

# 21st Century Home Inspections LLC.

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Raised Sample Report



## Definitions

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

<b>Safety Concerns</b>	Items which are considered to be safety concerns.
<b>Not Inspected</b>	Item was not inspected due to deficiencies, utilities not being on, or other reasons.
<b>Repairs</b>	Item requires repair, servicing or improvement by a qualified contractor specializing in the type of repair or improvement needed.
<b>Defective</b>	Item needs immediate repair or replacement by a qualified contractor specializing in the type of repair needed.
<b>General Comments</b>	General comments for information purposes.

## General Information

### Property Information

**Property Address**  
**City State** Louisiana **Zip**  
**Contact Name**  
**E-Mail**

### Client Information

**Client Name**  
**E-Mail**

### Inspection Company

**Inspector Name** Marc Orgeron (Louisiana Home Inspector License #10245)  
**Company Name** 21st Century Home Inspections LLC.  
**Company Address** 760 Goodson Drive  
**City** Gretna **State** LA **Zip** 70056  
**Phone** (504) 494-2418 **Fax** (504) 263-8982  
**E-Mail** nspctrone@gmail.com

### Conditions

**Estimated Age** 100+- on the main house / unknown on the additions **Entrance Faces** East  
**Inspection Date** 01/21/2014  
**Electric On** Yes  
**Gas/Oil On** Yes  
**Water On** Yes  
**Temperature** 53 degrees  
**Weather** Sunny **Soil Conditions** Damp in crawlspace  
**Space Below Grade** Crawlspace  
**Building Type** The subject property is a single family dwelling **Garage** None  
**Sewage Disposal** City **How Verified** Visual  
**Water Source** City **How Verified** Visual  
**Additions/Modifications** Yes - We recommend obtaining copies of the city code enforcement inspection reports for your records if possible.  
**Permits Obtained** Unknown **How Verified** N/A

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## General Information (Continued)

At your request, we conducted a home inspection on your property in accordance with the Standards of Practice through the Louisiana State Board of Home Inspectors and ASHI.

The "front", "rear", "left" and "right" designations in this report refer to the property as you are facing it, with your back to the street.

Repairs, defective items as well safety concerns are indicated throughout the report. This report is the expressed opinion of this company only and is not intended to bind any party to make any repairs or replacements.

An earnest effort was made on your behalf to discover any visible defect, however in the event of an oversight, a maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take the time to review limitations contained in the inspection agreement.

Since we are not licensed pest control operators, we cannot address the existence of wood destroying organisms or identify their damages. Of course, hidden damages and damages not specifically identified by a licensed termite inspector cannot be addressed in this report.

If the house is not under a contract for control of termites, it is recommended that you contact any termite company and discuss the costs and advantages of placing the house under such a warranty. If you elect not to place the house under warranty, it is very strongly recommended that you have the house inspected at least once a year to try and detect any infestation before substantial damages result.

If the house is under warranty for control of termites, please contact the company to determine the following:

What type of termites are covered?

When does the contract renew and at what cost?

Does the contract include a damage repair clause?

Can a damage repair clause be added if you have the house baited for termites?

What process do you follow to transfer the contract and is there a cost to transfer?

Is this a wavered contract or was this house treated in accordance with State minimum specifications?

What is the history of any previous infestation and treatment of this house?

Sincerely,

*Marc Orgeron*

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## Exterior Surface and Components

Determining the presence of lead paint, if any, is not part of this inspection.  
All deteriorated or rotten wood or metal materials should be repaired or replaced.  
Of course hidden damages cannot be evaluated.

### Exterior Surface

#### General Comments **General Comments:**

The exterior walls are vinyl siding. The overhangs and trims are aluminum and vinyl. Painted wood windows and aluminum windows are installed. All windows were opened satisfactorily, unless otherwise noted.

Exterior surfaces were viewed and were found to be generally in average to good condition with cosmetic blemishes, unless otherwise noted.

The concrete driveway, porch and sidewalks are in serviceable condition with some typical minor cracking and offsets noted.

The exterior wall sheathing is covered by vinyl siding and the wood overhangs were covered by aluminum and vinyl. The wood exterior window sills and trims have been capped with metal to minimize moisture damage potential. Of course hidden damages, if any, cannot be evaluated.

The chain link fence, handrails and guardrails typical age rusting and paint flaking.

#### Repairs

#### **Repairs:**

The driveway gate has a bent post and is in need of adjustments.

The vine growth on the rear of the house and the fence should be removed to minimize damage potential.

Loose and broken vinyl was noted at the rear of the gable.

Loose vinyl was noted at rear of the addition. Exposed decking was noted due to the top course of siding being loose. This area should be sealed to prevent moisture intrusions.

The siding at the rear should be properly sealed to prevent moisture intrusions.

Debris was noted in the crawlspace. This debris should be removed to prevent possible termite infestations and to safely crawl for inspections and service work.

Wood to ground contact was noted at the lattice panel in the middle of the crawlspace. This condition can promote termite infestations. We recommend removal.

