

Accurate Inspections



10316 Main
Baton Rouge, LA. 70809

Prepared for: John Doe

Prepared by: Accurate Inspections
10518 Magnolia Lake Ave.
Baton Rouge, La. 70810
Eric Burns....License #10213

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 1 of 23

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior Surface and Components	4
Garage/Carport	6
Roof	7
Structure	8
Attic	9
Air Conditioning	10
Heating System	11
Electrical	11
Plumbing	12
Fireplace/Wood Stove	12
Kitchen	13
Laundry Room/Area	13
Bathrooms	14
Living Spaces and Bedrooms	15
Summary	17

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 2 of 23

Definitions

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

A	Acceptable	Generally functional with no obvious signs of defect.
NP	Not Present	Item was not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or "not in service" at time of inspection.
M	Marginal	This can be classified a general maintenance-type issue. Could also be something I want you to be aware of, or just a "heads-up" type note. (blue type)
D	Defective	Item is not serving its intended function, as designed. Also could define an item with a safety-related concern and/or an item which, in my opinion, requires more immediate attention. (green type)

General Information

Property Information

Property Address 10316 Main
City Baton Rouge State La. Zip 70809
Contact Name Jane Doe

Client Information

Client Name John Doe

Inspection Company

Inspector Name Eric Burns
Company Name Accurate Inspections
Address 10518 Magnolia Lake Ave.
City Baton Rouge State La. Zip 70810
Phone 225-252-2099 Fax na
E-Mail accurateinspections@cox.net
File Number 123456789

Amount Received \$365....Venmo paid in full

Conditions

Others Present Buyer Property Occupied Yes

Estimated Age 19 years old Entrance Faces Did not determine

Inspection Date Tuesday, August 27, 2019

Start Time 1:35 PM End Time 3:45 PM

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature 93 and sunny, with heavy rains for the last several afternoons

Sewage Disposal City How Verified Visual Inspection

Water Source City How Verified Visual Inspection

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 3 of 23

Lots and Grounds

A NPNI M D

- Walks: Concrete
- Steps/Stoops: Brick
- Patio: Concrete -Rear patio.
- Porch: Concrete -Front porch.
- Vegetation: Tree limbs come in hard contact with the roof in several areas. Notable shingle damage was observed. Recommend tree branch removal, and roof repair by qualified, licensed roofer.



- Grading: Positive drainage noted

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 4 of 23

Lots and Grounds (Continued)

Driveway: Heavy cracking with some vertical displacement was observed on right-hand side of driveway near transformer. Eventually, this area will need to be addressed.



Fences: Wood

Exterior Surface and Components

A NPNI M D

Front facade Exterior Surface

Type: Cement stucco

Perimeter wall Exterior Surface

Type: Brick veneer

Perimeter wall Exterior Surface

Type: Cement board

Trim: Complete caulking and painting of vertical wood trim on rear patio.



Fascia: Wood

Soffits: Plywood

Door Bell: Serviceable

Entry Doors: Wood

Patio Door: Metal

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 5 of 23

Exterior Surface and Components (Continued)

Windows: Double pane aluminum - Several window panes have a condition known as "seal failure". This is when the air-tight seal between the two layers of glass has aged(or failed)....and allowed outside, moisture-laden air to infiltrate in its place....leaving the window looking "foggy". This condition is common in older windows like this, and cannot generally be fixed without replacing the affected panes of glass.

Window Screens: Generally serviceable.

Exterior Lighting: Gas lantern left of front door was not operational. Ensure proper operation before closing.



Exterior Electric Outlets: GFCI electrical outlet at front porch was powered, but would not trip when tested. Suggest replacement..... as operable GFCI outlets are a REQUIREMENT for a house of this age.

Hose Bibs(faucets) Functional, with no visible leaks

Gas Meter: Center left side of house.

Main Gas Valve: FYI.....Your main gas valve is located a few inches or so up from ground at gas meter.



Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 6 of 23

Garage/Carport

A NPNI M D

Attached Garage

Type of Structure: Garage Car Spaces: 2

Garage Doors: Metal

Door Operation: Mechanized and manual

Door Opener: Both functional -Electronic safety beam reverse feature, and pressure sensitive safety reverse feature were in place, and operational at the time of the inspection.

