properly secured to prevent electrical and fire hazards.



3. Acceptable

**Washer Hose Bib:** No leaks noted, not connected or tested during this inspection. Client should test once proper hoses, etc. are connected.



4. Acceptable

**Washer Drain:** No leaks noted, visual only.



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## Laundry Room/Area (Continued)

### Washer Drain: (continued)



5. Acceptable

**Electrical Connetions:** Appeared to have power present when tested with handheld device held near outlet at the time of inspection.



6. Acceptable

### Dryer Vent:

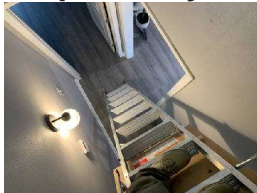


## Attic

### Attic

1. Acceptable

### Steps/ Entry:



2. **Method of Inspection:** Inspected- From inside the attic.

Walked/crawled through accessible attic areas.

Many areas were not accessible and were not inspected. Some areas had insufficient floor decking, headroom and other obstacles that presented unsafe conditions for full evaluation. Some systems and components could not be fully evaluated. A further evaluation is recommended once conditions have been improved.



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## Attic (Continued)

3. Defective **Lighting:** No visible light near entrance.

4. Acceptable **Roof Structure Framing:** Wood Rafters, partially visible.



5. Acceptable **Ceiling structure Framing:** Wood Joist, partially visible.



6. Acceptable **Sheathing:** Oriented Strand Board, partially visible



7. Defective **Ventilation:** Passive vents Only -

There was no source of fresh air visible. There appeared to be only a few passive vents installed, several feet below the ridge line. One or more were blocked by the structures framing and decking.

Further evaluation and repair by a licensed contractor is recommended.



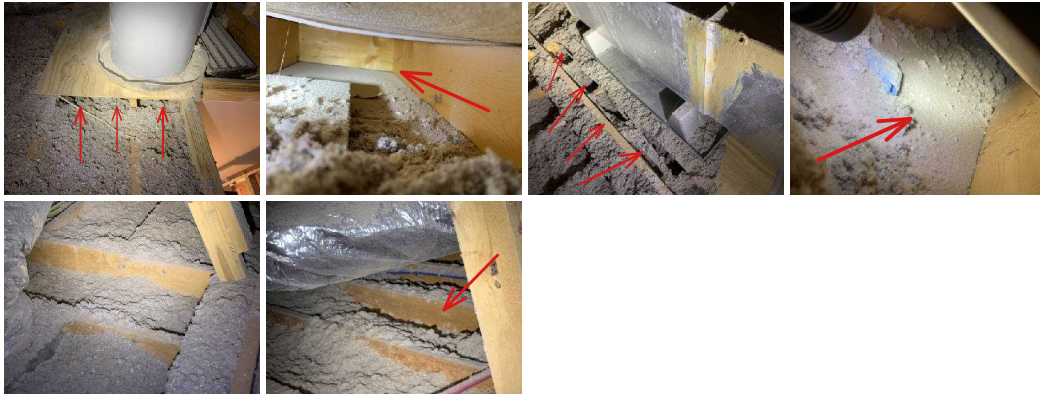


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## Attic (Continued)

8. Defective **Insulation:** Loose cellulose -

Some areas have no insulation and others did not appear to be sufficient. The entire attic should be evaluated and necessary insulation should be installed as per current standards.



9. Defective **Insulation Depth:** Inconsistent

10. Not Present  
11. Acceptable

**Vapor Barrier:**  
**Bathroom Fan Venting:** Vents toward exterior, partially observed.

## Structure

1. **Structure Type:** Wood frame- not accessible.

2. Marginal **Foundation:** Concrete, Concrete Block -

One or more areas appeared to be un level. Further evaluation and repair by a licensed contractor is recommended.



3. **Bearing Walls:** Wood frame- not accessible.



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## Structure (Continued)

4. Defective

**Floor Material:** Wood subfloor, not visible -

Moisture stains and possible damage and organic growth noted. With questionable or missing flashing noted above, ongoing leaks and damage may occur.



5. Marginal

**Differential Movement:** The floor has noticeably different height levels while walking throughout. Raised structures are typically not level throughout due to common settling and ground movement. Some will require minor improvements like shimming and others may require more involved repairs like lifting areas or changing/ adding additional supports. If areas appear to be low, cracks are visible to materials or excessive height differentials were noted, repairs may be necessary. A qualified contractor should evaluate for any necessary repairs.

6. Marginal

**Beams:** Wood, partially visible.

-

Moisture stains noted.



