



**Engineering and Inspections**

622 City Park Avenue  
New Orleans, LA 70119

(504) 486-8500  
(504) 486-8777 Fax

[www.gurtlerbros.com](http://www.gurtlerbros.com)  
[inspections@gurtlerbros.com](mailto:inspections@gurtlerbros.com)

- Home and Commercial Building Inspections
- Mold Sampling and Testing
- Certified Stucco Inspections
- Thermal Imaging
- Engineering Services
- Construction Management

January X, 2013

13-XXXX

XXXX  
Via email to XXXX

**PAID RECEIPT**

For the home inspection and attached report of:

New Orleans, Louisiana

**Inspection Fee (including State Fee)**

**\$ XXXX**

**PAID**

**\$ XXXX**



**Engineering and Inspections**

622 City Park Avenue  
New Orleans, LA 70119

(504) 486-8500  
(504) 486-8777 Fax

[www.gurtlerbros.com](http://www.gurtlerbros.com)  
[inspections@gurtlerbros.com](mailto:inspections@gurtlerbros.com)

- Home and Commercial Building Inspections
- Mold Sampling and Testing
- Certified Stucco Inspections
- Thermal Imaging
- Engineering Services
- Construction Management

January X, 2013

13-XXXX

XXXX

Via email to XXXX

Subject:

New Orleans, Louisiana

Dear XXXX:

At your request, and in your presence, we conducted a home inspection of the subject property on January X, 2013. This inspection is intended to provide you with information regarding the condition of the systems and components of the subject property and to identify any major deficiencies that were visible on the day of our inspection. We made the following observations.

This report is the expressed opinion of this company only and is not intended to bind any party to make any repairs or replacements. This report includes only the visible elements and conditions and does not purport to cover inaccessible areas or hidden damages. We do not intend for this report to replace, supersede or include the contents of a formal disclosure statement, and we recommend that a disclosure statement be obtained for your files.

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

Major deficiencies are underlined. *Items that may be a major deficiency or that require additional investigation are italicized.* **Safety concerns are identified in bold print.**

We have attached photographs documenting certain conditions that we noted during our inspection. The attached photographic record is not intended to be a comprehensive record of all of the deficiencies we noted during our inspection. However, the photographs are considered to be an integral component of this report, and any items noted in the photographic record that are not specifically mentioned in the following narrative are incorporated by reference into this report.

# 1. Structural

The subject property is a single-family residence with an apartment above the rear garage. The main house is attached to the rear garage and apartment via a breezeway. The main house, which is the original structure, appears to be approximately 50 to 60 years old and was built using materials and techniques typical of that era. The apartment appears to have been added within the last 15 to 20 years. The right side of the garage was converted to a studio within the last few years. The property was vacant at the time of our inspection.

The main house has continuous spread footings that support concrete block foundation piers, wood foundation sills and floor joists, wood stud walls, wood floor and ceiling framing, and a wooden hip roof framing system.

The rear garage and apartment have continuous concrete block chain wall foundations at its perimeter that support wood sills and wood stud walls, and a row of individual footings down the center of the house that supports steel columns. The foundation systems support wood floor and ceiling framing, wood stud walls and a wooden hip-and-gable roof framing system utilizing board sheathing. The concrete slab in the garage and the studio is a "floating" slab which does not support the structure above.

The main house also has a covered front porch that has a concrete deck supported by concrete block chain wall foundations at its perimeter. A brick column rises from the porch deck to support the roof framing above.

Additionally, there is a carport to the rear of the garage. This carport has steel framing and steel lattice-work columns that support a shed-type roof framing system.

This property flooded as a result of Hurricane Katrina, which struck our area on August 29, 2005, and has subsequently been renovated. We recommend that you obtain documentation with respect to the repairs that were made as a result of that flooding, including any information on building permits that were obtained and municipal code inspections that were performed as part of the reconstruction of the property.

We entered the attic over the main house through the pull-down stairway in the master bathroom, and we accessed the attic over the apartment via the pull-down stairway in the apartment bathroom. We also viewed the crawlspace through openings between the foundation piers on the left and right sides of the house.

Most of the roof framing in the attic over the main house was hidden from view by the spray-foam insulation installed at the rafters and sheathing and by insulation on parts of the attic floor. Some of the framing on the floor of the attic over the apartment also was hidden from view by insulation and decking. Most of the crawlspace also was not entered due to the presence of a possum.