Storage Room Serviceable.....no visual functional defects

Service Doors: Functional

Walls: Textured sheetrock

Ceiling: **Florescent light on storage room ceiling works sometimes, and sometimes it doesn't. FYI**



Floor/Foundation: Concrete -Common concrete cracking was observed.

Electrical: **All electrical outlets in a carport or garage are required to be GFCI protected in a house of this age. These are NOT. Recommend licensed electrician add GFCI protection as required.**

Windows: Outer pane was broken at storage room window.



Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 7 of 23

Roof

A NPNI M D

Main Roof Surface

Method of Inspection: On roof

Material: Fiberglass architectural shingles - Roof appears to be in fair shape for its age. However, it is (statistically) approaching the "end of its useful life".

Recommend budgeting for roof replacement in the next 0-3 years. (Even though roof appears serviceable at this time, be advised that an older roof like this one is certainly more brittle...and thus more susceptible to wind/weather damage than a newer, more pliable roof.)

Type: Hip

Approx Age: Original equipment

Flashing: Painted metal

Valleys: Overlapping fiberglass shingles

Main roof Chimney

Chimney: Wood stick framed with EIFS finish(synthetic stucco)



Flue/Flue Cap: Metal flue with painted metal chimney top

Chimney Flashing: Appears serviceable

Plumbing Vents: Noted several cracked/dry-rotted rubber "boots" at the plumbing roof vents. Recommend replacement by qualified roofer. (A defective rubber boot will leak rain-water into the attic and should be repaired.)

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 8 of 23

Roof (Continued)

Plumbing Vents: (continued)



Structure

A NPNI M D

- Structure Type: Load-bearing, 2x4 wood-framed walls
- Foundation: Monolithic concrete slab-on-grade
- Differential Movement: No significant movement or displacement noted.
- Bearing Walls: 2x4 wood stick-framed.
- Beams: Laminated beams in attic

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 9 of 23

Attic

A NPNI M D

Main Attic

Method of Inspection: In the attic

Roof Framing: 2x6 rafters with 2x4 roof bracing

Sheathing: OSB (Oriented Strand Board)

Attic access stairs Stair stringers, treads, and operating arms were in generally very poor condition. Accurate Inspections recommends replacement for the safety of all users.

Attic flooring Generally serviceable

Ventilation: Ridge and soffit vents

Insulation: Loose fill

Insulation Depth: 8-12"

Wiring/Lighting: There was an exposed wire splice noted above living room. Wire splices should be safely concealed within a junction box, and should not be exposed. Recommend repair by licensed electrician.



Moisture Penetration: Some rainwater penetration observed at previously noted "defective" plumbing vents.

Also noted roof decking rot/staining on front faade of house right of dormer beneath valley. Recommend further evaluation and repair of these conditions by a qualified, licensed roofer.

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 10 of 23

Attic (Continued)

Moisture Penetration: (continued)



Air Conditioning

A N P N I M D

#1 main AC System

A/C System Operation: Functional

Condensate Removal: serviceable

XXXXXXXXXX Attic evaporator coil Goodman -The evaporator coil in the attic had a 2012 serial number.

Area Served: Whole house Approximate Age: 2009/2012

Area Served: Whole House Approximate Age: 2007/2012
Fuel Type: 120-240 VAC Temperature Differential: 17 degrees

Fuel Type: 123 246 VAC Temperature

Refrigerant Lines: Serviceable condition

Blower Fan/Filters: Appeared serviceable

Blower Fan/Filters. Appearance
Thermostats: Functional

Mechanical Thermostats. Functional
Electrical Disconnect: pull out type

Electrical Disconnect, pull-out type
Exposed Ductwork, Insulated round metal ducts

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 11 of 23

Heating System

A NPNI M D

#1 main Heating System

Heating System Operation: Functional at time of inspection

Manufacturer: Goodman

Type: Forced air split system gas furnace Capacity: 100,000 BTUHR

Area Served: Whole house Approximate Age: 2012

Fuel Type: Natural gas

Heat Exchanger: Visible portion appeared serviceable.

