



Ron Morrison HOME INSPECTION

Report Summary

March 15, 2004

Mr. Buyer

Re: Home inspection

Dear Mr. Buyer

At your request, an inspection of the above referenced property was conducted on March 14, 2004. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. The purpose of this inspection is to note every reasonably significant item and try to prioritize it in terms of the overall systems and structural integrity of the house. Often items are noted that *do not* have to do with a specific repair need, but rather are simply a result of the age of the house. Suggestions pertaining to maintenance items, ongoing care, and possible changes that should be considered in future are made where possible. Only the items in the summary should be of real concern and addressed as soon as possible. The full report is a benchmark of the house at this time.

I make every effort to discover all visible defects; however, in the event of an oversight, maximum liability is limited to the fee paid. There are numerous items that are not perfect, as in any existing home. Some items mentioned are informational and are common in houses of this age. The following is an opinion report, expressed as a result of the inspection. Please take time to read the full report and to review the limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and practices in effect at the time of construction, and has received average maintenance over the years. Previously, under the Baton Rouge Board of Realtors' purchase agreement as printed, the seller was required to have the HVAC, plumbing, electrical systems and built in appliances in working order commensurate with their age. The new purchase agreement no longer states this; **however, I consider these items, listed in the first part of the summary, to be the most important repair items in the house and feel that they need repair ASAP.** I also believe that it is incumbent upon the professionals making repairs to check and repair related items that are not visible in an inspection or that may manifest themselves during the repair visit. The second part of the summary lists items that need attention as soon as possible.

To summarize my suggestions on the relative urgency of items to be repaired.

1. **Items in the first part of the summary.**
2. **Items in the second part of the summary.**

The balance of the main report lists basic features of the house. The photos included are for documentation of problems, of noted major issues.

1

INSPECTION CONDITIONS

OTHER INFORMATION:

COMMENTS:

Mold tests are available to detect past and present problems. I suggest that you consider this option as I do see evidence of active leaks under the kitchen and laundry sinks and a growth on the carport storage area walls. It is impossible to determine visually if the growth noted is mold and/or dangerous. Please contact me if you wish to do any of these tests for unseen issues, etc., and I will provide you with a fee schedule.

PLUMBING SYSTEM

WATER HEATING EQUIPMENT:

Burner and compartment are excessively rusted/corroded. Cleaning and servicing needed! Vent touching combustible.

ELECTRICAL SYSTEMS

SERVICE ENTRANCE & PANELS

SUB PANEL NOTES:

Damage to the buss bar, breaker not mounted well.

BRANCH WIRING & CIRCUITS

BRANCH WIRING:

Open junction boxes are noted, Connections not made within junction boxes- Hazard condition exists.

HEAT SUBFORM

HEATING SYSTEM

Heat

HEATING SYSTEM # 1 This system, serves the bedrooms. Rust or rust scale was observed at the base of the furnace flame chamber or on burners. Unit should be fully cleaned and checked for heat exchanger cracks before use. Poor tape seals.

A/C SYSTEMS- SHORT FOR

AC SYSR=TEM

AC

COOLING SYSTEM # 1 This system, serves the bedrooms. Temperature drop/differential observed was less than 15 degrees (running in a vacuum). Refrigerant leakage may have occurred.

A/C SYSTEMS- SHORT FOR #2

AC SYSR=TEM

AC

COOLING SYSTEM # 2 - This system, serves the MAIN LIVING AREA. Temperature drop/differential observed was less than 15 degrees. Refrigerant leakage may have occurred. A licensed air conditioning contractor should be called to make further evaluation and repairs as needed to all sources of refrigerant leakage are repaired. EVAPORATOR OBSERVATIONS- SYSTEM IS IN NEED OF SERVICE BY A LICENSED HVAC DEALER AT THIS TIME.

APPLIANCES

B. FOOD WASTE DISPOSER:

COMMENTS:

Unit is not operational or is in need of service/replacement at this time!

C. RANGE HOOD:

COMMENTS:

Unit is not operational or is in need of service/replacement at this time!

L. OTHER BUILT-IN APPLIANCES:

COMMENTS:

Icemaker inoperable.

2

ROOF:

Some shingle damage. Flashings damaged, active leaks.

Invoice amount :

Ron Morrison Home Inspection

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Baton Rouge, La. 70808

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Louisiana State Licensed Inspector # 10009

Sincerely,

RON MORRISON HOME INSPECTION INC.

Ron Morrison

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:

3010.

DATE OF INSPECTION:

3-15-04.

TIME OF INSPECTION:

8:30 AM.

CLIENT NAME:

Sample.

CLIMATIC CONDITIONS:

WEATHER:

Approximate Outside Temperature: 60. Rain.