We visually inspected the accessible areas of the crawlspace and the attic. The visible sills, joists, rafters and roof sheathing generally appear to be in serviceable condition with typical minor age sagging. We have the following comments:

Minor moisture stains and damages, apparently from previous roof leaks, were noted at some of the attic framing and roof sheathing boards in the attic over the apartment. These damages are not of structural concern, and repairs to these materials are not deemed to be necessary.

Minor to moderate damages, which also are not structurally detrimental, were noted at some of the foundation sills, floor joists and sub-flooring in various areas of the crawlspace.

The ground in the crawlspace was generally dry at the time of this inspection. Evidence of moisture build-up and some fungus growth, due to inadequate ventilation, was noted in the crawlspace. Ventilation under the house is mostly blocked by the brick veneer walls at the perimeter of the crawlspace. Although no current structural damages were noted, continued exposure to moisture can result in long-term damages to the floor framing. We recommend that additional ventilation be provided in the crawlspace. Minimum ventilation requirements are considered to be one net square foot of venting for every 100 square feet of crawlspace. Maintaining adequate ventilation is imperative for controlling fungus growths and for reducing the potential for termite infestations.

We noted minor surface curing cracking at the front porch slab at the main house. However, this cracking has not affected the integrity of the porch slab and is not structurally detrimental.

Minor brickwork cracking and prior repairs were noted on the front, left and rear walls of the main house. This cracking is not structurally detrimental, as the brick is not load-bearing.

The foundation piers and chain walls under the main house are in serviceable condition with typical age settlements and tilting. We also noted no significant cracking or other signs of structural distress in the garage and apartment.

We performed an interior floor level survey of the main house and recorded a maximum differential of about 0.9 inches over a distance of approximately 25 feet, with the high point in the middle of the kitchen and the low point on the left side of the living room.

This differential is less than the average differential typically recorded in residential construction in this area. Residential foundation systems usually experience most of their differential movements within the first five years of construction, absent outside conditions such as ground subsidence, poor drainage, leaks from the underground drain lines, change in the moisture content of the underlying soil, or deterioration of the foundation material. Based on the age and location of the house, further differential movements associated with typical settlement effects should be minimal and of no serious structural consequence. However, the potential for future foundation settlements cannot be discounted totally.

## **2. Roofing and Gutters**

Asphalt seal-tab roofs are installed over the main house, the breezeway and the apartment. There also is a corrugated metal roof over the carport.

The asphalt seal-tab roofing materials appear to be in serviceable condition. The roofing system was walked upon during this inspection. We detected no active leaks during the inspection of the attics. However, we noted a few areas of previous leaks, apparently from the prior roof, in the attic over the apartment. We also noted staining from apparently prior leakage in the breezeway below the rear skylight at the lower roof.

Polyurethane spray foam insulation is installed in the attic at the underside of the rafters and sheathing. Spray-foam insulation is classified either as open-cell insulation or closed-cell insulation. Open-cell insulation, which has a lower permeability than closed-cell insulation and therefore will show roof leakage more readily than closed-cell insulation, is utilized in this residence.

The age of the seal-tab roofing materials could not be determined with certainty, but we were advised that they are approximately three years old. The roofing materials have minor age wear and granular deterioration.

The flashing at the thermostatically controlled fan at the upper roof is rusty, which can lead to leakage, and we recommend that it be coated to prevent further rusting.

Roofing tar also has been applied at the skylight at the upper roof over the apartment. Tar serves as a temporary sealant only, as this material degrades with exposure to sunlight and requires regular maintenance to maintain a watertight seal.

These roofing materials appear to be a manufacturer's rated 25-year or greater shingle. It has been our experience that properly installed seal-tab roofs achieve about 70% to 80% of their rated life expectancy in our area due to the prevailing extreme heat and moisture conditions. We recommend that you obtain in writing any roof warranty information that may be available.