The wood form boards at the front and rear porches can be removed as they are not structural and can promote termite infestations. These boards are loose and falling down.

Peeling paint was noted on the exterior. Determining the presence of lead-based paint is beyond the scope of this inspection.

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## Exterior Surface and Components (Continued)

### Repairs: (continued)

Some of the metal capping at the window sills is wavy and not caulked, which can cause moisture intrusions.

Loose and damaged siding was noted at the upper left rear.

Some of the rubber strips, to secure the window panes to the frame, are cracked.

Some of the wood window pane glazing has moderate age cracking and separations, which can cause the window panes to loosen.

The penetration hole through the exterior siding on the right by the plumbing vent should be sealed to prevent moisture from entering the wall cavities.

The siding is loose and wavy in various areas throughout.

Some of the window screens are torn or missing.

Some of the window sills are pitched toward the house. This condition can cause water intrusions. Moisture stains and patchwork were noted to the drywall under several of the windows.

## Roof

**Evidence of prior roof leaks may be disguised by interior finishes.**

**Flat roof systems are poorly designed and prone to leakage more so than a pitch roof.**

**Roof inspections may be limited by access, condition, weather, pitch and height and other safety concerns.**

**Any estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction and other factors.**

### Main/Additions Roof Surface

**Method of Inspection:** The roof was walked upon during this inspection

**Type:** Gable/hip/shed

**Approx Age:** Reported to be 5 years

**General Comments:** Asphalt Shingle 30-year -

The asphalt seal tab roof appears to be functional. No apparent active leaks were detected during the inspection of interior spaces.

The roofing materials have typical age wear and granular deterioration. No delamination of the shingles themselves was noted. The roofing materials appear to be a manufacturer's 30-year guarantee material.

Patchwork was noted on the roof where the first chimney was removed. This work appears to be functional.

Repairs

### Repairs:

The satellite dish, antennas and brackets on the roof should be removed and the holes sealed to prevent

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## Roof (Continued)

### Repairs: (continued)

leaks.

The vines noted on the roof should be removed to minimize damage potential.

A drip edge should be installed at the perimeter of the roof to prevent the edge shingles from cracking and to prevent water from penetrating the roof sheathing boards.

Exposed and rusted nail heads were noted on the top course behind the chimney. These nail heads should be sealed to prevent further rust and potential leaks.

The shingles on the rear of the main roof do not overhang enough, which can cause water to roll back and penetrate the roof sheathing.

Exposed decking was noted at the rear by the shed type roof. This area should be properly sealed to prevent further moisture damages.

Damages were noted to the main roof at the left rear.

We recommend that a qualified roofing contractor evaluate and estimate repairs and certify the roof as being in serviceable condition with no deficiencies.

Not Inspected

### **Not Inspected:**

We were unable to determine the type of sheathing that this roof is installed over, due to no readily available attic access to view.

General Comments

**Chimney:** Brick -

The portions of all but one of the chimneys, which once extended above the roof line, have been removed and the fireplaces are blocked on the interiors. This work is structurally functional but renders the chimneys inoperable.

Repairs

### **Repairs:**

A few loose and missing bricks, which should be replaced, were noted at the chimney on the roof.

Repairs

A missing rain hat, to prevent rain water from entering the chimney, was noted.

**Gutters:** Aluminum -

A few loosely secured gutter spike nails were noted.

A few of the joints at the gutter runs are leaking.

The gutters are falling off of the right side of the house, causing the wood fascia to be exposed.

The right rear downspout is missing.

The front gutter leaks between the fascia and gutter, which can cause moisture damages to the underlying wood.

Repairs

**Flashing:** Galvanized -

The flashing at the rear of the main house is loose and has exposed and rusted nails.

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## Roof (Continued)

## Electrical

Electrical components concealed behind finished surfaces are not, and can not be inspected without removing the wall coverings, which is not part of a home inspection. Of course hidden damages cannot be evaluated.

The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring, and other components which are not part of the primary electrical power distribution system. Furniture and/or storage in many cases restricts access to electrical outlets, and if this applies we cannot inspect or test the outlets in these areas.

### General Comments **General Comments:**

A 125-amp capacity, 120/240-volt electrical system, is installed for the existing service. The service is provided overhead with copper conductors. The main service is located outside of the house at the left front.

Circuit breakers are employed with a few spare positions available. Copper wiring is used for the 120-volt circuits. Grounded type outlets are utilized.

Some of the circuits in the electrical panel are marked for identification.

Some newer grounded type Romex wiring was noted.

Some older cloth wrapped non grounded Romex wiring was noted. The outside insulation can deteriorate over time. This wiring will eventually need replacement when this occurs. We recommend vinyl wrapped grounded Romex wiring when needed.

All of the accessible light switches, fixtures and outlets were checked and were found to be operational unless otherwise noted.

A few apparent burned or missing light bulbs were noted throughout. We recommend replacement of these light bulbs to verify if the fixtures are operable.