SOIL CONDITIONS:

Very wet.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

South.

ESTIMATED AGE:

35-40.

BUILDING TYPE:

Single family.

STORIES:

1

UTILITY SERVICES:

UTILITIES STATUS AT THE
TIME OF INSPECTION:

All utilities are on.

UTILITY ENTRANCE LOCATIONS

WATER

The water entrance is located on the East side of the structure.

ELECTRICAL SERVICE

Electrical service enters the house on the north side.

Gas

Gas meter and shut off are located on the north side, Material, The gas pipe is a mixture of black pipe and galvanized pipe , black pipe being the preferred material. Galvanized is no longer allowed in new construction, as there is a possibility that the galvanized material on the inside of the pipe might come off, obstructing pilot and burner lines and orifices. A wrench is needed to shut the gas flow to the house off.

OTHER INFORMATION:

PROPERTY OCCUPIED?

No.

CLIENT PRESENT:

No.

PEOPLE PRESENT:

There was no one else present.

COMMENTS:

Mold tests are available to detect past and present problems. I suggest that you consider this option as I do see evidence of active leaks under the kitchen and laundry sinks and a growth on the carport storage area walls. It is impossible to determine visually if the growth noted is mold and/or dangerous. Please contact me if you wish to do any of these tests for unseen issues, etc., and I will provide you with a fee schedule. Mold tests are available to detect past and present problems. I do not see any evidence of an active growth. Please contact me if you wish to do any of these tests for unseen issues, etc., and I will provide you with a fee schedule.

PAYMENT INFORMATION:

TOTAL FEE:

400.00.

Warranty sold?

No.

REPORT LIMITATIONS:

1. This inspection meets the State of Louisiana required guidelines.
2. This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the property. It is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This report expresses my personal opinions based upon my visual impressions of the conditions of this property that exist at the time of the inspection only!
3. The inspection and report are not intended to be technically exhaustive. I do not mean to imply that every component was inspected, or that every possible defect was discovered. Minimal disassembly of equipment, no destructive opening of walls or covers, no moving of furniture, appliances or stored items, and no site excavation was performed in this inspection. All components and conditions which are concealed, camouflaged or difficult to inspect are excluded from the report. The report covers only the primary home and attached structures. Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead based paint, asbestos, toxic or flammable materials, and other environmental hazards such as mold; geologic conditions; pest infestation; playground equipment; efficiency measurement of absolute insulating value or heating and cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured or not subject to testing; water wells; water quality and quantity; zoning ordinances; intercoms; sprinkler systems: low voltage lights; security systems; heat sensors; minor cosmetic issues; building codes (past and present) except where health and/or safety issues are concerned. Any general comments about these systems and conditions in minutia are informational only and are not required of an inspection according to the Louisiana State Board of Home inspectors.
4. I take photos when I believe they will help document a significant problem. The photos are an extra service I supply at no charge when I deliver the report by e-mail. Technical and/or computer failures may prevent me from printing or transmitting these helpful additional photos; I cannot be held responsible for such technical failures. The photos are representative, but not comprehensive (i.e., they do not depict every instance of a noted item). Ask a competent, licensed specialist in the particular issue noted to check it fully.

5. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. This report is not a warranty or a guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report comments on the serviceability of these systems and structures at the time of inspection only. This report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

6. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. Furthermore, manufacturer's recommendations are not always followed as part of accepted local building practice, and since no present inspection can account for this and/or other unknown factors, no guarantee of the future serviceability of any item in the home is made here.

7. I certify that unless disclosed in writing I have no interest, past, present or contemplated, in this property or its improvement and no involvement with tradespeople that benefits me or any benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Better Business Bureau in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Ron Morrison to inspect the disputed issue prior to any other than emergency repairs or will waive the right to make the claim. The client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

STRUCTURAL: Roof - Attic

ROOFING MATERIALS

ROOF ACCESS:

The following was observed upon walking on limited portions of the roof.

ROOF COVERING TYPE & AGE:

Composition and/or fiberglass shingles. Note: Average life expectancy under normal installation/conditions is between 10 -14 years.

CONDITION OF ROOF COVERING:

Roof covering shows signs of wear due to exposure. Surface Damage noted with dry, cracked, worn, or broken shingles. Signs of impact type damage (hail) observed on the roof surface (at flashing metal also). Ask seller/agents for details of any past hail activity or pending insurance adjustments.

FLASHING:

Metal, Damage is noted- at the sewer vents. Some holes noted in galvanized flashings. Active leakage is noted-

ROOF STRUCTURE

STYLE:

Hip.

ROOF STRUCTURE:

No problems observed during this inspection period. Viewing was limited- See ATTIC heading for details.