*The metal roof over the carport is in minimally serviceable condition. Moisture staining from apparently chronic leakage was noted at the carport soffit. Considerable rusting, which can lead to leakage at any time, was noted at the metal roof panels. These roofing panels should be re-coated or replaced to prevent potential leakage.*

The aluminum gutters at the main house and the apartment generally appear to be functional. The gutter run on the left side of the main house and on the left and rear of the apartment have loose nails and may hold standing water. The gutter run along the left side of the front wall sags and hold standing water, and it should be reset. The overhanging tree branches at the left front corner also should be kept trimmed to prevent damages to the roofing materials and blockages in the gutters.

The downspouts from the gutter system discharge into an underground drainage system. The functionality of the subsurface drainage system could not be confirmed during this visual inspection. The connection between the downspout on the front wall and the underground drain hub should be improved so that rain water is directed to the drainage system.

The metal gutter run at the rear carport is rusty and unpainted, and it should be coated to prevent further rusting.

### **3. Exterior Conditions**

The exterior wall cladding is brick veneer at the main house and vinyl siding at the garage and apartment. The overhangs and trim are primarily vinyl. There are painted wood soffits noted at the breezeway and at the carport and painted wood trim at the windows. Double-pane vinyl windows are installed in the main house, and there are double-pane aluminum windows in the apartment. All of the exterior surfaces were viewed and were found to be generally in functional condition with the following comments.

Typical minor mildew and algae growth were noted at some of the vinyl siding on the left wall of the apartment.

Paint flaking was noted at the soffit in the breezeway, at some of the trim at the windows at the main house, and at the trim at the overhead garage door. Some of the current coat of paint was applied without removing the previous layers of paint completely, which will cause this new paint to flake prematurely. Determining the presence of lead paint, if any, is not part of this inspection.

Expandable foam sealant is utilized to seal the master bedroom window and openings on the rear wall of the main house in the breezeway. This type of sealant is not suitable for exterior use, and we recommend that it be replaced with an exterior grade sealant.

The openings where the refrigerant lines for the ductless air conditioning systems for the recording stucco penetrate the vinyl siding should be sealed to prevent potential moisture intrusion.

We noted broken pieces of vinyl trim at the left front corner of the garage and at one of the windows on the rear wall of the apartment. There is an opening in the vinyl siding on the right wall of the garage behind one of the condensers for the ductless systems that should be replaced. We also noted a loose section of vinyl soffit on the front wall and a small section of missing vinyl soffit on the rear wall of the apartment.

We noted a section of missing vinyl siding on the front wall of the apartment above the lower roof, and there is staining and paint flaking on the inside of this wall in the front bedroom. This vinyl siding should be replaced.

Minor moisture damages were noted at the trim at the fixed windows in the hallway in the apartment, with evidence of moisture intrusion noted on the interior walls adjacent to these windows. The deteriorated wood trim should be repaired or replaced, and these windows should be re-sealed to prevent further moisture entry.

No damages to the underlying framing were visible. It has been our experience that most exterior cladding systems leak to some degree at windows and penetrations, and only significant visible damages can be noted during a visual inspection such as this. Hidden damages, if any, are beyond the scope of this visual inspection.

Some of the window frame caulking has typical minor age cracking and separations. We recommend that these joints be kept well-caulked to prevent potential moisture intrusion.

We noted paint on some of the window panes in the living room in the apartment. We also noted a broken pane at a window on the left wall of the garage that should be repaired.

The windows and doors on the right side of the breezeway are damaged and are not mounted. *The small patio area on the left side of the breezeway is lower than the adjacent ground and apparently does not drain, as evidenced by the sandbags at the left side door to the breezeway.*

Most of the exterior doors are functional. We noted loose weather stripping at the front and rear doors to the main house. The rear security door from the main house has typical minor age rusting and paint flaking.

We noted that aluminum-clad wood doors are installed at the main entry to the main house and at the rear door from the apartment. *It has been our experience that the aluminum joints at these doors are prone to leakage, which can result in hidden damages to the door.* We recommend that you monitor the front door for evidence of future deterioration. We also noted considerable damages at the bottom of the rear door of the apartment, and we recommend that this door be replaced.

*The automatic overhead garage door opener is equipped with electric eyes with a laser beam. However, there was no control for this opener, and therefore the overhead garage door could not be demonstrated.*

We noted considerable rusting at the steel lattice-work columns and the framing at the rear patio. This framing should be sanded and painted to prevent further rusting.

