

Alltell Home Inspection



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Home Inspection Report

Client(s): **John Smith**

Property address: **123 somewhere
Any where usa**

Inspection date: **02/01/2004**

This report published on Tuesday, June 29, 2010 11:10:54 AM CDT

Inspected by James Bohac L.S.B.H.I. License# 10263



How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury
Replace	Correction likely involves a significant expense
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Condition is of a cosmetic concern or involves only minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Routine Maintenance	Item or component is in serviceable condition
Additional Information	For your information

[Click here](#) for a glossary of building construction terms.

General information

Overview: Several deficiencies were found at the home which require repair or replacement. The home appears to be structurally secure. Many of the deficiencies are considered routine maintenance. Recommend consulting licensed contractors for all repairs or concerns.

Property address: 123 Somewhere

Client name: John Smith

Present during inspection: Buyer, Realtor

Inspector's name: James Bohac

Occupied: No

Date of inspection: 02/01/2004

Time started: 3:00pm

Time finished: 5:30pm

Weather conditions: Partly cloudy

Temperature: Cool

Ground condition: Damp

Age of building: 15 years

Main entrance faces: West

Type of building: Single family Acadian style

Foundation type: Slab on grade

The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system

Exterior

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Composition wood panels, Vinyl, Brick veneer

Driveway material: Asphalt, Poured in place concrete

Exterior door material: Metal

1) *Repair/Replace* - This property was clad with composition wood fiber siding. Many brands of this type of siding by different manufacturers are known to deteriorate or fail prematurely due to moisture penetration. Failure is typically visible in the form of swelling, cracking and delamination, especially at the bottom edges. This type of damage was found at several places.



Photo 3

2) *Repair/Replace* - Loose siding was found on the back side of the chimney chase when viewed from the roof. Recommend re-fastening siding and caulking edges to prevent future moisture intrusion.

3) *Repair/Replace* - Several exterior light fixtures appear to be inoperable. Recommend replacing bulbs where necessary. If lights still don't work then recommend having a qualified electrician evaluate and repair as necessary.

4) *Repair/Maintain* - One or more downspouts are loose or detached. Recommend repairing these downspouts where necessary.

5) *Maintain* - Vegetation (trees, shrubs and vines) are in contact with the structure's exterior. This is a conducive condition for wood destroying insects and organisms. Vegetation can serve as a conduit for insects and may retain

moisture against the exterior after it rains. Recommend pruning or removing vegetation as necessary so there's at least a one foot gap between all vegetation and the structure's exterior.



Photo 4

6) *Additional Information* - Minor cracks in driveway. These are only a cosmetic concern. No action is recommended.

Detached garage or carport

Foundation material: Poured in place concrete
Apparent wall structure: Wood frame
Wall covering: Composition wood panels, Brick veneer
Exterior door material: Metal
Roof type: Hipped

7) *Repair/Replace* - The power gable vent fan does not come on in the attic. The motor has seized and is inoperable.

Roof

Roof inspection method: Traversed
Roof type: Hipped
Roof covering: Asphalt or fiberglass composition shingles
Estimated age of roof: 10 Years
Estimated remaining useful life of roof with recommended repairs (years): 5-7 Years
Ventilation: Soffit vents, Ridge vents
Roof ventilation: Adequate
Facia: Wood
Soffits: Wood
Gutter material: Aluminum
Downspout material: Aluminum

8) *Repair/Maintain* - Recommend cleaning gutters.

9) *Minor Defect* - Algae growth was found on the shingles. This is typical in shady areas and does not affect the life of the shingles.

Electric service

Primary service type: Underground
Primary service overload protection type: Circuit breakers
Service amperage (amps): 200
Service voltage (volts): 120-240
Location of main service panel: Storage room
Location of main disconnect: Breaker at top of main panel
Service conductor material: Copper
Main disconnect rating (amps): 200
Branch circuit wiring type: Non-metallic sheathed (Romex)
Solid strand aluminum branch circuit wiring present: No
Smoke detectors present: Yes

10) *Safety* - Smoke detectors are in disrepair or missing. Recommend replacing smoke detectors every 10 years and installing new smoke detectors so that a functioning one is in each hallway and bedroom. For more information on smoke detectors, please review the U.S. Consumer Product Safety Commission Document #5077 [Test All Smoke Alarms \(Detectors\) and Annually Replace Batteries](#) [Develop and Rehearse an Escape Plan](#).

Water heater

Estimated age: 10 years
Type: Tank
Energy source: Electricity
Capacity (in gallons): 50
Brand & model: AO Smith Model # EES52-913

11) *Monitor* - Water heater is installed over finished living space and has a catch pan and drain installed. Recommend monitoring this pan for moisture due to the age of the unit.

12) - A temperature-pressure relief valve is installed on the top of the water heater designed to open and discharge hot water or steam to the exterior in case of a malfunction.

Heating and air conditioning

Heating system energy source: Electric
Heat system type: Forced air, Heat pump
Brand and Model: Carrier Model# FA4ANF048
A/C energy source: Electric
Brand and Model: Rheem Classic Model# RPLA-042JAZ 3.5 Ton unit
Air conditioning type: Split System
Distribution system: Sheet metal ducts

13) *Repair/Maintain* - The outside condensing coils are dirty. Recommend having coils cleaned by a licensed heating and air contractor to increase efficiency.

14) *Repair/Maintain* - Return air filters are dirty, recommend replacing filters monthly.