ATTIC & INSULATION

ACCESSIBILITY:

Attic is partial, Conventional framing, No walk boards are provided.

OBSERVATIONS:

No problems observed at this time. Minor stains are noted, Unable to determine the status of the stains. Active leakage may be present.

ATTIC INSULATION:

between 1 - 5 inches. (around hatchway/access)

Ventilation

Ridge, soffit, turbine. **Turbine bearings bad.**

GUTTERS & DOWNSPOUTS

TYPE & CONDITION:

Partial, Debris in gutter needs removal to restore good drainage. Debris may have restricted full viewing at some areas.

STRUCTURAL: Interior - Exterior

INTERIOR

INTERIOR WALLS:

Drywall, Plaster, Typical cracks noted.

INTERIOR DOORS:

No problems observed during this inspection period.

INTERIOR CEILINGS & FLOORS:

No problems observed during this inspection period. Damaged is noted at ceiling surfaces!

EXTERIOR

TYPE:

Wood siding. The exterior is finished with a combination of the following building materials: Brick veneer and wood over wood framing. **Damage to carport trim, shutters.**

CONDITIONS/OBSERVATIONS:

No significant problems observed at this time.

EXTERIOR DOOR(S):

SPECIAL NOTE: Only a representative number (random sampling) of doors are checked for condition and proper operation. No obstructed and/or locked doors were operated. BUYERS SHOULD HAVE ALL LOCKS CHANGED/RE-KEYED FOR SAFETY/SECURITY CONCERNS AFTER CLOSING BUT PRIOR TO MOVE-IN.

WINDOWS:

No problems observed at this time. NOTE TO CLIENT(S): Only a representative number (random sampling) of windows are checked. No obstructed or locked windows were checked.

GARAGE

TYPE:

Attached carport, no door. Two car.

CONDITION:

No significant problems observed.

PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM & FIXTURES:

COMMENTS:

SUPPLY PIPING TYPE- Combination of materials, Galvanized, Copper, Plastic, OBSERVATIONS- SINK PLUMBING-**half-Minor leakage/dripping is noted at faucet O-ring seals at the following faucet, corrosion, hall-drain stop inoperable.** TOILET/ BIDET PLUMBING-**half Toilet is loose at floor** with the possibility of leakage, an unsanitary condition that can also cause damage to flooring. A plumber should resecure the toilet as needed. EXTERIOR PLUMBING- **PVC faucet add on rear broken.**

N/I Comments:

Component is not accessible for inspection.

B. DRAINS, WASTES, VENTS:

COMMENTS:

DRAIN/WASTE & VENT PIPING TYPE- Combination of materials, Cast iron and ABS, OBSERVATIONS- No problems observed during this inspection period.

Cast iron and abs.

N/I Comments:

Component is not accessible for inspection.

WATER HEATING EQUIPMENT:

ENERGY SOURCE:

WATER HEATER # 1 - -Gas operated.

COMMENTS:

UNIT LOCATION- Attic, THE FOLLOWING WAS OBSERVED AND IS IN NEED OF REPAIR AND/OR FURTHER EVALUATION BY A LICENSED PLUMBER! **Burner and compartment are excessively rusted/corroded. Cleaning and servicing needed! Vent touching combustible.**

ELECTRICAL SYSTEMS

SERVICE ENTRANCE & PANELS

TYPE AND CONDITION:

Underground, 110/220 Volt.

MAIN PANEL LOCATION AND NOTES:

Exterior of house, THE FOLLOWING OBSERVATIONS NEED FURTHER EVALUATION AND/OR REPAIR CONSIDERATION: **Rotted conduit.**

LOCATION OF SUBPANELS:

Gameroom.

SUB PANEL NOTES:

Damage to the buss bar, breaker not mounted well. Circuit and wire sizing correct so far as visible, Electrical system appears outdated by today's standards. Upgrade should be considered.

BRANCH WIRING & CIRCUITS

BRANCH WIRING:

Copper, Aluminum (220 volt OK), Appears serviceable, **Open junction boxes are noted, Connections not made within junction boxes- Hazard condition exists.**

SWITCHES & OUTLETS

Where accessible, a representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. **GFCI protection is NOT PROVIDED, Lights are not operational in some areas, possibly due to bad bulbs.**

ATTACHED DEVICES:

OPERATIONAL SMOKE/FIRE SAFETY ALARMS SHOULD BE LOCATED IN ALL SLEEPING AND LIVING AREAS THROUGHOUT THE HOME.

STRUCTURAL: Fireplace & Chimney

FIREPLACE

LOCATION - TYPE:

Masonry, An insert is installed.

CONDITION:



Mortar joints are deteriorated, Improper clearance to combustibles.