The metal railing at the front porch has typical minor age rusting and paint flaking. We noted a few missing bricks, which should be replaced, at the rear steps from the main house.

The concrete driveway, sidewalks and patio are in good condition with some typical minor settlements and cracking noted. **The front sidewalk has uneven sections due to settlement effects that are potential trip hazards.** The sidewalk at the rear door from the apartment also was holding standing rain water at the time of our inspection.

The in-ground swimming pool and the associated equipment are not included in this inspection report. They were inspected separately on your behalf by C&C Leak Detectors, and we recommend that you refer to their report for complete details.

The property has a subsurface drainage system. The functionality of this drainage system could not be confirmed during this visual inspection.

## **4. Interior Conditions**

The visible interior components in the main house appear to be in good condition with a few minor wear and tear cosmetic blemishes. The interior of the apartment was not finished at the time of our inspection. We have the following comments.

We noted pet damages at the trim at the inside of the door to the rear bedroom in the main house. The panel at the pull-down stairway in the master bathroom is not painted.

The walls under the sink and behind the toilet in the rear bathroom in the main house have openings at the pipe penetrations. These openings should be sealed to prevent pests from entering the living space.

The interior of some of the window casings in the apartment have typical minor moisture stains and paint flaking from condensation.

We noted separations at the splash guard behind the sink in bathroom in the apartment. The top of this splash guard should be caulked to reduce potential moisture damages to the adjacent wall.

We noted apparent mold growth at the walls under the kitchen sink in the apartment. The visible growth should be cleaned or removed using U.S. EPA guidelines, which are available at [www.epa.gov](http://www.epa.gov). In instances where the visible mold inside a residence is less than ten square feet, the services of a Louisiana licensed mold remediation contractor generally are not required. However, if more than ten square feet of visible mold is present, or if any individuals expected to have contact with the sampled areas is ill, we recommend that a professional qualified in mold remediation be employed.

The pull handles are not installed at the cabinet in the right side of the bathroom in the apartment. The facing at one of the kitchen cabinets in the apartment is chipped. A few of the kitchen cabinet doors also do not close tightly and may require adjustment. Additionally, there is missing trim at the dishwasher in the apartment.

A representative number of the windows were opened satisfactorily. The windows in the kitchen pantry in the main house and in the hallway and the rear stairwell in the apartment are fixed pane windows that are not intended to be operable. A few of the operable windows in the apartment are hard to open and may require lubrication or adjustment.

Condensation noted between the panes of windows in the apartment in the living room, the front bedroom and the bathroom indicates that the vapor barriers at these windows are broken. We also noted moisture build-up between the panes of glass at the skylights on the lower roof above the breezeway. Moisture build-up between the panes will continue, eventually rendering these windows opaque. The broken seals on these windows cannot be repaired, and these windows and skylights will need to be replaced to correct this condition.

All of the interior doors in the main house were found to be functional. The door to the rear bedroom in the main house rubs on its frame. The operation of each individual door lock is not part of this inspection.

We noted that several of the doors in the apartment are not mounted. The casing also is not finished at the front door in the hallway.

Railings should be installed for safety in the stairway from the main house to the apartment.

The construction materials stored in the master bedroom closet should be removed.

## 5. Plumbing

Water supply and sewerage disposal are provided from public sources. The visible water pressure piping is copper and PEX. The visible drain and vent piping is PVC. The shut-off valve for the main water line is located outside of the house on the left wall.

PEX (Cross-linked polyethylene) piping is flexible plastic tubing that is widely accepted for water distribution piping. Additional information on PEX can be obtained from the Plastic Pipe and Fittings Association at [www.ppfahome.org/pex/index.html](http://www.ppfahome.org/pex/index.html).

Unless noted below, all of the plumbing fixtures were found to be in operable condition, and flows and drains were found to be satisfactory.

The faucet seat seals at the bathtub and in the left sink in the apartment bathroom leak, causing these faucets to drip when they are turned off. The drain piping under the sink in the apartment bathroom also has considerable age corrosion, and consideration should be given to replacing this piping before it begins to leak.

The drain stoppers at the sink in the rear bathroom in the main house and at the right sink in the apartment bathroom are not operable.

*The bottom of the shower in the master bathroom does not drain completely, which will result in a potential slip hazard due to algae build-up.* We recommend that you keep the bottom of this shower cleaned as a preventative measure.