Smoke alarms are installed for safety. We recommend testing periodically. For battery operated smoke alarms, we recommend replacement of the batteries upon moving in and then replacing the batteries at daylight savings time to ensure proper functionality.

## Structure

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of main structures and additions are not part of a home inspection. If you have any concerns you should contact a structural engineer or architectural firm.

Structural components concealed behind finished surfaces could not be inspected. Of course hidden damages cannot be evaluated.

Furniture and or storage that restricts access to structural components cannot be evaluated.

A licensed foundation contractor may find a different scope of work other than outlined in this report, and is recommend to make all repairs as necessary.

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## Structure (Continued)

### General Comments **General Comments:**

Structure consists of brick and block piers and chain walls, wood sills and floor joists, wood stud walls and a conventional roof framing system with unknown sheathing due to no attic access.

We entered the crawlspace through openings between the foundation piers.

We visually inspected accessible areas of the crawlspace. Wood sills and floor joists appear to be in serviceable condition with typical minor age sagging unless otherwise noted.

Framing connections in the crawlspace appear to be secured properly. No visible signs of structural distress were noted in the framing materials, unless otherwise noted.

Crawlspace ventilation appears to be sufficient at time of inspection and the ground was damp. Maintaining adequate ventilation will help control fungus growths and termite infestations.

Rodent guards are installed in the crawlspace, which prevents inspections of the wall studs and the ends of the floor joists where they rest on the foundation sills. These framing members are normally visible in the crawlspace. Some of these boards were already removed and some degree of damages were noted in these areas, however do not appear to be of structural concern, unless otherwise noted.

We shall inspect by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

Minor to moderate moisture stains and damages were noted at some of the crawlspace framing, sills and floor joists with no abnormal crushing or deflection, unless otherwise noted. Although these stains and damages appear to be the result of past leaks, we recommend monitoring for further signs of stains and repairing, if necessary.

Brick and block piers and chain walls are in serviceable condition with typical settlements and tilting, unless otherwise noted. The piers have been encapsulated (wrapped in a thin coat of cement) to prevent mortar joint loss.

An interior floor level survey was performed. A maximum differential of 1 and 1/2 inches now exists over a distance of approximately 13 feet. This differential is due to normal construction tolerances and minor to moderate foundation settlements.

These slopes are about average. Further settlements should be minimal, if any and of no serious structural concern. However, the potential for future foundation settlements cannot be discounted totally.

It is imperative that the perimeter of the house is kept properly maintained and that moisture is not allowed to flow around the house. Such moisture will over time cause the foundation material to deteriorate or erode and cause additional foundation settlements. Gutters and downspouts should be kept on the house and splash blocks or downspout extenders used to conduct flows away from the foundation.

There are moderately sized to large trees in the vicinity of the house. While the future possible effects of

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## Structure (Continued)

### General Comments: (continued)

the tree roots on the foundation system cannot be gauged accurately, these are mature trees, and their effects on the foundation should be minimal.

Keeping these trees well watered and times of drought by allowing a small amount of water to flow into the ground and around the tree for at least 24 hours can insure that the roots do not remove an excessive amount of water from under the house and cause the foundations to settle.

Although these tree roots are not likely to affect the foundation, they can cause damages to the underground sewer drain lines. A video camera was inserted into the sewer lines to search for underground sewer line leaks by Hy-Tech Plumbing. Please see their separate report.

### Repairs

#### Repairs:

Damages were noted to the front foundation sill. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

Damages were noted to the foundation sill over the 2nd pier on the left. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

Damages were noted to the tops of the floor joists and to the floor boards in front of the first chimney in the crawlspace, which causes the floors to be loose. The tops of the floor joists can be sistered and the floor boards re-nailed to properly secure them.

A few loose or missing bricks, which should be replaced, were noted at the foundation pier to the left of the 2nd chimney foundation. These bricks should be replaced and secured for proper support of the foundation sills.

Damages were noted to the blocking at the 2nd chimney foundation. This condition has caused a couple of the floor joists to loosen. These joists should be properly secured to ensure their structural integrity.

Damages were noted to the cross sill located by the pier to the left side of the 2nd chimney foundation. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

We noted a broken floor joist behind the 2nd chimney foundation. This broken floor joist should be repaired by sistering another board on side of the broken one to ensure it's structural integrity.

Damages were noted to the right side and cross sill located behind the 2nd chimney foundation by the T-shaped pier to the right. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

Damages were noted to one of the floor joists to the left of the 2nd cross sill behind the 2nd chimney foundation. This deteriorated floor joist should be repaired by sistering another board on side of the deteriorated one to ensure it's structural integrity.

The foundation sill at the left rear porch (which runs from front to back) is hanging, due to a missing foundation pier.

Damages were noted to the rear foundation sill. This deteriorated foundation sill should be replaced to



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## Structure (Continued)

### Repairs: (continued)

ensure it's structural integrity.

The encapsulation is falling off of some of the piers and can be re-encapsulated (wrapped in a thin coat of cement) to reduce further mortar joint loss.