7. Defective

**Joists/Trusses:** Loose and missing components and hardware noted. Questionable hardware may be used in structural support brackets. One of the diagonal joist hanger nails pulled out by hand. It was an 8x1.5, which may not be sufficient. Joist hangers were missing. Further evaluation and repair by a licensed contractor is recommended.



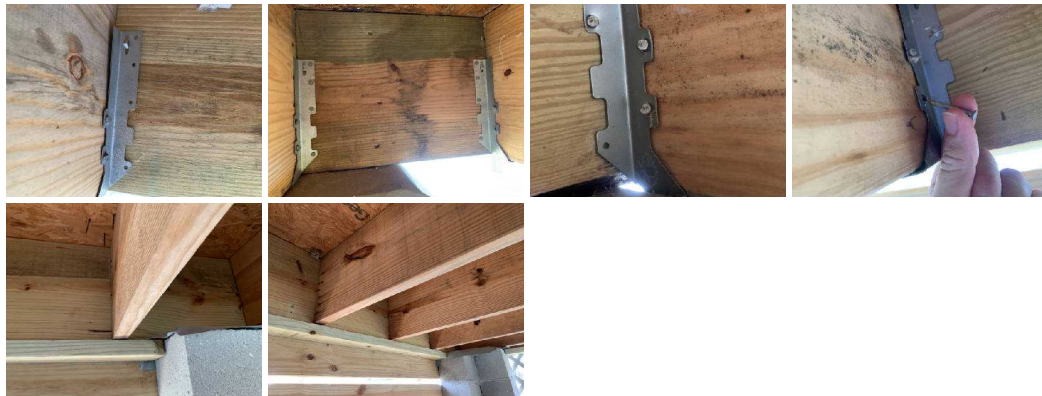


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## Structure (Continued)

### Joists/Trusses: (continued)

Moisture stains partially visible. With questionable or missing flashing above noted, ongoing leaks and damage may occur.



8. Defective

**Subfloor:** Penetrations and open gaps should be properly sealed for air control and to help eliminate entry of pest and insects.



## Crawl Space

### Crawl Space

1. **Method of Inspection:** Inspected- by crawling inside.

2. Defective

**Access:** Open -

The crawlspace should be screened to prevent unauthorized entrance and damage by people, animal and pest. The space should remain vented.

Further evaluation and repair by a licensed contractor is recommended.

Loose and improperly secured components noted.



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## Crawl Space (Continued)

Access: (continued)



3. Acceptable **Ground:** Concrete - Covered in debris. All debris should be removed.



4. Not Present **Moisture/Vapor Barrier:** No moisture or vapor barrier present. It is recommended that a qualified contractor be consulted in regards to adding a vapor/moisture barrier to the crawlspace.

Vinyl plank flooring may require special attention to prevent adverse conditions in raised structures.

5. Acceptable **Ventilation:** Open, vented.

6. Defective **Insulation:** No insulation installed.

It is recommended that insulation be installed to meet current building standards.

Homes with vinyl plank flooring on the interior may require special attention to prevent adverse conditions.





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## Crawl Space (Continued)

7. Marginal

**Other concern:** Vegetation should be removed to prevent excessive growth, moisture and insect promotion.



## Final Comments

**Final Comments:** This report is the exclusive property of the Inspector Shawn Gregg of Acutec Home Inspectors and is intended for the sole use of the client named on the report. Use of this report by any other person is prohibited. This report is copyright protected and shall not be duplicated or redistributed in whole or part without the written permission of the Inspector.

This Home Inspection was performed in accordance with The Louisiana State Boards Standards of Practice and Code of Ethics. For details regarding what was inspected, refer to your provided copy of the Standards of Practice and the Inspection Agreement. If a large Font copy of any documents related to this inspection are needed, they will be provided upon request.

**IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR PROHIBITS USE AND STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. IT IS RECOMMENDED THAT YOU RETAIN A QUALIFIED PROFESSIONAL LICENSED INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT OF THIS PROPERTY.**

This inspection / report is not meant to be technically exhaustive but an analysis of the general overall condition of this property. This inspection and report is based upon observations of the conditions that existed at the time of the inspection only. This report excludes any and all components, items and conditions, which are concealed or otherwise inaccessible. This report does not include an inspection for past or active termite damage or infestation, contaminated (Chinese) drywall, radon gas, mold, asbestos, lead paint, or any other hazardous materials, substance or dangerous conditions on this property.

The limitation of liability for errors, omissions or judgment shall be limited to the cost of the service and report. This limitation shall include and apply to all bodily injury and property damages of any nature. No warranties or guarantees of any kind are given or implied with this inspection.