*The spa tub in the master bathroom did not respond to operational controls, apparently because the ground fault outlet for this tub did not reset.*

The main house has a gas-fired tankless water heater that is installed in the attic. This water heater has a gas input rate of 199,000 btu/hour and was manufactured in 2008. There also is a 40-gallon gas water heater that was manufactured in 2006 installed in the garage.

*We noted no hot water in the main house, and it appears that the tankless water heater was not turned on.* The water heater that services the garage and apartment was set to "pilot" and produced tepid hot water at the fixtures in the apartment.

We noted that the PEX piping is connected directly to the tankless water heater in the main house. Most manufacturers of PEX piping recommend that it not be used within three feet of a water heater, and consideration should be given to installing copper piping at the water heater connections.

The flame shield at the water heater in the garage should be remounted to prevent flames from flaring up outside of the unit. **The discharge line for the temperature/pressure relief valve for this water heater also should be routed to the exterior to prevent damages in the event the valve activates.**

Current standards require that an overflow drain pan be installed under all new water heaters installations to minimize the potential for damages to the interior surfaces in the event the water heater begins to leak. However, this provision did not apply when this water heater was installed.

The gas system appears to be in operable and serviceable condition. The meters and the main shut-off valves for the gas services are located outside of the left rear corner of the main house. Testing the gas system for leaks is not part of this inspection.

Much of the plumbing system is underground or behind the walls and is not visible for inspection. The condition of the underground drain lines also could not be evaluated during this visual inspection. A video camera survey of the underground drain lines was performed at the time of our inspection by Hy-Tech Video, and we recommend that you refer to their report for complete details.

## 6. Electrical

The subject property has two 120/240 volt, single-phase electrical systems that are provided through two separate meters. There is a 200-amp capacity service provided for the main house and a separate 100-amp service for the apartment.

The service is provided overhead with copper conductors. The shut-off switch for the system in the main house and the main service for the apartment are located on the outside of the right rear corner of the garage. There is a ground rod visible below the main panel. The sub-panel for the main house is installed outside of the at the right rear corner.

Circuit breakers are employed with a few spare positions available in the apartment panel. We could not open the cover for the sub-panel for the main house. *Therefore, the wiring and connections inside of this sub-panel could not be evaluated.* Non-metallic vinyl sheathed copper wiring is used for the 120 volt circuits in the apartment. Grounded type outlets are utilized in the main house and in the apartment.

One of the circuits in the main panel for the apartment has two power wires connected to it. **This configuration is technically improper and potentially unsafe, and it should be corrected by a licensed electrician.**

Some of the metal conduit at the main services and on the rear wall of the main house is rusting, and it should be coated to prevent further rusting.

A section of loose conduit, which should be secured, was noted at the exterior outlet below the main panel for the apartment.

**An open junction box, which should be fitted with a cover plate, was noted under the kitchen sink in the apartment.**

All of the accessible light switches, fixtures and outlets were checked and were found to be operational except as follows: The outlet on the rear wall of the master bedroom tested as reverse polarity wired. The heat-light-vent fixture in the master bathroom tested as inoperable.

We noted missing globes at most of the ceiling fans in the apartment. The blades also were removed at a few of these ceiling fans. Apparently burnt out light bulbs were noted at several of the light fixtures in the apartment. The light switches for the ceiling fan in the dining area in the apartment are taped, and therefore this fixture was not demonstrated. The fixture above the bathroom sink in the apartment also has been removed.

We noted that ground fault circuit interrupter outlets presently are installed in the bathrooms and kitchens in the main house, in the bathroom in the apartment, and at the exterior outlets. The ground fault circuit interrupter outlets next to the sink in the main house did not trip when tested and therefore does not provide ground fault protection, and they should be replaced. Current standards for new construction typically require that ground fault outlets be installed at all of the outlets above kitchen counters and in garages and attics to diminish the risk of electrocution. While these standards are not required on older homes, an electrician can be consulted to meet these standards, if desired.

Arc fault circuit interrupters (AFCIs) are recently-developed safety devices that are designed to protect against fires caused by arcing faults in electrical wiring systems. AFCIs are incorporated in conventional circuit breakers and presently are required in new construction on breakers that serve various areas of the house. If desired, you can contact an electrician to advise you of the costs of installing arc fault circuit interrupters for improved safety.