A qualified foundation/framing contractor may find a different scope of work other than outlined in this report. We recommend that the foundation be certified as being in operable condition with no deficiencies by a qualified foundation/framing contractor.

Not Inspected

### **Not Inspected:**

We were unable to view the main house attic framing, sheathing and components due to no readily available attic access.

We were unable to view the framing and sheathing at the additions, due to the shed roof construction and no access to view.

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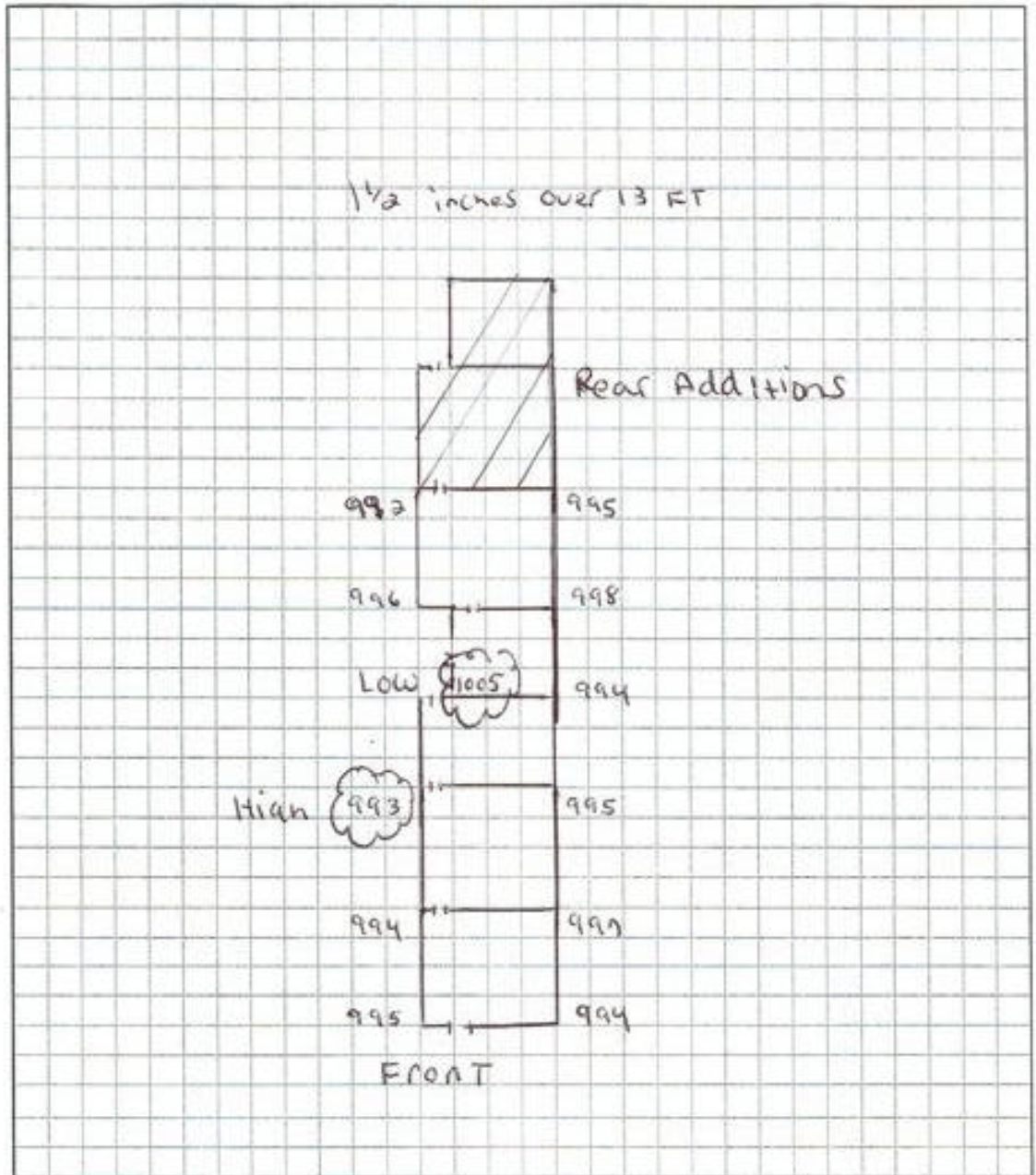
## Structure (Continued)



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DATE \_\_\_\_\_

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## Structure (Continued)

## Air Conditioning

The adequacy of the cooling supply or distribution balance is not part of this inspection.

Determining the proper size ductwork or return air size is not part of this inspection.

If any black spots are noted in this report. We recommend having a professional mold inspection performed on your behalf.

Testing for mold growth or indoor air quality is beyond the scope of this inspection.

### Left side of house AC System

#### General Comments **General Comments:**

Annual inspection of these systems by a licensed air and heat contractor is always advisable.

Changing the filter monthly is recommended and will minimize operating costs.

