



Inspection Report

Tony Dodson

Property Address:
333 Sample Dr.
Prairieville LA 70769



Baton Rouge Home Inspection, LLC

Tony Dodson
7952C Wrenwood Blvd.
Baton Rouge, LA 70809
225-229-1990



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Date: 7/2/2009	Time:	Report ID:
Property: 333 Sample Dr. Prairieville LA 70769	Customer: Tony Dodson	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit *and if no other comments were made* then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

Repair = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Investigate = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

Standards of Practice:
Louisiana State Board of Home
Inspectors

In Attendance:
Customer and their agent

Type of building:
Single Family (1 story)

Style of Home:
Traditional

Approximate age of building:
New Construction

Home Faces:
East

Temperature:
Over 65

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
Yes

Water Test:
No

Radon Test:
No

1. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Slab
Wall Structure: 2 X 4 wood frame	Columns or Piers: none	Ceiling Structure: 2X6
Roof Structure: 2 X 6 Rafters Plywood Sheathing	Roof-Type: Hip	Method used to observe attic: Walked areas where possible
Attic info: Pull Down stairs Light in attic		

Inspection Items

1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, see notes:

1.1 WALLS (Structural)

Comments: Inspected, see notes:

1.2 COLUMNS OR PIERS

Comments: This Item Was Not Present

1.3 FLOORS (Structural)

Comments: Inspected, see notes:

1.4 CEILINGS (structural)

Comments: Inspected, see notes:

1.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected, see notes:

The attic and roof structure are well-built and structurally sound. Adequate bracing is installed to support the roof rafters. The insulation is adequate and should provide good energy efficiency for the heating and cooling system. There are no visible signs of moisture stains on the roof sheathing. No problems noted.



1.5 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in

this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Brick
Lap

Siding Material:

Brick veneer
Vinyl

Exterior Entry Doors:

Steel

Appurtenance:

Covered porch
Sidewalk
Patio

Driveway:

Concrete

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LIFT-MASTER

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, see notes:

2.1 DOORS (Exterior)

Comments: Inspected, see notes:

2.2 WINDOWS

Comments: Inspected, see notes:

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, see notes:

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, see notes:

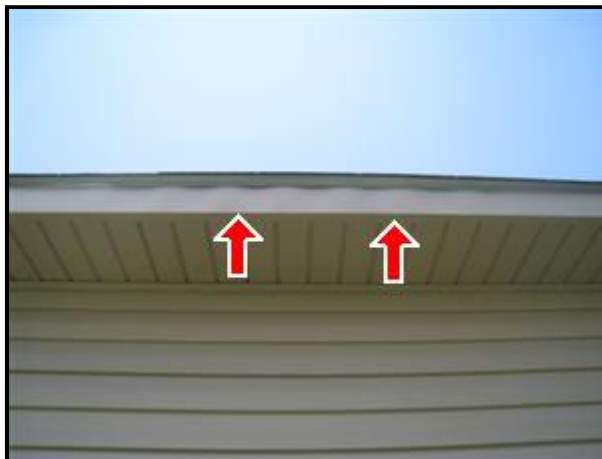
2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, see notes:

 The vinyl fascia has a "wavy" appearance. This may be caused by expansion of the vinyl material, or by the way the vinyl was installed. Although this is a cosmetic item, I recommend you ask the builder to correct this.



2.5 Picture 1



2.5 Picture 2

2.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: This Item Was Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Ground

Sky Light(s):

None

Chimney (exterior):

N/A

Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected, see notes:

3.1 FLASHINGS

Comments: Inspected, see notes:

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, see notes:

3.3 ROOF DRAINAGE SYSTEMS

Comments: This Item Was Not Present

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Plumbing Water Distribution (inside home):

PEX

Water Heater Power Source:

Gas (quick recovery)

Water Filters:

None

Washer Drain Size:

2" Diameter

Water Heater Capacity:

50 Gallon (2-3 people)

Plumbing Water Supply (into home):

Not visible

Plumbing Waste:

PVC Pipe

Manufacturer:

STATE

Inspection Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, see notes:

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, see notes:

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, see notes:

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected, see notes:

I could not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected, see notes:

4.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected, see notes:

The main fuel shut off is at gas meter outside on the right side of the house.