15) *Repair/Maintain* - Significant amounts of debris and dust are visible at several sections of supply and return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "Ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. The client may wish to have a qualified service provider professionally clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit: <http://www.epa.gov/iaq/pubs/airduct.html>

16) *Evaluate* - Supply air from the air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct or current room temperature. This may be caused low refrigerant, dirty coils, a failing compressor, an over-sized fan, or a deficient return air system. A qualified heating and cooling contractor should evaluate and repair as necessary.

Plumbing

Location of main water shut-off valve: Outside left of home
Location of main water meter: At street
Water service: Public
Service pipe material: Copper
Supply pipe material: Polybutylene
Vent pipe material: Plastic
Drain pipe material: Plastic

17) *Repair/Maintain* - The cold water valve, for the washing machine in the laundry room, is dripping and does not shut off completely. Recommend contacting a licensed plumber for repairs.

18) *Repair/Maintain* - The insulation covering the exterior water supply line has corroded. Recommend replacing with new insulation to prevent water line from freezing in cold weather.

19) *Monitor* - Plumbing supply lines appear to be made of Polybutylene. Polybutylene is a grey plastic material used extensively during the 1980s and 1990s that has proven itself to be more prone to leakage than other types of supply piping systems like copper.

Fireplace

Fireplace type: Metal prefabricated
Chimney type: Metal

20) *Safety* - Significant creosote buildup in fireplace chimney. Recommend having a chimney sweep clean chimney.

21) *Repair/Replace* - One or more refractory panels (the 1" thick fireproof panels lining the fireplace walls) are cracked and need repairing. Recommend patching cracks with a high temperature resistant refractory mortar or sealant available at hardware stores. Recommend monitoring the refractory panels in the future. This type of repair will likely need repeating. Recommend replacing refractory panels if cracks exceed 1/4" in width, if surface pitting becomes extensive and deeper than 3/16", or if any piece of the refractory larger than 2"(51 mm) in radius and 3/16" deep becomes dislodged.

Interior rooms

Kitchen appliances: Dishwasher, Electric Range, Microwave, Garbage disposal
Flooring: Ceramic Tile, Sheet vinyl, Carpet

22) *Safety, Replace* - A damaged receptacle cover was found in the first bed room. Recommend replacing cover.

23) *Safety, Repair/Maintain* - Several receptacles were found to be loose in the wall throughout the home. Recommend tightening all loose receptacles.

24) *Repair/Replace* - The kitchen faucet leaks at the base. Repair or replace as needed.
<http://plumbing.hardwarestore.com/learning/how-to-repair-faucets.aspx>

25) *Repair/Replace* - The hot water valve, at the sink in the hall bathroom, has worn and become loose at the fixture.

26) *Repair/Replace* - Window is cracked at the rear patio. Recommend replacing glass.



Photo 5

27) *Repair/Maintain* - The dishwasher did not turn on when tested. Recommend having unit serviced by a qualified contractor.

28) *Repair/Maintain* - The toilet in the master bath does not flush properly. The handle must be held down to flush. Recommend replacing or adjusting the tank flapper valve.

29) *Repair/Maintain* - Door doesn't latch in the first bedroom. Recommend adjusting latch plate or lockset mechanism so door latches.

30) *Monitor* - The ceiling in the kitchen shows where it has been previously patched. No leaks were found at the time of the inspection.

31) *Routine Maintenance* - Light in range hood is inoperable. Recommend replacing light bulb or repairing as necessary.

32) *Routine Maintenance* - Several bulbs were not lit in the den. Recommend replacing bulbs or consulting a licensed electrician for proper repairs.

33) *Routine Maintenance* - The top of the hall bath tub surround should be caulked to prevent moisture intrusion at the wall.

34) *Routine Maintenance* - The sides of the master bath tub should be caulked to prevent moisture intrusion at the wall.

35) - All flooring materials appear to be secure and in good condition.

36) - The drywall at the walls and ceiling appear to be secure.

Attic

Inspection method: Traversed

Ventilation: Soffit, Ridge

Roof structure type: Rafters with purlins, struts and collar ties

Sheathing: OSB

Ceiling structure: Joist

Insulation material: Fiberglass loose fill

Insulation estimated R value: 6 inches, approximately R-22

37) *Repair/Replace* - A cracked support purlin was found in the attic above the entrance stairs. Recommend contacting a licensed contractor for repairs.



Photo 6

38) *Repair/Replace* - A cracked valley rafter was found at the right side of the attic. Additional wood should be added the sides of the rafter (sistered) to strengthen the cracked area. Recommend contacting a licensed contractor for repairs.



Photo 8

39) *Repair/Maintain* - Insulation is missing from the ceiling above the kitchen. Recommend installing insulation in this area to increase energy efficiency.



Photo 7

40) *Maintain* - Pull-down stairs are installed for the attic access. No insulation is installed above the stairs. To reduce air leakage and increase energy efficiency, recommend installing insulation between steps or adding a insulated hatch cover. An example of one can be seen at <http://www.attictent.com/>.

Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due condensation forming on the underside of the roof sheathing during cold weather.

41) *Maintain* - Insulation in attic is substantially less than an R30 rating. Recommend installing additional insulation to increase energy efficiency. Insulation is rated in terms of thermal resistance, called R-value, which indicates the resistance to heat flow. The higher the R-value, the greater the insulating effectiveness. A minimum of R30 at the ceiling is recommended for our climate.

All inspections are in accordance to the Standards of Practice and Code of Ethics established by th Louisiana State Board of Home Inspectors.