There is a visible P-Trap at the evaporator coil condensation drain line. The purpose of the trap is to prevent air from moving in or out of the coil during operation. Traps should be installed in a manner that will stop air from passing through, but will still allow condensate moisture to drain from the condensation drain pan located in the evaporator coil.

A float switch is installed in the condensation drain line to prevent damages to the interior surfaces in the event of a leak. Testing this float switch is beyond the scope of this inspection.

This air conditioning system is somewhat aged and may have limited life.

#### Repairs

#### **Repairs:**

The insulation on the refrigerant line for the condensing unit is deteriorated or missing and it should be replaced to regain efficiency.

The fins of the condensing unit are damaged and have holes in them.

The thermostat was not functioning at the time of the inspection.

The filter is extremely dirty, and we suggest replacement. Pleated filters can restrict air flow. We recommend replacement with a disposable type filter.

The condensing unit is protected with 30-amp disconnects. The unit calls for maximum 40-amp disconnects. The disconnect can be upsized.

We recommend that the air conditioning system be certified as being in operable condition with no deficiencies by a qualified air conditioning contractor.

#### Safety Concerns

#### **Safety Concerns:**

The electrical line in the closet for the air and heat system should be installed in a rigid conduit for safety.

#### Not Inspected

**Not Inspected:** Could not test due to low outdoor temperatures -

The cooling cycle could not be tested because of potential damages to the equipment due to the low temperatures prevailing at the time of this inspection. We recommend a qualified air conditioning

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## Air Conditioning (Continued)

### Not Inspected: (continued)

contractor test this unit when higher outdoor temperatures (above 65 degrees) exists.

We were unable to identify and inspect the type of ductwork as it was not visible for inspections due to finished walls, and no readily available attic access.

**Area Served:** Entire house **Approximate Age:** 10 years

**Fuel Type:** 220 VAC **Temperature Differential:** N/A

**Type:** Central air **Capacity:** 3 1/2 ton

## Heating System

The adequacy of heat supply or distribution balance is not part of a home inspection.

The interior flues which are not readily accessible are not inspected.

The furnace heat exchanger, humidifier or dehumidifier and electric air filters are not inspected. Testing for a cracked heat chamber is beyond the scope of this inspection.

Solar space heating equipment/systems are not inspected.

Determining the proper size ductwork or return air size is not part of this inspection.

### Closet mounted Heating System

#### General Comments **General Comments:**

Annual inspection of these systems by a licensed air and heat contractor is always advisable.

This heating system is somewhat aged and may have limited life.

#### Repairs **Repairs:** Non functional at time of inspection -

We were unable to test the furnace, due to the thermostat being non-functional at the time of the inspection.

We recommend that the heating system be certified as being in operable condition with no deficiencies by a qualified heating contractor.

**Type:** 220 VAC **Capacity:** 3 1/2 ton

**Area Served:** Entire house **Approximate Age:** 10 years

## Plumbing

Portions of the plumbing system concealed by finished surfaces, and/or storage (below sinks, etc.) below a slab structure or inaccessible crawlspace or beneath the ground surface are not inspected. Of course hidden damages cannot be evaluated.

Water quality or quantity are not part of this inspection.

Water conditioning systems, solar water heaters, fire and lawn sprinklers systems, and private waste disposal systems are not part of this inspection.

#### General Comments **General Comments:**

Water supply and sewerage disposals are provided by public sources. The visible water supply piping is copper. The visible drain and vent piping is cast iron, metal and plastic.

The shut-off valve for the main water line is located outside of the house at the left front. Unless

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## Plumbing (Continued)

### General Comments: (continued)

otherwise noted, all of the plumbing fixtures were found to be in operable condition, and flows and drains were found to be acceptable.

The gas system appears to be in operable and serviceable condition. The main shut-off valve for the gas system is located outside of the house at the left front.

Typical age rusting was noted at the gas piping in the crawlspace. Testing the entire gas system for leaks is not part of this inspection.

A video camera was inserted into the sewer lines to search for underground sewer line leaks by Hy-Tech Plumbing. Please see their separate report.

### Repairs

#### Repairs:

Loosely secured water supply lines were noted in the crawlspace. We recommend utilizing compatible strapping to prevent corrosion and stress on the solder joints which can cause leaks.

A broken cast iron drain line was noted above ground and underground at the right rear. Please see HyTech Plumbing's separate report for additional details.

The newer plastic drain lines are improperly supported and are not sloped properly for drainage.

The plastic vent pipes should be painted to prevent damages from the sun's ultraviolet rays.

The kitchen faucet leaks at the handle when on.

The bathroom shower diverter is inoperable and the tub faucet knobs are loose and should be properly secured.

The bathroom sink drain pop up tested as inoperable.

We recommend that the plumbing system be certified as being in operable condition with no deficiencies by a licensed plumber.

### Safety Concerns

#### Safety Concerns:

The vent pipe at the right rear should extend above the roof line so that sewer gases can safely escape.