HEAT SUBFORM

HEATING SYSTEM

Heat

HEATING SYSTEM # 1 This system, serves the bedrooms. System Type- Gas Forced Air, THE FOLLOWING WAS OBSERVED AND IS IN NEED OF FURTHER EVALUATION AND/OR REPAIR CONSIDERATION. **Rust or rust scale was observed at the base of the furnace flame chamber or on burners. Unit should be fully cleaned and checked for heat exchanger cracks before use. Poor tape seals.**

HEAT SUBFORM #2

HEATING SYSTEM

Heat

HEATING SYSTEM # 2 - This system, serves the MAIN LIVING AREA. System Type- Gas Forced Air, THE FOLLOWING WAS OBSERVED AND IS IN NEED OF FURTHER EVALUATION AND/OR REPAIR CONSIDERATION. **Rust or rust scale was observed at the base of the furnace flame chamber or on burners. Unit should be fully cleaned and checked for heat exchanger cracks before use. Poor tape seals.**

A/C SYSTEMS- SHORT FOR

AC SYSR=TEM

AC

COOLING SYSTEM # 1 This system, serves the bedrooms. Central, "Split System", Electric, AIR TEMPERATURE DIFFERENTIAL- **Temperature drop/differential observed was less than 15 degrees (running in a vacuum). Refrigerant leakage may have occurred.** A licensed air conditioning contractor should be called to make further evaluation and repairs as needed to all sources of refrigerant leakage are repaired.

A/C SYSTEMS- SHORT FOR #2

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COOLING SYSTEM # 2 - This system, serves the MAIN LIVING AREA. Electric, Central, "Split System", AIR TEMPERATURE DIFFERENTIAL- **Temperature drop/differential observed was less than 15 degrees. Refrigerant leakage may have occurred. A licensed air conditioning contractor should be called to make further evaluation and repairs as needed to all sources of refrigerant leakage are repaired. EVAPORATOR OBSERVATIONS- SYSTEM IS IN NEED OF SERVICE BY A LICENSED HVAC DEALER AT THIS TIME.**

APPLIANCES

A. DISHWASHER:

COMMENTS:

Unit is not properly secured in cabinet. Discharge hose is installed without an air gap. (loop in line)

B. FOOD WASTE DISPOSER:

COMMENTS:

Unit is not operational or is in need of service/replacement at this time!

C. RANGE HOOD:

COMMENTS:

Unit is not operational or is in need of service/replacement at this time!

D. RANGES/OVENS/COOKTOPS:

COMMENTS:

Range is electric. Range Observations- No problems observed during limited test run of appliance. Oven Observations- **Oven door springs are weak or disconnected. Oven door flops open easily.**

G. BATHROOM EXHAUST FANS AND/OR HEATERS:

COMMENTS:

THE FOLLOWING PROBLEMS WERE NOTED: **Fan motor in the half bath is very slow to start or has noisy operation! Cleaning and servicing may be in order.**

J. DOOR BELL AND CHIMES:

COMMENTS:

No problems observed.

K. DRYER VENTS:

COMMENTS:

No problems noted.

L. OTHER BUILT-IN APPLIANCES:

COMMENTS:

Icemaker inoperable.

STRUCTURAL SYSTEMS

GRADING:

Fair, Improve where low areas are noted, at rear of house.

**Ron Morrison Home Inspection License #10009 540 Magnolia Wood Ave. Baton Rouge, La. 70808
225-761-0812 V. Mail, fax, press start when connected.Email: ron@homeinspectionla.com**

CONTINGENT AND LIMITING CONDITIONS

This written report covers the highlights of the physical inspection, and of the discussions between you and our inspector. The client has been urged to be present during the inspection, to take notes and to ask questions about the home and about the inspection process. Full value from this inspection may be derived from: a. The inspectors walk through or "show and tell" with you. b. Your notes and the discussion during the walk through. c. Study of this written report. d. The general supplemental information contained in this report. e. Prepared articles from our library, and follow up telephone consulting.

The report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed, except where noted. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Ron Morrison Home inspection, certifies that their inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the Better Business Bureau in accordance with its Construction Industry Arbitration Rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. ***Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.***

Clients Name:_____

Date: 3-15-04 This inspection is made with the express agreement of the client that he or she understand the conditions and limitations stated herein under which the inspector has performed the inspection and issued this report.

Client has executed this agreement subsequent to the Home Inspection and initials hereby agrees to be bound by the terms and conditions of this Building Inspection Agreement and Authorization. X Initials

Invoice amount: 400.00 It is OK to furnish copy to of This report to the:
LA SA X Seller Mort.Agt. Ins.Agt Other Printer X

I do do not X want a copy of the LSBHI Code of Ethics and Standard of Practice sent with my report.