

# HOME INSPECTION REPORT

<address removed>, Lafayette, LA  
22 November 2022



For:  
<name removed>  
Via <name removed>  
<number removed>  
<Email removed>

By:  
Marc LeBlanc, LHI 10291  
Sherlock Inspection  
337 255-6815 (sales, text)  
337 984-8882 (sales, voice)  
[www.sherlockinspection.com](http://www.sherlockinspection.com)  
[marc@sherlockinspection.com](mailto:marc@sherlockinspection.com)

## **INTRODUCTION**

---

*This is my report of a visual inspection of the readily accessible areas of this building, conducted on 22 November 2022. I prepared it for the exclusive use of <name removed>; it represents her interests only. It does not represent the interests of any other party.*

The purpose of this report is to alert you to major defects in the condition of the property. Please do not mistake this report for a warranty or any kind of insurance.

In the body of this report, I may occasionally cite the sources of my opinions by referring to the building code. I provide this information only as a courtesy. This inspection will not identify every item that doesn't comply with the provisions of the building code. I am not a building code inspector, and this is not a building code inspection. The citations are merely for reference, not enforcement.

Please review all parts of this report carefully and contact me for an explanation of any part that you do not fully understand. You can text me anytime at 337 255-6815 or e-mail me at [marc@sherlockinspection.com](mailto:marc@sherlockinspection.com).

Conditions during the inspection:

- At the beginning of the inspection, the sky was overcast. The outdoor temperature was 52 degrees.
- The client, her son, and her agent were present.
- I inspected the roof cover only from the ground. The dormer windows that provided access to it were painted shut and my ladder would not reach 3 stories high.
- Temperatures were too cool to test the air conditioners.
- The upstairs central heating system and the cooking range (unplugged) were not in service at the time of the inspection. For this reason, they could not be tested.

This report was prepared by Marc LeBlanc:

- Louisiana Home Inspector #10291, since 2003.
- Registered Wind Mitigation Surveyor
- Lafayette Parish Electrical/Mechanical License #E0001273
- Degreed Electrical Engineer

## **OBSERVATIONS**

### **Exterior Woodwork and Door/Window Frames**

1. There are a significant number of mostly small areas of rotted wood in the cornice, columns, door, and window frames of both house and garage. Most of these areas are filled with caulk then painted, which is not a manufacturer supported use of their caulk products. Proper repair of these areas of rot can be done either by epoxy repair or by replacement of rotted members. Repair by replacement is very labor intensive. Repair by use of epoxy fillers is likely the best solution of many of these areas of rot. Where the area of rot is too large for epoxy fillers, repair by replacement is the only remaining solution.

One such manufacturer of wood filler epoxy products is Smith & Company at 1-800-234-0330, <http://www.smithandcompany.org/>

This company also has a wealth of information available for the asking, including a small book on how to apply epoxy fillers.

**Get a carpenter, preferable experienced in epoxy wood repair, to repair all rotted areas by either epoxy repair or by replacement of rotted members. If you cannot find anyone with experience in epoxy repair, ask any carpenter willing to learn a new skill as epoxy wood repairman.**

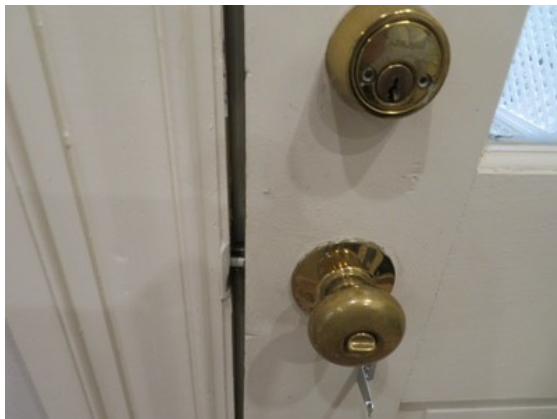




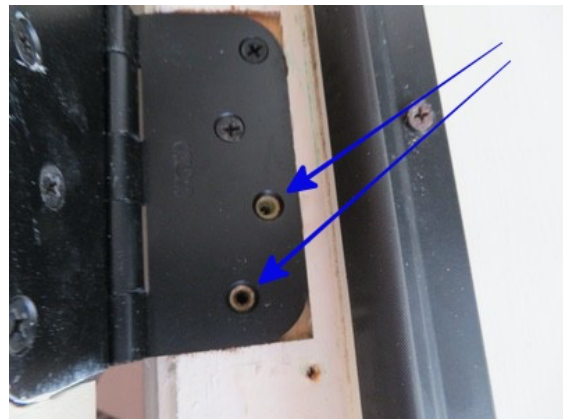
## Doors & Windows

2. Most, if not all, windows are painted shut on the outside. The 3<sup>rd</sup> floor dormer windows provide access to the roof surfaces for inspection and minor repair. Bedroom windows provide an emergency means of egress in case of fire in the hallways or stairs. **Get a carpenter to return all windows to functional condition.**