### Not Inspected

#### Not Inspected:

There was no washing machine hooked up at time of inspection. Therefore, the water supply and drain lines could not be tested.

### Bathroom Water Heater

General Comments **Water Heater Operation:** Functional at time of inspection -

An electrical disconnect can be added to shut the unit off for servicing or in the event of an emergency.

This water heater is becoming aged and may have limited life.

An overflow drain pan can be installed under the hot water heater to prevent damages to the interior surfaces in the event it begins to leak.

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## Plumbing (Continued)

### Water Heater Operation: (continued)

**Type:** 220 VAC **Capacity:** 40 gal

**Approximate Age:** 8 years **Area Served:** Entire house

**General Comments** **TPRV and Drain Tube:** Copper

## Interior Rooms

Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Of course hidden damages cannot be evaluated.

If any black spots are noted in this report. We recommend having a professional mold inspection performed on your behalf. Testing for mold growth or indoor air quality is beyond the scope of this inspection.

This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

### Living Space

#### General Comments **General Comments:**

The interior surfaces appear to be in average condition with wear and tear cosmetic blemishes and the following comments.

All of the interior doors are functional unless otherwise noted. Individual door lock operation is not part of this inspection.

A few typical settlement and joint cracks were noted, but they are not of structural concern.

Spray foam was noted between the floor boards in the crawlspace apparently due to joint separations between the floor boards.

#### Repairs

#### **Repairs:**

The wood floors are heavily scratched.

Door stops should be installed, where needed, to prevent wall damages.

Several interior doors were dismantled.

Broken transom panes were noted over the entry door from the 2nd to 3rd room and from the 3rd to 4th room.

Some of the interior doors do not latch into their strike plates and will require adjustments.

Daylight was noted around some of the entry doors. We recommend that weather stripping be added to seal the gaps and to prevent loss of internal air.

Moisture stains were noted on the floor and baseboard and a loose patch with water stains was noted on the right wall in the 4th bedroom. Damages to the underlying wood, if any, could not be evaluated, due to the finished walls. We recommend further evaluation to determine the source of the leak and repairing as necessary.

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## Interior Rooms (Continued)

### Repairs: (continued)

Patches to the drywall were noted under a few of the windows. Hidden damages to the underlying wood cannot be evaluated without removing the wall coverings. We recommend monitoring for further signs of leaks and repairing as necessary.

Water stains were noted on the insides of some of the wood windows from moisture penetrations. This condition could be the result of the heavy pane glaze cracking noted on the exterior. We recommend monitoring these stains and repairing as necessary.

Some of the windows are difficult to open and will require adjustments.

The bathroom vanity is loose and should be properly secured.

### Safety Concerns

#### **Safety Concerns:**

Most of the windows were painted or stuck shut, which can prevent a quick exit in the event of an emergency.

Black spots were noted at some of the walls. Testing for mold growth is beyond the scope of this inspection. a professional mold inspection can be performed if desired.

## Insulation and Ventilation

### General Comments **General Comments:**

The floors are not insulated, and they should not be. Insulation under the floor traps moisture against the subflooring and floor joists, which can lead to structural damage. However, if insulating the floors is desired, then only closed cell spray foam insulation should be used, which is the proper type of application for the crawlspace.

The attic is ventilated with soffit and ridge vents.

The exposed water piping should be insulated completely for freeze protection. None presently are.

### Repairs

#### **Repairs:**

The clothes dryer vents into the crawlspace, which will lead to lint and moisture accumulation. We recommend that the vent pipe be extended to the outside.

The gable hatch at the rear of the main house should be vented and hinged for ventilation and access to the main attic.

There is no vent fan provided in the bathroom and the window is painted shut. We recommend that the window be fixed to open or add a vent fan to remove moisture when showering.

### Not Inspected

#### **Not Inspected:**

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## Insulation and Ventilation (Continued)

### Not Inspected: (continued)

We were unable to view the attic for the existence or lack of insulation, due to no readily available access to view.

## Appliances

### General Comments **General Comments:**

The built-in appliances were found to be in operable condition, unless otherwise noted. Prolonged operational problems could not be observed. Oven self-cleaning cycles, every dishwasher cycle, and the timers, clocks and thermostats are not included in this inspection.

220-volt electric service is available for clothes dryer hook-up.

The refrigerator nook is not equipped with an ice maker hook up line.

### Repairs

#### **Repairs:**

The legs of the dishwasher will require adjustments to close the gap present between the dishwasher and the countertop.

### Safety Concerns

#### **Safety Concerns:**

The anti tip device, to prevent the stove from tipping forward, is installed but the stove will require adjustments to attach properly to it.



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## Safety Concerns Summary

### Air Conditioning

#### Left side of house AC System Safety Concerns:

The electrical line in the closet for the air and heat system should be installed in a rigid conduit for safety.

### Plumbing

#### Safety Concerns:

The vent pipe at the right rear should extend above the roof line so that sewer gases can safely escape.

### Interior Rooms

#### Living Space Safety Concerns:

Most of the windows were painted or stuck shut, which can prevent a quick exit in the event of an emergency.