This Report includes a copy of the Louisiana State Board of Home Inspectors Standards of Practice and



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## Final Comments (Continued)

Code of Ethics, included within this emailed copy. By possessing this report you agree that you have read and understand the Standards of Practice and Code of Ethics and confirm that you have received copies of the documents as part of this report.

Thank you for choosing Acutec Home Inspectors for your inspection needs. I am here to serve your needs so if you have any questions, please feel free to contact me at (985) 290-8993.



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## Marginal Summary

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

### Property Grounds

1. **Driveway:** Concrete: Cracks with concrete missing.

### Exterior

2. **Foundation:** Partially visible/ inspected - The structure did not appear to be level. Further evaluation and repair by a licensed contractor is recommended.
3. **Windows:** The frame was cracked at one or more. Open gaps allow water entry and damage.
4. **Lighting:** Light fixture was loose to wall. A qualified contractor should evaluate and secure all fixtures to the structure to prevent damage and hazard.
5. **Outlets:** GFCI protected.

There was no electrical outlet near the AC unit for servicing.

6. **Other concern:** Open gaps or seams noted. Adding a flexible sealant like polyurethane, silicone or caulk to open seams around the exterior can prevent moisture and insect entrance. It can also help reduce damage from high winds and rain getting behind materials. Areas typically included are when two different materials meet or change direction. These should be sealed to prevent insect and moisture from entering or damaging the structure. The condition of materials not visible could not be determined, further evaluation would be required by a qualified contractor.

All areas where materials meet or change direction should be sealed to help prevent gaps and damage over time.

### Electrical

7. **Service Panel:** One or more breakers are not labeled or not clearly identifiable. Each breaker should be confirmed and properly labeled.



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## Marginal Summary (Continued)

### Plumbing

**8. Visible Supply Lines:** Plastic- pex type

Pipes appeared to need additional support. Further evaluation by a licensed plumber is recommended.

**9. Attic over living area Water Heater Overflow Pan:** The overflow pan should be clean and clear of debris like insulation and other materials.

**10. Attic over living area Water Heater Electrical:** The interior panel cover is missing. Connections are exposed inside the box. The interior cover should be installed.

### Air Conditioning /Heat

**11. AC System HVAC System Operation:** Cool and Heat modes tested -

Servicing/ Improvements recommended.

Determining the size of the HVAC size needed per square foot is a complex calculation figured by the professional installers. That was not evaluated today as it is beyond the scope of a home inspection. It was noted that the unit appears to be large for the Living space of this house. Further evaluation is recommended.

**12. AC System Exterior Unit:** Suspended Platform -

The material and method of installation of the support did not appear to meet current standards.

The ledger board and post to beam hardware appeared to be insufficient.

Hardware on the tie downs appeared to be interior grade drywall screws.

Further evaluation and repair by a licensed contractor is recommended.

**13. AC System Electrical Disconnect:** The interior panel cover is missing. Connections are exposed inside the box. The interior cover should be installed.

The door latch did not appear to function properly.



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## Marginal Summary (Continued)

**14. AC System Overflow Pan:** The overflow pan should be clean and clear of debris like insulation and other materials. These materials can clog the drain line and cause the pan to overflow.

It is recommended that a float switch be installed in the pan to shut down the system if the primary drain becomes blocked, or other leaks occur.

### Interior Living Space

**15. Living Space Closet:** Additional support is required at the rod joint.

**16. Living Space Floor:** The floor did not appear to be level throughout. The structure did not appear to be level.

Further evaluation by a qualified contractor is recommended.

**17. Living Space Doors:** One or more doors appear to need adjustment as they were difficult to operate or would stick in the jamb during testing. The cause was not determined, but may indicate structural movement. A further evaluation is recommended.

**18. Living Space Windows:** Loose components noted.

**19. Living Space Light Fixtures:** One or more light fixtures did not function when tested. Replace bulb and check again.

**20. Living Space Suspected Mold/ Growth:**

No mold inspection was performed.

Louisiana State law requires Home Inspectors to report on the suspected presence of mold growth within the structure.

According to the EPA, mold is present everywhere, in every house, even this house. It is suspected that mold or growth is in this house.

There were one or more areas with visible growth or signs of possible water leaks, which could promote growth, noted inside this structure. Moisture and organic growth may be present within the concealed components at the rear of the house. The moisture stains visible on the subfloor may indicate moisture and the potential for growth under the vinyl flooring. Please see pictures showing growth observed and/or possible leaks or stains reported during this inspection, throughout this report.