3. The exterior entrance door in the kitchen is badly misaligned with the door frame. The gap between door and frame, at the doorknob, is so wide that the doorknob barely latches onto the frame. **Get a carpenter to re-align this door. This generally entails the removal and re-installation of the entire door/frame assembly.**



4. About half of the hinge screws on the upstairs balcony doors are missing.



**Get a carpenter to fix them.**

5. The hinges on the fence gate, leading to the kitchen exterior entrance door, are badly corroded. The force needed to open this gate is nearly enough to pull the gate hinges out. **Get a carpenter to replace the hinges.**



6. Several windowpanes are fogged. These are insulating glass units – two layered glass panes with argon gas at a reduced pressure in between. When the seals on these glass units leak, moisture gets inside and fogs the surfaces between the panes. This issue is cosmetic only, not a hazard. They cannot be fixed without replacement of either the glass unit or the entire window. **Contact a window sales/service company and inquire about replacing these failed glass units.**

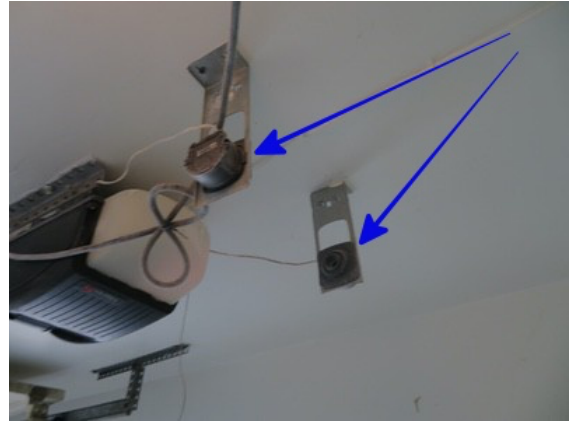


7. The doorknob on the kitchen exterior entrance door does not operate smoothly. It's in need of either lubrication or replacement. **Get a carpenter to fix it.**

8. One of the two French-style doors leading to the master bedroom is stuck in the closed position. I could not open it. I was also unable to engage either of the sliding bolts on it. It cannot be locked. **Get a carpenter to look at it.**

9. The garage door opener is equipped with a *safely reverse feature* and a *pressure reverse feature*. The *safety reverse* is the light beam and sensor that reverses the direction of the door should an obstruction interrupt the beam (such as when a child might lay in the path of the door). The *pressure reverse feature* reverses the door if too much force is encountered in closing (such as when a closing door might make contact with a child in its path).

The electronic beams and sensors for the garage doors are both installed too high to function properly. They should be installed between 4 and 6" from the floor. One of them is almost 10 inches off the floor, the other is just below the ceiling.



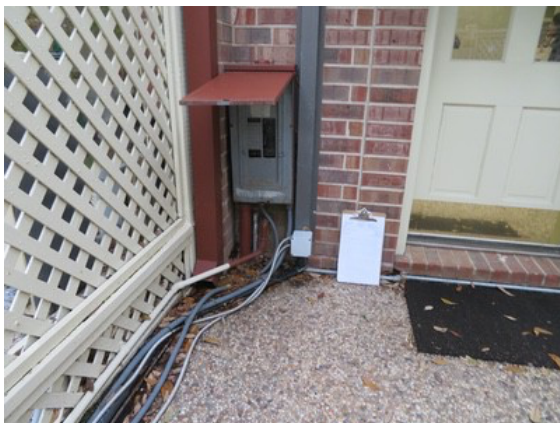
I tested the pressure reverse feature of both garage doors. One of them did not function at all. It likely just needs an adjustment.

**Get a garage door sales/service contractor to service both garage doors.**

### Electric

The house has three circuit breakers panels. The main panel is mounted on brickwork just outside the kitchen. The other two are sub-panels (they receive power from the main panel). They're located in the master bedroom and in a third-floor storage room.