Black spots were noted at some of the walls. Testing for mold growth is beyond the scope of this inspection. a professional mold inspection can be performed if desired.

### Appliances

#### Safety Concerns:

The anti tip device, to prevent the stove from tipping forward, is installed but the stove will require adjustments to attach properly to it.

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## Not Inspected Summary

### Roof

#### Main/Additions Roof Surface Not Inspected:

We were unable to determine the type of sheathing that this roof is installed over, due to no readily available attic access to view.

### Structure

#### Not Inspected:

We were unable to view the main house attic framing, sheathing and components due to no readily available attic access.

We were unable to view the framing and sheathing at the additions, due to the shed roof construction and no access to view.

### Air Conditioning

#### Left side of house AC System Not Inspected: Could not test due to low outdoor temperatures -

The cooling cycle could not be tested because of potential damages to the equipment due to the low temperatures prevailing at the time of this inspection. We recommend a qualified air conditioning contractor test this unit when higher outdoor temperatures (above 65 degrees) exists.

We were unable to identify and inspect the type of ductwork as it was not visible for inspections due to finished walls, and no readily available attic access.

### Plumbing

#### Not Inspected:

There was no washing machine hooked up at time of inspection. Therefore, the water supply and drain lines could not be tested.

### Insulation and Ventilation

#### Not Inspected:

We were unable to view the attic for the existence or lack of insulation, due to no readily available access to view.



## Repairs 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.

### Exterior Surface and Components

#### Exterior Surface Repairs:

The driveway gate has a bent post and is in need of adjustments.

The vine growth on the rear of the house and the fence should be removed to minimize damage potential.

Loose and broken vinyl was noted at the rear of the gable.

Loose vinyl was noted at rear of the addition. Exposed decking was noted due to the top course of siding being loose. This area should be sealed to prevent moisture intrusions.

The siding at the rear should be properly sealed to prevent moisture intrusions.

Debris was noted in the crawlspace. This debris should be removed to prevent possible termite infestations and to safely crawl for inspections and service work.

Wood to ground contact was noted at the lattice panel in the middle of the crawlspace. This condition can promote termite infestations. We recommend removal.

The wood form boards at the front and rear porches can be removed as they are not structural and can promote termite infestations. These boards are loose and falling down.

Peeling paint was noted on the exterior. Determining the presence of lead-based paint is beyond the scope of this inspection.

Some of the metal capping at the window sills is wavy and not caulked, which can cause moisture intrusions.

Loose and damaged siding was noted at the upper left rear.

Some of the rubber strips, to secure the window panes to the frame, are cracked.

Some of the wood window pane glazing has moderate age cracking and separations, which can cause the window panes to loosen.

The penetration hole through the exterior siding on the right by the plumbing vent should be sealed to prevent moisture from entering the wall cavities.

The siding is loose and wavy in various areas throughout.

Some of the window screens are torn or missing.

Some of the window sills are pitched toward the house. This condition can cause water intrusions. Moisture stains and patchwork were noted to the drywall under several of the windows.

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## Repairs Summary (Continued)

### Repairs: (continued)

#### Roof

##### Main/Additions Roof Surface Repairs:

The satellite dish, antennas and brackets on the roof should be removed and the holes sealed to prevent leaks.

The vines noted on the roof should be removed to minimize damage potential.

A drip edge should be installed at the perimeter of the roof to prevent the edge shingles from cracking and to prevent water from penetrating the roof sheathing boards.

Exposed and rusted nail heads were noted on the top course behind the chimney. These nail heads should be sealed to prevent further rust and potential leaks.

The shingles on the rear of the main roof do not overhang enough, which can cause water to roll back and penetrate the roof sheathing.

Exposed decking was noted at the rear by the shed type roof. This area should be properly sealed to prevent further moisture damages.

Damages were noted to the main roof at the left rear.

We recommend that a qualified roofing contractor evaluate and estimate repairs and certify the roof as being in serviceable condition with no deficiencies.

##### Repairs:

A few loose and missing bricks, which should be replaced, were noted at the chimney on the roof.

A missing rain hat, to prevent rain water from entering the chimney, was noted.

##### Gutters: Aluminum -

A few loosely secured gutter spike nails were noted.

A few of the joints at the gutter runs are leaking.

The gutters are falling off of the right side of the house, causing the wood fascia to be exposed.

The right rear downspout is missing.

The front gutter leaks between the fascia and gutter, which can cause moisture damages to the underlying wood.

##### Flashing: Galvanized -

The flashing at the rear of the main house is loose and has exposed and rusted nails.



## Repairs Summary (Continued)

### Structure

#### Repairs:

Damages were noted to the front foundation sill. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

Damages were noted to the foundation sill over the 2nd pier on the left. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

Damages were noted to the tops of the floor joists and to the floor boards in front of the first chimney in the crawlspace, which causes the floors to be loose. The tops of the floor joists can be sistered and the floor boards re-nailed to properly secure them.