4.5 Picture 1

4.6 SUMP PUMP

Comments: This Item Was Not Present

4.7 POOL AND POOL EQUIPMENT

Comments: This Item Was Not Present

4.8 HOT TUB/SPA

Comments: This Item Was Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Copper
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, see notes:

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, see notes:

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, see notes:

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, see notes:

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected, see notes:

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, see notes:

The house is equipped with a GFCI receptacles as needed. This type of receptacle will protect the occupant in case of an electrical problem with kitchen or bathroom appliances. The receptacle operation was satisfactory when tested.

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected, see notes:

The main electrical distribution panel is located outside on the right side of the house.



5.6 Picture 1

5.7 SMOKE DETECTORS

Comments: This Item Was Not Inspected

5.8 CARBON MONOXIDE DETECTORS

Comments: This Item Was Not Present

5.9 STANDBY GENERATOR

Comments: This Item Was Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 25x30	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None		

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Inspected, see notes:

The electric heater is a Lennox 2009 system. Due to the temperature, the heating system was not tested.



6.0 Picture 1

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected, see notes:

6.2 AUTOMATIC SAFETY CONTROLS

Comments: This Item Was Not Inspected

6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, see notes:

6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected, see notes:

6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, see notes:

6.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: This Item Was Not Present

6.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: This Item Was Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Air Conditioning



Styles & Materials

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

LENNOX

Number of AC (Window) Only Units:

None

Inspection Items

7.0 AC CONDENSING EQUIPMENT**Comments:** Inspected, see notes:

The AC condenser is a 2009 Lennox 4 ton system. The typical life of an AC condenser is about 10 -18 years. I recommend regular service and maintenance to keep the system working at peak efficiency. The system provided adequate cooling when tested.



7.0 Picture 1

7.1 AIR HANDLER**Comments:** Inspected, see notes:**7.2 EVAPORATOR COIL****Comments:** Inspected, see notes:**7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Comments:** Inspected, see notes:**7.4 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:** Inspected, see notes:**7.5 NORMAL OPERATING CONTROLS****Comments:** Inspected, see notes:

8. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Ceramic tile

Interior Doors:

Hollow core

Window Types:

Single-hung
Thermal/Insulated

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Ceramic tile

Inspection Items

8.0 CEILINGS

Comments: Inspected, see notes:

8.1 WALLS

Comments: Inspected, see notes:

8.2 FLOORS

Comments: Inspected, see notes:

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected, see notes:

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, see notes:

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, see notes:

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, see notes:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass
R-19 or better

Ventilation:

Soffit Vents
Ridge vents

Exhaust Fans:

Fan/Heat/Light

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

NONE

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected, see notes:

The attic insulation is the "blown-in" type and is more than adequate for the insulation of the house.



9.0 Picture 1

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: This Item Was Not Present

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: This Item Was Not Present

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected, see notes:

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, see notes:

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: This Item Was Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
DISPOSALL

Exhaust/Range hood:
RE-CIRCULATE

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Trash Compactors:
NONE

Inspection Items

10.0 DISHWASHER

Comments: Inspected, see notes:

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected, see notes:

10.2 RANGE HOOD

Comments: Inspected, see notes:

10.3 TRASH COMPACTOR

Comments: This Item Was Not Present

10.4 FOOD WASTE DISPOSER

Comments: Inspected, see notes:

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected, see notes:

10.6 REFRIGERATOR

Comments: This Item Was Not Present

10.7 CENTRAL VACUUM

Comments: This Item Was Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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Repair Summary



Baton Rouge Home Inspection, LLC

**7952C Wrenwood Blvd.
Baton Rouge, LA 70809
225-229-1990**

Customer
Tony Dodson

Address
333 Sample Dr.
Prairieville LA 70769

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. ***This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.***

2. Exterior



2.5 EAVES, SOFFITS AND FASCIAS

Inspected, see notes:



The vinyl fascia has a "wavy" appearance. This may be caused by expansion of the vinyl material, or by the way the vinyl was installed . Although this is a cosmetic item, I recommend you ask the builder to correct this.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this

information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Baton Rouge Home Inspection, LLC
7952C Wrenwood Blvd.
Baton Rouge, LA 70809
225-229-1990
Inspected By: Tony Dodson

Inspection Date: 7/2/2009
Report ID:

Customer Info:	Inspection Property:
Tony Dodson Customer's Real Estate Professional:	333 Sample Dr. Prairieville LA 70769

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Check
Payment Status: Paid
Note: Thank you!