**10.** The main panel has come loose from the brickwork. Rainwater is now able to breach the brickwork via a large hole in it behind the panel. This may result in moisture/water intrusion issues (mold growth and decay of building material) in the kitchen near the exterior entrance door.

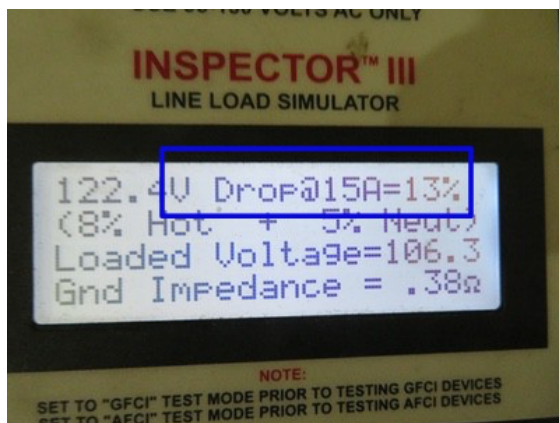


**11.** A few neutral wires are connected to the ground bus, instead of the neutral bus, in one or more of the circuit breaker panels. Such connections introduce neutral currents in the ground

wires. It's an issue because ground wires are smaller and not intended to carry neutral currents. Ground wires are for protection only.



12. I used an instrument to measure a voltage drop of 13% at a stairway receptacle. It shouldn't be more than about 5%. This means that the receptacle has lost too much tension and can no longer provide a good connection. Poor connections may overheat, damaging both the receptacle and prong. Overheating may result in a fire.



13. One of the three switches for the heater/vent/light (HVL) ceiling fixture in the kitchen half-bathroom is intermittent in operation. Intermittent switches can cause overheating and throw sparks. In the master bathroom, the light on the HVL ceiling mounted fixture does not illuminate. It may be the bulb, or it may be something much more involved.

The HVL light in the left upstairs bathroom also does not illuminate. The exhaust fan in that same HVL is very noisy.

**Get an electrician to service all HVL fixtures.**

14. In the garage are several fluorescent shop lights suspended from a low ceiling. A high voltage surge is needed to ignite fluorescent tubes. For this reason, they need to be installed



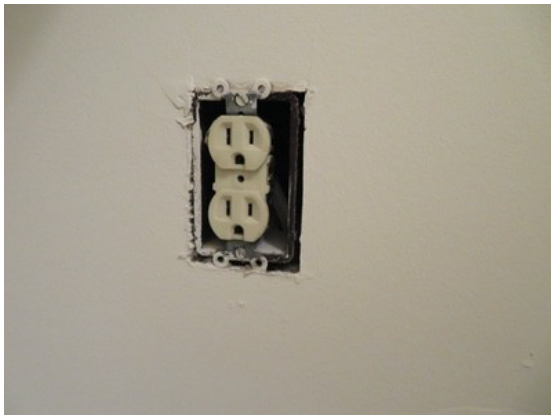
out of reach or covered, especially in a garage with a concrete floor where barefooted persons are in good contact with the earth. Contacting any of the pins on either end of a fluorescent lamp may cause a serious electrical shock.

These fluorescent lights are powered by permanently installed extension cords. The wires in extension cords are much smaller than the wires used to build houses. They may overheat, melt the plastic insulation protecting the wires and throw sparks without ever tripping the breaker.



**Get an electrician to service all light fixtures in the garage.**

**15.** At least one wall receptacle is without a cover. This one is in a closet where the security system is installed. Energized surfaces are within easy reach when these covers are missing. **Get an electrician to fix it.**



**16.** There is no ground fault circuit interrupter (GFCI) protection for the receptacles serving the kitchen countertop, outside receptacles, garage, and some bathroom countertops.

Ground fault circuit interrupters (GFCIs) are devices that detect the flow of electric current in directions outside of the circuit. They're usually integrated with wall receptacles and installed in locations where water or access to the earth is present, such as kitchens, bathrooms, laundry

rooms, garages and outdoors. Should an electric current leave the circuit, such as when a person makes an accidental contact with an energized surface and the earth, the GFCI will respond by removing power from the circuit, thus minimizing the danger and the shock an unsuspecting person will feel.