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## Marginal Summary (Continued)

The details of the growth are unknown and determining it is beyond the scope of this home inspection. All areas of elevated humidity or signs of moisture, stains should be evaluated by a qualified contractor as these can promote growth and adverse conditions.

With visible stains and damage, concealed growth and damage were suspected.

### Kitchen

**21. Kitchen Disposal:** Appeared functional when tested at the time of inspection. -

Loose components noted.

The disposal was noisy while on. It sounded like a loose screw or foreign object was inside the unit.

**22. Kitchen Stove /Cooktop:** Appeared functional when tested on normal setting at the time of inspection. - There did not appear to be an Anti-tip bracket installed. This safety feature is to prevent the stove from tipping forward, especially while the door is open. A bracket should be installed.

The unit did not push back fully. It appeared to be blocked by the electrical or gas supply. Further evaluation and repair by a licensed contractor is recommended.

### Bathroom

**23. Primary bedroom full Bathroom Tub/Surround:** Tub surround needs silicone to prevent moisture buildup and damage between materials.

**24. Second full bath Bathroom Doors:** One or more doors would not latch when closed. Door needs to be adjusted.

### Laundry Room/Area

**25. Laundry Room/Area Electrical:** Loose outlets noted, all should be properly secured to prevent electrical and fire hazards.





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## Marginal Summary (Continued)

### Structure

**26. Foundation:** Concrete, Concrete Block -

One or more areas appeared to be un level. Further evaluation and repair by a licensed contractor is recommended.

**27. Differential Movement:** The floor has noticeably different height levels while walking throughout. Raised structures are typically not level throughout due to common settling and ground movement. Some will require minor improvements like shimming and others may require more involved repairs like lifting areas or changing/ adding additional supports. If areas appear to be low, cracks are visible to materials or excessive height differentials were noted, repairs may be necessary. A qualified contractor should evaluate for any necessary repairs.

**28. Beams:** Wood, partially visible.

Moisture stains noted.

### Crawl Space

**29. Crawl Space Other concern:** Vegetation should be removed to prevent excessive growth, moisture and insect promotion.



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## Defective Summary

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

### Property Grounds

- 1. Other concern:** Components on the property belonging to utility providers appear to need adjustment, repair or replacement. It is recommended that the responsible company be called for a safety evaluation of equipment to prevent damage and injury.

### Exterior

- 2. Vinyl Siding:** Loose and warped components noted. Questionable installation practices and Exposed fasteners noted. There were moisture stains partially visible on the wood behind the siding.
- 3. Fascia:** Incorrect installation noted. The fascia was not tall enough to tuck behind the drip edge flashing at the roof line. Water entry and damage was suspected.
- 4. Soffits:** Improper soffit vent assemblies installed. These self closing louvers are designed for vertical wall applications as the vents hang open. Replace with correct components.

Warped components and nonstandard trim practices noted.

- 5. Patio Door:** The header/ trim appeared to sag low and the door dragged while closing.

Damaged screen noted.

Moisture staining and deterioration present.

The vinyl trim under the threshold concealed any flashing installed between the structure and the ledger board. No flashing was visible and there were signs of water leaking down into the concealed components below.

- 6. Window Screens:** One or more window screens are damaged or missing. Repair or replace as necessary.
- 7. Porch / Patio:** There did not appear to be a proper flashing where the ledger board attached to the structure at the front and rear porch areas. Wood and vinyl trim was installed, mostly concealing these areas of concern. Proper, adequate hardware and method of installation could not be confirmed.

The exterior weatherproofing wrap was cut and appeared to allow water to leak and cause stains and



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## Defective Summary (Continued)

to partially concealed components. Damage and organic growth are suspected within the exterior and interior components. The wood subfloor under the vinyl plank flooring was moisture stained.

The structures did not appear to be level.

The deck steps, railing and fasteners did not appear to meet current building standards.

- 8. Steps:** The steps did not appear to be up to current standards. Further evaluation and repair by a licensed contractor is recommended.

The railings were not graspable or high enough in areas, the tread depth/rise did not appear to be consistent, the steps were not level, Open backs above 30 inches, etc.

## Electrical

- 9. Conductor Type:** Non-metallic sheathed cable -

The protective insulation was cut back too far, beyond the arc shield on one or more wires. This creates exposed conductors in the panel. A licensed electrician should evaluate further to determine any necessary improvements.

Bushings were missing where wires enter box. Bushings prevent wire damage from metal holes and this helps prevent electrical and fire hazards from wires shorting out.

