



# Superior Home Inspections

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Inspected By: Kyle Swart



## Home Inspection Report

Prepared For:

**Mr Sample**

Property Address:

**123 Sample Report Ln  
Central , LA**

Inspected on Sat, May 4 2019 at 9:09 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Site Grading

1) Grading at front of structure slopes towards the house and foundation, with water being held at front porch area and corner to the right of front door. This will eventually have negative effects on the foundation strength. Recommend licensed landscape contractor evaluate and repair to eliminate water being held around foundation perimeter, using additional drainage, the use of a swale, or grading.



Figure 1-1



Figure 1-2



(Report Summary continued)



Figure 1-3



Figure 1-4

2) Recommend a 2" - 4" gap between the house siding and the foundation. When the soil is above the siding, moisture and insect intrusion is possible. Recommend lowering soil around perimeter to allow for the 2" - 4" gap. (Front right of house)



Figure 2-1



Figure 2-2

(Report Summary continued)



Figure 2-3

## Windows

3) Window noted in picture is cracked, recommend replacing. (Window in living area)



Figure 4-1

## General

Inspectors Signature:



|                                 |                                 |
|---------------------------------|---------------------------------|
| Property Type:                  | Single Family                   |
| Stories:                        | One                             |
| Approximate Age:                | 5 Years Old                     |
| Age Based On:                   | Listing                         |
| Bedrooms/Baths:                 | 4/2.5                           |
| Furnished:                      | No                              |
| Occupied:                       | No                              |
| Weather:                        | Drizzle                         |
| Temperature:                    | Cool                            |
| Soil Condition:                 | Wet                             |
| Utilities On During Inspection: | Electric Service, Water Service |
| People Present:                 | Client                          |

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

|               |                         |
|---------------|-------------------------|
| Site Grading: | Sloped Toward Structure |
|               | Condition: Marginal     |



### Comment 1:

Grading at front of structure slopes towards the house and foundation, with water being held at front porch area and corner to the right of front door. This will eventually have negative effects on the foundation strength. Recommend licensed landscape contractor evaluate and repair to eliminate water being held around foundation perimeter, using additional drainage, the use of a swale, or grading.



(Site continued)



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4



Comment 2:

Recommend a 2" - 4" gap between the house siding and the foundation. When the soil is above the siding, moisture and insect intrusion is possible.

Recommend lowering soil around perimeter to allow for the 2" - 4" gap. (Front right of house)



(Site continued)



Figure 2-1



Figure 2-2



Figure 2-3

|                  |                         |
|------------------|-------------------------|
| Vegetation:      | Generally Maintained    |
| Retaining Walls: | Condition: Satisfactory |
| Driveway:        | Not Present             |
|                  | Concrete                |
|                  | Condition: Satisfactory |
| Walkways:        | Concrete                |
|                  | Condition: Satisfactory |
| Steps/Stoops:    | Not Present             |
| Patios/Decks:    | Concrete                |
|                  | Condition: Satisfactory |

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

|                         |                                                               |
|-------------------------|---------------------------------------------------------------|
| Exterior Covering:      | Brick, Hardie Board (cement board)<br>Condition: Satisfactory |
| Exterior Trim Material: | Vinyl, Aluminum<br>Condition: Satisfactory                    |
| Windows:                | Vinyl<br>Condition: Marginal                                  |



## Comment 3:

To increase energy efficiency, and prevent water intrusion, recommend caulking around all exterior windows.



Figure 3-1



Figure 3-2

(Exterior continued)



Figure 3-3



Comment 4:

Window noted in picture is cracked, recommend replacing. (Window in living area)



Figure 4-1

Entry Doors:

Wood, Steel

Condition: Satisfactory

Railings:

Not Present

## Garage

|                        |                             |
|------------------------|-----------------------------|
| Garage Type:           | Attached                    |
| Garage Size:           | 2 Car                       |
| Door Opener:           | Chain Drive                 |
|                        | Condition: Satisfactory     |
| Opener Safety Feature: | Light Beam, Force Sensitive |
|                        | Condition: Satisfactory     |

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

|                    |                             |
|--------------------|-----------------------------|
| Inspection Method: | From Ground with Binoculars |
| Roof Design:       | Hip                         |
| Roof Covering:     | Architectural Shingle       |
|                    | Condition: Satisfactory     |





(Roofing continued)



Approximate Roof Age: 5 Years Old

(Roofing continued)

|                      |                         |
|----------------------|-------------------------|
| Ventilation Present: | Soffit, Turbine         |
|                      | Condition: Satisfactory |
| Vent Stacks:         | Metal                   |
|                      | Condition: Satisfactory |
| Chimney :            | Not Present             |
| Flashings:           | Metal                   |
|                      | Condition: Marginal     |



Comment 5:

Drip edge above garage is bent. Recommend straightening back to its original shape so that it performs correctly.



Figure 5-1



Figure 5-2



Comment 6:

Recommend kick out flashing in areas where water will drain down house siding, eventually causing it to deteriorate faster.