A few loose or missing bricks, which should be replaced, were noted at the foundation pier to the left of the 2nd chimney foundation. These bricks should be replaced and secured for proper support of the foundation sills.

Damages were noted to the blocking at the 2nd chimney foundation. This condition has caused a couple of the floor joists to loosen. These joists should be properly secured to ensure their structural integrity.

Damages were noted to the cross sill located by the pier to the left side of the 2nd chimney foundation. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

We noted a broken floor joist behind the 2nd chimney foundation. This broken floor joist should be repaired by sistering another board on side of the broken one to ensure it's structural integrity.

Damages were noted to the right side and cross sill located behind the 2nd chimney foundation by the T- shaped pier to the right. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

Damages were noted to one of the floor joists to the left of the 2nd cross sill behind the 2nd chimney foundation. This deteriorated floor joist should be repaired by sistering another board on side of the deteriorated one to ensure it's structural integrity.

The foundation sill at the left rear porch (which runs from front to back) is hanging, due to a missing foundation pier.

Damages were noted to the rear foundation sill. This deteriorated foundation sill should be replaced to ensure it's structural integrity.

The encapsulation is falling off of some of the piers and can be re-encapsulated (wrapped in a thin coat of cement) to reduce further mortar joint loss.

A qualified foundation/framing contractor may find a different scope of work other than outlined in this report. We recommend that the foundation be certified as being in operable condition with no deficiencies by a qualified foundation/framing contractor.

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## Repairs Summary (Continued)

### Air Conditioning

#### Left side of house AC System Repairs:

The insulation on the refrigerant line for the condensing unit is deteriorated or missing and it should be replaced to regain efficiency.

The fins of the condensing unit are damaged and have holes in them.

The thermostat was not functioning at the time of the inspection.

The filter is extremely dirty, and we suggest replacement. Pleated filters can restrict air flow. We recommend replacement with a disposable type filter.

The condensing unit is protected with 30-amp disconnects. The unit calls for maximum 40-amp disconnects. The disconnect can be upsized.

We recommend that the air conditioning system be certified as being in operable condition with no deficiencies by a qualified air conditioning contractor.

### Heating System

#### Closet mounted Heating System Repairs: Non functional at time of inspection -

We were unable to test the furnace, due to the thermostat being non-functional at the time of the inspection.

We recommend that the heating system be certified as being in operable condition with no deficiencies by a qualified heating contractor.

### Plumbing

#### Repairs:

Loosely secured water supply lines were noted in the crawlspace. We recommend utilizing compatible strapping to prevent corrosion and stress on the solder joints which can cause leaks.

A broken cast iron drain line was noted above ground and underground at the right rear. Please see HyTech Plumbing's separate report for additional details.

The newer plastic drain lines are improperly supported and are not sloped properly for drainage.

The plastic vent pipes should be painted to prevent damages from the sun's ultraviolet rays.

The kitchen faucet leaks at the handle when on.

The bathroom shower diverter is inoperable and the tub faucet knobs are loose and should be properly secured.

The bathroom sink drain pop up tested as inoperable.

We recommend that the plumbing system be certified as being in operable condition with no deficiencies by a licensed plumber.

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## Repairs Summary (Continued)

### Interior Rooms

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#### Living Space Repairs:

The wood floors are heavily scratched.

Door stops should be installed, where needed, to prevent wall damages.

Several interior doors were dismantled.

Broken transom panes were noted over the entry door from the 2nd to 3rd room and from the 3rd to 4th room.

Some of the interior doors do not latch into their strike plates and will require adjustments.

Daylight was noted around some of the entry doors. We recommend that weather stripping be added to seal the gaps and to prevent loss of internal air.

Moisture stains were noted on the floor and baseboard and a loose patch with water stains was noted on the right wall in the 4th bedroom. Damages to the underlying wood, if any, could not be evaluated, due to the finished walls. We recommend further evaluation to determine the source of the leak and repairing as necessary.

Patches to the drywall were noted under a few of the windows. Hidden damages to the underlying wood cannot be evaluated without removing the wall coverings. We recommend monitoring for further signs of leaks and repairing as necessary.

Water stains were noted on the insides of some of the wood windows from moisture penetrations. This condition could be the result of the heavy pane glaze cracking noted on the exterior. We recommend monitoring these stains and repairing as necessary.

Some of the windows are difficult to open and will require adjustments.

The bathroom vanity is loose and should be properly secured.

### Insulation and Ventilation

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#### Repairs:

The clothes dryer vents into the crawlspace, which will lead to lint and moisture accumulation. We recommend that the vent pipe be extended to the outside.

The gable hatch at the rear of the main house should be vented and hinged for ventilation and access to the main attic.

There is no vent fan provided in the bathroom and the window is painted shut. We recommend that the window be fixed to open or add a vent fan to remove moisture when showering.

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## Repairs Summary (Continued)

### Appliances

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#### Repairs:

The legs of the dishwasher will require adjustments to close the gap present between the dishwasher and the countertop.