Flue Pipe: Serviceable

Electrical

A NPNI M D

Service Size Amps: 200 Volts: 120-240 VAC

Service: Copper underground

110 VAC Branch Circuits: Copper

220 VAC Branch Circuits: Copper

Conductor Type: Primarily Non-metallic sheathed cable(Romex)

Ground: Electrical system grounded with copper clad rod in the ground at service entry

Smoke Detectors: **Missing smoke noted at front corner bedroom. Ensure proper functioning before closing, as operable smoke detectors in every bedroom and common hallway is a requirement for a house of this age.**

Laundry room main Electric Panel

Manufacturer: Siemens.....

Max Capacity: 200 Amps

Main Breaker Size: 200 Amps -FYI...Your "main breaker" is at the top of the main panel in the laundry room.



Breakers: Appeared serviceable

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 12 of 23

Plumbing

A NPNI M D

- Service Line: Copper
- Main Water Shutoff: At water meter near street
- Water Lines: Copper
- Sewer drains/vents PVC

Front attic Water Heater

- Water Heater Operation: Functional at time of inspection -It is not uncommon, when inspecting a home, to find 20 or so-year-old water heaters. However, many local plumbers insist that these 20 year old water heaters are existing beyond their design life. Even though this water heater may be functional, recommend budgeting for replacement in the near future.

Manufacturer: State

Type: Natural gas Capacity: 40 gallons

Approximate Age: Original equipment Area Served: Front of house

- Flue Pipe: Serviceable
- TPRV and Drain Tube: Visible portions appear serviceable

Back attic Water Heater

- Water Heater Operation: Functional at time of inspection -Water heater here, same age as before.

Manufacturer: State

Type: Natural gas Capacity: 50 gallons

Approximate Age: Original equipment Area Served: Back of house

- Flue Pipe: Serviceable
- TPRV and Drain Tube: Visible portions appear serviceable

Fireplace/Wood Stove

A NPNI M D

Living Room Fireplace

- Fireplace Construction: Insert with wood frame/sheetrock surround

Type: Wood burning set up for gas log use

- Flue: There is a greater than average amount of build-up in the flue. Recommend cleaning by a qualified professional before closing.

- Gas Valve Functioning properly
- Damper: Functioning properly
- Hearth: Slate

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 13 of 23

Kitchen

A NPNI M D

Main Kitchen

Cooking Appliances: Gas stovetop/electric oven

Ventilator: Vent hood was functional, but fan motor was extremely slow. I think its probably at the end of its useful life. Strong consideration should be given to replacement.

Disposal: Serviceable

Dishwasher Functional

Microwave: Functional

Sink: Porcelain dual bowl

Electrical: All outlets on a kitchen countertop are REQUIRED to be GFCI protected in a house of this age. Island outlets are NOT. Suggest evaluation and repair by licensed electrician.

Plumbing/Fixtures: Functional, no leaks observed

Counter Tops: Ceramic tile

Cabinets: Wood

Ceiling: Fluorescent light lens was missing on kitchen ceiling.

Walls: Textured sheetrock

Floor: Ceramic tile

Doors: Hollow core wood

Windows: Double pane aluminum

HVAC Source: Central air unit #1

Laundry Room/Area

A NPNI M D

Main Laundry Room/Area

Ceiling: Texture sheetrock

Walls: Textured sheetrock

Floors: Ceramic tile

Doors: Hollow core wood

Windows: Double pane aluminum

Electrical: 120 volt grounded outlets and lighting

HVAC Source: Central air unit #1

Washer Hose Bib: Serviceable, no leaks observed.

Washer and Dryer Electrical: 120-240 VAC

Dryer Vent: Through wall

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 14 of 23

Laundry Room/Area (Continued)

Dryer Gas Line: Gas line should be capped in addition to having an on/off valve for safety reasons. There is no cap present at this time.