We noted smoke alarms in the bedroom and living room in the main house, which generally is in accordance with current standards. **We noted no smoke alarms in the apartment.** Current standards for new construction typically require that hard wired smoke alarms with battery back-up be installed in hallways, near kitchens and in all of the bedrooms. **We recommend that smoke alarms be installed in the apartment in the recommended locations.** For more information on smoke alarms, please consult the State of Louisiana Fire Marshal at [www.dps.state.la.us/sfm/index.html](http://www.dps.state.la.us/sfm/index.html).

Telephone and television wiring is not included in this report.

## 7. Heating and Air Conditioning

There are separate forced air split central heating and air conditioning systems installed for the main house and for the apartment. Our inspection is limited to the operation and functionality of the system on the day of the inspection only. These central systems commonly require yearly maintenance, and inspection of the system by a licensed heating and air conditioning contractor is advisable. We also recommend that the systems be serviced, unless they have been serviced within the past year. We made the following observations:

The gas heating furnace and the evaporator coil for the main house is mounted in the attic space above the house. The furnace and coil for this system appears to be about four years old.

The furnace and coil for the system in the apartment are mounted in the attic space over the apartment and were manufactured in 1998. *The furnace at this system is aged and rusting and is susceptible to heat exchanger cracking. The evaporator coil at this system also is aged and rusting and may have a limited life expectancy.*

Both of the heating furnaces responded satisfactorily to thermostatic controls, and no operational problems were apparent. Checking for heat exchanger cracking is not part of this inspection. Based on the age of the furnace in the apartment, we recommend that you install carbon monoxide detectors to monitor indoor air quality when the furnaces are operating.

The vent pipes for both of the heating furnaces are making contact with the roof deck and the roofing felt paper. **A minimum clearance of at least one inch should be maintained between the vent pipes and these combustible materials for safety.**

The overflow drain pan under the evaporator coil at the system in the apartment has considerable age rusting, and consideration should be given to replacing this pan before it begins to leak.

We noted that the main condensate drain line from the central system in the apartment is not insulated, which will permit condensation to form on the outside of the pipe. Current building standards require that this line be insulated within six feet of the evaporator coil to reduce condensation and moisture effects, and consideration should be given to insulating this line.

The central system for the main house is fitted with a float switch, which is designed to shut off the system before the condensate drain lines overflow. However, the operation of this float switch could not be confirmed during this inspection.

We also noted that there is no float switch installed at the central system in the apartment, which makes this system susceptible to overflowing when the main and overflow condensate drain lines become obstructed. We recommend that a float switch be installed at this system to reduce the potential for damages to the interior surfaces below.

The condenser for the main house has a cooling capacity of 3 tons and was manufactured in 2008. *The cooling cycle at the main house could not be tested because of potential damages to the equipment due to the low temperatures prevailing at the time of this inspection.*

We were advised that the condensing unit at the central system for the apartment is not operable. This condenser will need to be replaced to render this system operable.

The visible sections of the ductwork appear to be insulated and supported properly. Some of the joints at the attic-mounted equipment in the main house have separated and are leaking air, and these joints should be re-taped to prevent loss of system air.

The inside of the return air shaft in the apartment is not sealed completely. We recommend that this shaft be re-sealed to reduce the potential for unfiltered air to enter the system.

Window air conditioning units are installed in the living room and in the hallway in the apartment. *These window units also could not be tested due to the low temperatures prevailing at the time of this inspection.*

There also are two ductless systems that serve the studio. We were advised that these ductless systems do not remain with the property, and therefore they were not inspected.

## **8. Appliances**

During this inspection, we operated the basic functions of the dishwashers, the ovens and ranges, the garbage disposal in the main house and the ventilation equipment. These items were checked for normal operation and appear to be functional, except as noted below.

Prolonged operational problems could not be observed. Oven self-cleaning cycles, every dishwasher cycle, and the clocks and thermostats are not part of this inspection. Non built-in appliances, including the clothes washer and dryer, the refrigerator in the apartment, and the microwave oven in the main house also are not included in this inspection report.

The dishwasher in the main house is loose, and it should be secured properly to the cabinets. The filter at the downdraft hood also is dirty.