- 10. GFCI:** One or more GFCI do not trip when tested. A licensed electrician should evaluate further.

The white neutral return wire was installed under the screw in the bus bar without being stripped. This prevents proper operation and unsafe conditions.

## Plumbing

- 11. Visible Drain/ Waste Pipes:** PVC plastic -

The Main sewer/ drain pipe at the front of the house was leaking water during this inspection. The pipe moved excessively. It did not appear to be properly secured.

Further evaluation by a licensed plumber is recommended.

One or more drain lines had a negative pitch. This drain pipe appeared to be a nonstandard



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## Defective Summary (Continued)

instalation. This will promote drain clogging. Further evaluation by a licensed plumber is recommended.

Underground plumbing was not visible and could not be fully evaluated. For complete information regarding the concealed components, I recommend hiring a professional plumber with video equipment to evaluate further.

- 12. Attic over living area Water Heater Operation:** Not functioning at time of inspection. Further evaluation recommended.

## Air Conditioning /Heat

- 13. AC System Interior Refrigerant Line:** The entry point of lines were not sealed. This allows for the loss of conditioned air and the cold air rushing out into the hot attic builds condensation on the metal components. The water drips down and causes damage to the material or pan below. The cabinet should be sealed.

Noted water stains below.

## Interior Living Space

- 14. Living Space Electrical Outlets:** Loose outlets noted, all should be properly secured to prevent electrical and fire hazards.

## Kitchen

- 15. Kitchen Electrical Outlets:** Non-GFCI circuit within 6 foot of water. GFCI outlets should be installed as safety devices.

There was no outlet installed in the island, which should also be GFCI protected.

## Bathroom

- 16. Primary bedroom full Bathroom Shower/Surround:** Loose or missing grout. The grout/ caulk at the seems has split open leaving a small gap. Moisture can enter and damage materials if not sealed tight. Any leaks or damage present were not visible during home inspection and would require a licensed contractor to evaluate further. Re-grout all areas necessary. A flexible sealant like polyurethane should be used in corners to help prevent leaks and damage.



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## Defective Summary (Continued)

**17. Second full bath Bathroom Electrical:** Improperly wired ( open ground, reversed polarity, etc.) indicated at one or more outlets when tested with handheld device. This should be corrected by a qualified contractor.

GFCI outlets are not working properly. It does not trip when tested with a handheld tester. Recommend having them evaluated by a qualified electrician.

**18. Second full bath Bathroom Shower/Surround:** Loose or missing grout. The grout/ caulk at the seams has split open leaving a small gap. Moisture can enter and damage materials if not sealed tight. Any leaks or damage present were not visible during home inspection and would require a licensed contractor to evaluate further. Re-grout all areas necessary. A flexible sealant like polyurethane should be used in corners to help prevent leaks and damage.

## Attic

**19. Attic Lighting:** No visible light near entrance.

**20. Attic Ventilation:** Passive vents Only -

There was no source of fresh air visible. There appeared to be only a few passive vents installed, several feet below the ridge line. One or more were blocked by the structures framing and decking.

Further evaluation and repair by a licensed contractor is recommended.

**21. Attic Insulation:** Loose cellulose -

Some areas have no insulation and others did not appear to be sufficient. The entire attic should be evaluated and necessary insulation should be installed as per current standards.

**22. Attic Insulation Depth:** Inconsistent

## Structure

**23. Floor Material:** Wood subfloor, not visible -

Moisture stains and possible damage and organic growth noted. With questionable or missing flashing noted above, ongoing leaks and damage may occur.



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## Defective Summary (Continued)

**24. Joists/Trusses:** Loose and missing components and hardware noted. Questionable hardware may be used in structural support brackets. One of the diagonal joist hanger nails pulled out by hand. It was an 8x1.5, which may not be sufficient. Joist hangers were missing. Further evaluation and repair by a licensed contractor is recommended.

Moisture stains partially visible. With questionable or missing flashing above noted, ongoing leaks and damage may occur.

**25. Subfloor:** Penetrations and open gaps should be properly sealed for air control and to help eliminate entry of pest and insects.

### Crawl Space

**26. Crawl Space Access:** Open -

The crawlspace should be screened to prevent unauthorized entrance and damage by people, animal and pest. The space should remain vented.

Further evaluation and repair by a licensed contractor is recommended.

Loose and improperly secured components noted.

**27. Crawl Space Insulation:** No insulation installed.

It is recommended that insulation be installed to meet current building standards.

Homes with vinyl plank flooring on the interior may require special attention to prevent adverse conditions.