Washer Drain: Appeared serviceable

Bathrooms

A NPNI M D

Hall Bathroom

Ceiling: Texture sheetrock
 Walls: Textured sheetrock
 Floor: Ceramic tile
 Doors: Hollow core wood
 Windows: Double pane aluminum
 Electrical: 120 V GFCI outlets and typical lighting
 Counter/Cabinet: Cultured marble and wood
 Sink/Basin: Both serviceable
 Faucets/Traps: Left side sink was slow to drain, and there was a leak at the drain line beneath right side sink. Also noted the drain stopper was missing at right side hall bathroom sink.
 Tub/Surround: Serviceable
 Toilets: Functional
 Ventilation: Light was not functional at heater vent light in hall bathroom.

Guest Bathroom

Ceiling: Texture sheetrock
 Walls: Textured sheetrock
 Floor: Ceramic tile
 Doors: Hollow core wood
 Windows: Double pane aluminum
 Electrical: The GFCI electrical outlet in guest bathroom was powered, but it would not trip when tested. Recommend replacement by licensed electrician.
 Counter/Cabinet: Cultured marble and wood
 Sink/Basin: Serviceable
 Faucets/Traps: Functional, no leaks observed

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 15 of 23

Bathrooms (Continued)

Tub/Surround: Serviceable
 Toilets: Functional
 Ventilation: **Heater was not functional at heater vent light on guest bathroom ceiling.**

Master Bathroom

Ceiling: Texture sheetrock
 Walls: Textured sheetrock
 Floor: Ceramic tile
 Doors: Hollow core wood
 Windows: Glassblock
 Electrical: 120 V GFCI outlets and typical lighting
 Counter/Cabinet: Cultured marble and wood
 Sink/Basin: Both serviceable
 Faucets/Traps: Functional, no leaks observed
 Shower/Surround: Fiberglass insert
 Spa Tub/Surround: Functional - Dedicated GFCI in place and serviceable.
 Toilets: Functional
 HVAC Source: Central air unit #1
 Ventilation: Vent/light unit

Living Spaces and Bedrooms

A NPNI M D

General Living Space

Closet: All serviceable
 Ceiling: Texture sheetrock
 Walls: Textured sheetrock
 Floor: carpet and antique pine
 Doors: Hollow core wood
 Windows: Double pane aluminum
 Electrical: 120 V grounded outlets and lighting
 HVAC Source: Central air unit #1

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 16 of 23

Final Comments

Accurate Inspections bases this inspection on the FUNCTIONALITY of the basic components of a building. I do not take into consideration layout, cleanliness, design, etc. Nor do I attempt to note every blemish and dent in a door or wall. This list is not intended to be all inclusive. These concerns may very well, be important, but they are a matter of taste, standards, and budget.

This report is for the exclusive use of the client for whom it was prepared. Accurate Inspections shall bear no liability whatsoever to any third party relying on its contents. Any third party using this report agrees thereby to defend, indemnify, and hold Accurate Inspections harmless from any claims of any person relying on this report.

Thank You

Eric Burns
Accurate Inspections

The following systems were "not inspected" as per Standards set forth by La. State Board of Home Inspectors. They MAY include, but are not limited to:

- Telephone and Cablevision
- Generator and related equipment
- Sprinkler systems
- Low voltage landscape lighting
- Security systems
- Pool and related equipment
- Private sewer and private water systems
- Remote-control operated systems
- Mosquito misting systems

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 17 of 23

Marginal Summary

Lots and Grounds

1. Driveway: Heavy cracking with some vertical displacement was observed on right-hand side of driveway near transformer. Eventually, this area will need to be addressed.



Exterior Surface and Components

2. Windows: Double pane aluminum - Several window panes have a condition known as "seal failure". This is when the air-tight seal between the two layers of glass has aged(or failed)....and allowed outside, moisture-laden air to infiltrate in its place....leaving the window looking "foggy". This condition is common in older windows like this, and cannot generally be fixed without replacing the affected panes of glass.

Garage/Carport

3. Attached Garage Ceiling: Florescent light on storage room ceiling works sometimes, and sometimes it doesn't. FYI



Roof

4. Main Roof Surface Material: Fiberglass architectural shingles - Roof appears to be in fair shape for its age. However, it is (statistically) approaching the "end of its useful life". Recommend budgeting for roof replacement in the next 0-3 years. (Even though roof appears serviceable at this time, be advised that an older roof like this one is certainly more brittle...and thus more susceptible to wind/weather damage than a newer, more pliable

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 18 of 23

Marginal Summary (Continued)

Material: (continued)

roof.)