*The dishwasher in the apartment was noisy when operated, and therefore we did not run this appliance through its full cycle to prevent potential damages to the unit. The microwave oven in the apartment also is aged and may have a limited life.*

240 volt electric service is available for clothes drying. The dryer vent is damaged and should be replaced.

## **9. Insulation and Ventilation**

The attic space over the main house has polyurethane foam insulation installed at the underside of the roof framing system. The intent of this installation is to convert this attic from a traditional vented space to a semi-conditioned vent-less attic space. The spray-foam insulation serves to transfer the thermal and moisture barrier from the floor of the attic to the underside of the roof, and its installation should be accompanied by removal of the attic floor insulation to allow communication of air between the conditioned living space and the newly-conditioned attic space.

In this instance, some of the floor insulation has not been removed, as we noted approximately 6 inches of fiberglass batt floor insulation in some areas of the attic. The remainder of this insulation should be removed.

The attic also is not sealed, as there still is an opening at the thermostatically controlled fan. This fan should be removed and the opening sealed.

Gas appliances also are installed in the ventless attic space over the main house. Gas appliances require a source of fresh combustion air, and current regulations call for such combustion air to be supplied from an outside source and not from the living space. These requirements typically are met by introducing outside air into the attic. We noted that there are two pipes that presumably are intended to provide combustion air to the gas appliances. However, these pipes are situated several feet away from the gas burners, and we recommend that these pipes be extended to provide adequate combustion air to these appliances. The combustion air pipe on the right side of the attic also is disconnected, and it should be re-attached.

We noted no leakage from the gas piping during our inspection. ***However, subsequent leakage from the gas piping could result in an accumulation of gas in the attic space. Consideration should be given to installing a natural gas detector in this attic.***

Additionally, the bathroom vents are routed into the sealed attic space, which introduces a certain amount of moisture into this sealed space. The bathroom fans should be vented to the exterior to reduce moisture build-up in this attic space.

The floor of the attic over the apartment is insulated with approximately 6 inches of fiberglass batts with a paper vapor retarder. Approximately 9 inches of fiberglass batts or loose cellulose, or about 12 inches of loose fiberglass material, is the amount of insulation recommended in new construction for this area.

We assume that wall insulation is installed, but the presence of wall insulation could not be confirmed visually.

The floors under the main house are not insulated, and they should not be insulated with faced batt insulation or other insulation that acts as a vapor barrier. Insulation with a vapor barrier traps moisture against the subflooring and floor joists, which can lead to structural damage.

The attic over the apartment is ventilated with soffit vents and with a thermostatically controlled fan. However, this fan tested as inoperable, and it should be replaced.

The exposed water piping should be insulated completely for freeze protection. Some currently is.

## **10. Termite Conditions**

Since we are not licensed pest control operators, we cannot address the presence of wood destroying organisms or identify damages caused by them.

Absolute Pest Control performed a separate professional pest control inspection on your behalf at the time of this inspection. Our structural evaluation of the termite damages as advised to us by the pest control operator is included in Section 1 of this report. Of course, hidden damages and damages not identified specifically by the licensed termite inspector cannot be addressed in this report.

## 11. Summary

In our opinion, the subject property is generally in good condition overall, based on its age and the above comments. We recommend that firm quotations from licensed contractors be obtained for repairs to the above items. This company is ready to assist you in any way. If you have any questions or need further assistance, please call.

This report was performed in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors, a copy of which is attached to this report. This report is an instrument of professional service and is the property of Gurtler Bros. Consultants, Inc. This inspection and report do not, in any way, constitute a guarantee, a warranty of merchantability or fitness for a particular purpose, an express or implied warranty, or an insurance policy. This report is strictly and solely a professional opinion of the subject property based on the observations made on the day of our Inspection.

Any third party use of this report is prohibited. The scope of this report is limited to the above items. This report does not include environmental aspects or building code compliance.

Yours very truly,

**GURTLER BROS. CONSULTANTS, INC.**

A handwritten signature in black ink, appearing to read "Friedrich W. L. Gurtler, P.E.", written in a cursive style.

Friedrich W. L. Gurtler, P. E.

Vice-President

Louisiana Home Inspector License #10085

Attachments: Photographs

LSBHI Standards of Practice and Code of Ethics