(Roofing continued)



Figure 6-1



Figure 6-2

Gutters & Downspouts: Not Present



Comment 7:

Area noted has significant amount of water runoff from roof. Gutters in this location would help move water away from foundation quicker.



Figure 7-1



Figure 7-2

(Roofing continued)



Figure 7-3

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

|                      |                         |
|----------------------|-------------------------|
| Foundation Types:    | Slab on Grade           |
| Foundation Material: | Poured Concrete         |
|                      | Condition: Satisfactory |
| Wall Structure:      | Wood Frame              |
|                      | Condition: Satisfactory |

## Attic

Attic Entry:

Garage



(Attic continued)

Roof Framing Type:

Joist and Rafters  
Condition: Satisfactory



Roof Deck Material:

Oriented Strand Board  
Condition: Satisfactory



Vent Risers:

PVC  
Condition: Satisfactory

(Attic continued)

Insulation:

Blown In Fiberglass  
Condition: Satisfactory



## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Underground

Main Disconnect Location:

Service Panel

Service Panel Location:

Interior



(Electrical continued)

Service Line Material:

Copper

Condition: Satisfactory

Service Voltage:

240 volts

Service Amperage:

200 amps

Service Panel Ground:

Ground Rod, There is no bonding of panel visible

Branch Circuit Wiring:

Non-Metallic Shielded Copper

Condition: Satisfactory



Overcurrent Protection:

Breakers

Condition: Satisfactory



(Electrical continued)

GFCI/AFCI Breakers: Yes  
 Condition: Satisfactory

Smoke Detectors: Present  
 Condition: Not tested

## HVAC

HVAC System Type: Central Split System

Thermostat: Digital  
 Condition: Satisfactory

Thermostat Location: Hallway

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Attic

Type of Equipment: Heat Pump  
 Condition: Satisfactory

Manufacturer: Goodman



Heating Fuel:



Electric  
 Condition: Satisfactory



(Heating continued)

|                       |                                                              |
|-----------------------|--------------------------------------------------------------|
| Approximate Age:      | 5 Years Old                                                  |
| Filter Type:          | Disposable                                                   |
|                       | Condition: Satisfactory                                      |
| Output Temperature:   | Not Tested Due To Heat Pump Present And Exterior Temperature |
| Type of Distribution: | Flexible Ducting                                             |
|                       | Condition: Satisfactory                                      |

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

|                 |          |
|-----------------|----------|
| Energy Source:  | Electric |
| Condenser Make: | Goodman  |



|                            |                     |
|----------------------------|---------------------|
| Condensor Size:            | 48,000 BTU (4 Tons) |
| Condenser Approximate Age: | 5 Years Old         |

(Cooling continued)

Condensate Drainage:

To Waste Drain

AC Supply Air Temp:

Condition: Satisfactory  
56 Degrees



Comment 8:



Figure 8-1

AC Return Air Temp:

70 Degrees

(Cooling continued)



Comment 9:



Figure 9-1

AC Temperature Drop:

14 Degrees



Comment 10:



Figure 10-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

|                                 |                         |
|---------------------------------|-------------------------|
| Water Service:                  | Public                  |
| Supply Pipe Material:           | PEX                     |
|                                 | Condition: Satisfactory |
| Location of Main Water Shutoff: | At Meter                |
| Waste Pipe Material:            | PVC                     |
|                                 | Condition: Satisfactory |
| Location of Gas Shutoff:        | Not Present             |

## Water Heater

Manufacturer:

Rheem



|                               |                           |
|-------------------------------|---------------------------|
| Fuel:                         | Electric                  |
| Capacity:                     | 50 gal                    |
| Approximate Age:              | 5 Years Old               |
| Temp & Pressure Relief Valve: | Present With Blow Off Leg |
|                               | Condition: Satisfactory   |



(Water Heater continued)

Fuel Disconnect:

Within Sight of Equipment



Comment 11:



Figure 11-1

# Bathrooms

## Bathroom #1

|                   |                         |
|-------------------|-------------------------|
| Location:         | Half Bath               |
| Sink(s):          | Single Vanity           |
|                   | Condition: Satisfactory |
| Toilet:           | Standard Tank           |
|                   | Condition: Satisfactory |
| Floor:            | Tile                    |
|                   | Condition: Satisfactory |
| Ventilation Type: | Ventilator              |
|                   | Condition: Satisfactory |
| GFCI Protection:  | Outlets                 |
|                   | Condition: Satisfactory |

## Bathroom #2

|           |                     |
|-----------|---------------------|
| Location: | Hallway             |
| Bath Tub: | Recessed            |
|           | Condition: Marginal |



### Comment 12:

Bath tub faucet and spout are loose on wall, recommend securing properly to prevent water from entering behind hardware.