Plumbing

5. Front attic Water Heater Water Heater Operation: Functional at time of inspection -It is not uncommon, when inspecting a home, to find 20 or so-year-old water heaters. However, many local plumbers insist that these 20 year old water heaters are existing beyond their design life. Even though this water heater may be functional, recommend budgeting for replacement in the near future.
6. Back attic Water Heater Water Heater Operation: Functional at time of inspection -Water heater here, same age as before.

Kitchen

7. Main Kitchen Ceiling: Florescent light lens was missing on kitchen ceiling.

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 19 of 23

Defective Summary

Lots and Grounds

1. Vegetation: Tree limbs come in hard contact with the roof in several areas. Notable shingle damage was observed. Recommend tree branch removal, and roof repair by qualified, licensed roofer.



Exterior Surface and Components

2. Trim: Complete caulking and painting of vertical wood trim on rear patio.



Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 20 of 23

Defective Summary (Continued)

3. Exterior Lighting: Gas lantern left of front door was not operational. Ensure proper operation before closing.



4. Exterior Electric Outlets: GFCI electrical outlet at front porch was powered, but would not trip when tested. Suggest replacement..... as operable GFCI outlets are a REQUIREMENT for a house of this age.

Garage/Carport

5. Attached Garage Electrical: All electrical outlets in a carport or garage are required to be GFCI protected in a house of this age. These are NOT. Recommend licensed electrician add GFCI protection as required.
6. Attached Garage Windows: Outer pane was broken at storage room window.



Roof

7. Plumbing Vents: Noted several cracked/dry-rotted rubber "boots" at the plumbing roof vents. Recommend replacement by qualified roofer. (A defective rubber boot will leak rain-water into the attic and should be repaired.)

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 21 of 23

Roof (Continued)

Plumbing Vents: (continued)



Attic

- 8. Main Attic Attic access stairs Stair stringers, treads, and operating arms were in generally very poor condition. Accurate Inspections recommends replacement for the safety of all users.
- 9. Main Attic Wiring/Lighting: There was an exposed wire splice noted above living room. Wire splices should be safely concealed within a junction box, and should not be exposed. Recommend repair by licensed electrician.



Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 22 of 23

Defective Summary (Continued)

10. Main Attic Moisture Penetration: Some rainwater penetration observed at previously noted "defective" plumbing vents.

Also noted roof decking rot/staining on front faade of house right of dormer beneath valley. Recommend further evaluation and repair of these conditions by a qualified, licensed roofer.



Electrical

11. Smoke Detectors: Missing smoke noted at front corner bedroom. Ensure proper functioning before closing, as operable smoke detectors in every bedroom and common hallway is a requirement for a house of this age.

Fireplace/Wood Stove

12. Living Room Fireplace Flue: There is a greater than average amount of build-up in the flue. Recommend cleaning by a qualified professional before closing.

Kitchen

13. Main Kitchen Ventilator: Vent hood was functional, but fan motor was extremely slow. I think its probably at the end of its useful life. Strong consideration should be given to replacement.

14. Main Kitchen Electrical: All outlets on a kitchen countertop are REQUIRED to be GFCI protected in a house of this age. Island outlets are NOT. Suggest evaluation and repair by licensed electrician.

Accurate Inspections

19:12 November 20, 2019

John Doe
10316 Main
Page 23 of 23

Defective Summary (Continued)

Laundry Room/Area

15. Main Laundry Room/Area Dryer Gas Line: **Gas line** should be capped in addition to having an on/off valve for safety reasons. There is no cap present at this time.



Bathrooms

16. Hall Bathroom Faucets/Traps: Left side sink was slow to drain, and there was a leak at the drain line beneath right side sink. Also noted the drain stopper was missing at right side hall bathroom sink.

17. Hall Bathroom Ventilation: Light was not functional at heater vent light in hall bathroom.

18. Guest Bathroom Electrical: The GFCI electrical outlet in guest bathroom was powered, but it would not trip when tested. Recommend replacement by licensed electrician.

19. Guest Bathroom Ventilation: Heater was not functional at heater vent light on guest bathroom ceiling.