(Bathroom #2 continued)



Figure 12-1

|                   |                                          |
|-------------------|------------------------------------------|
| Shower:           | In Tub<br>Condition: Satisfactory        |
| Sink(s):          | Single Vanity<br>Condition: Satisfactory |
| Toilet:           | Standard Tank<br>Condition: Satisfactory |
| Shower Walls:     | Fiberglass<br>Condition: Satisfactory    |
| Tub Surround:     | Fiberglass<br>Condition: Satisfactory    |
| Floor:            | Tile<br>Condition: Satisfactory          |
| Ventilation Type: | Ventilator<br>Condition: Satisfactory    |
| GFCI Protection:  | Outlets<br>Condition: Satisfactory       |

(Bathrooms continued)

## Bathroom #3

Location:  
Bath Tub:

Master  
Recirculating  
Condition: Satisfactory



Comment 13:

Bath tub faucet noted in picture has no stop present. The faucet will spin 360 degrees. Recommend repairing.



Figure 13-1



(Bathroom #3 continued)

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Shower:           | Stall<br>Condition: Satisfactory                      |
| Sink(s):          | Double Vanity<br>Condition: Satisfactory              |
| Toilet:           | Standard Tank<br>Condition: Satisfactory              |
| Shower Walls:     | Tile<br>Condition: Satisfactory                       |
| Tub Surround:     | Acrylic<br>Condition: Satisfactory                    |
| Floor:            | Tile<br>Condition: Satisfactory                       |
| Ventilation Type: | Ventilator<br>Condition: Satisfactory                 |
| GFCI Protection:  | Outlets, Recirculating Tub<br>Condition: Satisfactory |

## Bedrooms

### Bedrooms

|                  |                                                                             |
|------------------|-----------------------------------------------------------------------------|
| Flooring:        | Wood laminate<br>Condition: Satisfactory                                    |
| Ceiling & Walls: | Drywall/Plaster<br>Condition: Satisfactory                                  |
| Electrical:      | Switches and Outlets, Light Fixture, Ceiling Fan<br>Condition: Satisfactory |
| Windows:         | Single Hung<br>Condition: Satisfactory                                      |
| Doors:           | Hinged<br>Condition: Satisfactory                                           |
| Heat Source:     | Register<br>Condition: Satisfactory                                         |

(Bedrooms continued)



Comment 14:

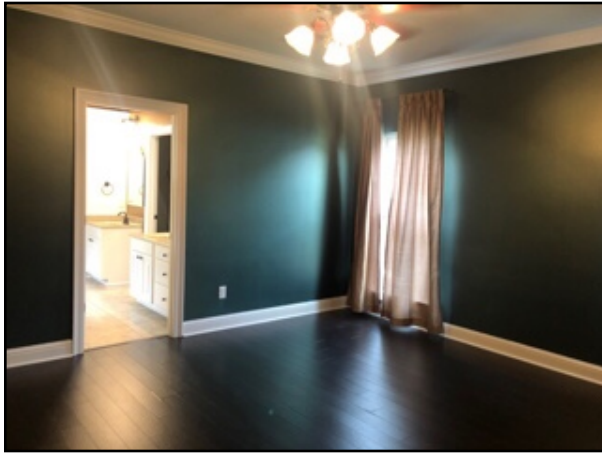


Figure 14-1

## Laundry

|                    |                         |
|--------------------|-------------------------|
| Built In Cabinets: | Yes                     |
| Laundry Sink:      | Condition: Satisfactory |
| Dryer Venting:     | Not Present             |
|                    | To Exterior             |
|                    | Condition: Satisfactory |
| GFCI Protection:   | Not Present             |
| Laundry Hook Ups:  | Yes                     |
|                    | Condition: Satisfactory |
| Washer:            | Not Present             |
| Dryer:             | Not Present             |

## Kitchen

|              |                         |
|--------------|-------------------------|
| Cabinets:    | Wood                    |
|              | Condition: Satisfactory |
| Countertops: | Granite                 |
|              | Condition: Satisfactory |
| Sink:        | Double                  |
|              | Condition: Satisfactory |

(Kitchen continued)

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

|          |                                    |
|----------|------------------------------------|
| Oven:    | Kenmore<br>Condition: Satisfactory |
| Cooktop: | Kenmore<br>Condition: Satisfactory |



|               |                                    |
|---------------|------------------------------------|
| Range Hood:   | Kenmore<br>Condition: Satisfactory |
| Refrigerator: | Not Present                        |
| Dishwasher:   | Kenmore<br>Condition: Satisfactory |
| Microwave:    | Kenmore<br>Condition: Satisfactory |
| Disposal:     | Badger<br>Condition: Satisfactory  |

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

|                  |                                                |
|------------------|------------------------------------------------|
| Floors:          | Tile, Wood Laminate<br>Condition: Satisfactory |
| Walls/ Ceilings: | Painted Drywall<br>Condition: Satisfactory     |



Comment 15:  
Stain noted on ceiling.



Figure 15-1

|                          |                                             |
|--------------------------|---------------------------------------------|
| Window Types:            | Single Hung<br>Condition: Repair or Replace |
| Window Materials:        | Vinyl                                       |
| Entry Door Types:        | Hinged<br>Condition: Satisfactory           |
| Entry Door Materials:    | Wood, Steel                                 |
| Interior Door Materials: | Wood                                        |
| Fireplace:               | Not Present                                 |