**Get an electrician to install GFCI protection wherever currently required on new construction. If he says you don't need it because the house is older, fire him and find someone else. Electricity doesn't know how old the house is and doesn't care. It'll shock folks and start fires just as easily on an older house as on a new one.**

17. There are no smoke/fire alarms installed. Smoke alarms are the silent sentries that save lives. **Install a smoke alarm inside each bedroom and inside each hall that serves a bedroom. There are two types of smoke alarms: ionization and photoelectric. The ionization kind sees the smoke but not the fire. The photoelectric kind sees the fire but not the smoke. For the best protection install one of each in each location. Do not use 'combination' photoelectric/ionization detectors. They're built to a different standard and don't work the same way, or as well, as separate devices. Use only products with a 10-year lithium battery. When the battery dies, replace the entire device because the device has the same expiration as the battery.**

18. There is no carbon monoxide (CO) detector installed. CO results from the incomplete combustion of fossil fuels, such as natural gas. It's odorless and colorless yet it can kill if it's concentration in the blood is high enough. Doctors often misdiagnose it as the flu and send patients back home where exposure to it continues.

**Install a 'low level' carbon monoxide detector that relies on an electro-chemical sensor such as the CO Experts 2016 Model.** For more information, visit <http://www.avweb.com/news/aeromed/186016-1.html> and [http://coexperts.ca/product/model-2016/?fbclid=IwAR0ein\\_MwMgA9fXaSa5MtjPptzIxIT1gSxVhnrPgoEYtmqoOjYwasRtCmAc](http://coexperts.ca/product/model-2016/?fbclid=IwAR0ein_MwMgA9fXaSa5MtjPptzIxIT1gSxVhnrPgoEYtmqoOjYwasRtCmAc)

### **Heating, Ventilation & Air Conditioning (HVAC)**

The upstairs centrally ducted heating/cooling system is poorly designed.

19. The temperature sensor, which regulates the temperature, needs to be where the returning air flow is. It's not only in a different location than the air return grill but on a different floor. If it works satisfactorily, it's because you're lucky.

20. On the 3<sup>rd</sup> floor, the air return grill is less than 8' from two air supply registers. Supply and return should be at opposites sides of the room that you're trying to condition so that the conditioned air is forced to cross as much of the room as possible. I can see how doing this correctly would be difficult in rooms with cathedral ceiling, but the mistake was made in choice of system. A ductless mini-split would have been a better choice for the 3<sup>rd</sup> floor, along with a multi-zoned mini-split for the 2<sup>nd</sup> floor.



**21.** The two AC outdoor sections are far too close to each other and to a fence, to allow for some types of service work, such as cleaning the coils. As an AC serviceman for over 30 years, I can tell you that the only way to clean them properly is to first re-locate them.

**Get an AC serviceman to re-locate the two AC outdoor sections to locations where all four sides of each unit are fully accessible.**



**22.** Four refrigerant lines are laid on the floor of the deck, just outside the kitchen. Two of these lines may be pressurized to over 300 pounds/square inch (PSI). A rupture on either of these two lines may easily cause serious injury as well as an expensive repair.



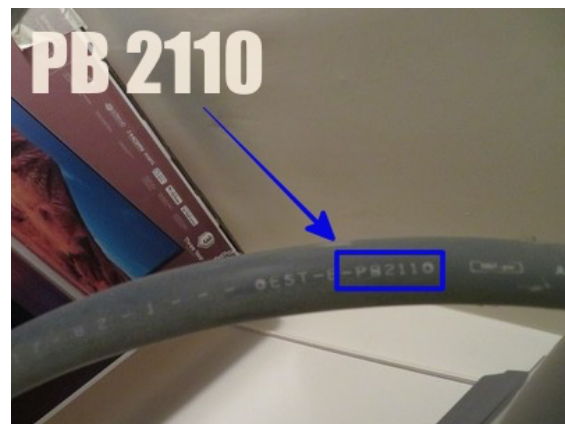


**Get an AC serviceman to bury or otherwise protect the refrigerant lines.**

### Plumbing

**23.** The toilet in the master bathroom does not flush unless you hold the flush lever down. When you depress the lever momentarily the toilet should flush. **Get a plumber to service this toilet.**

**24.** Polybutylene (PB) pipe is installed as fresh water supply lines on both water heaters. It's well known to frequently fail, in several modes, depending on the nature and amounts of chlorine additives used by your freshwater utility. Even properties served by private water wells have reported some issues. **Ask your plumber to replace it with a better choice of material such as Sharkbite, PEX or copper before a leak causes damage your home and perhaps personal property.**



**25.** A lavatory on the 3<sup>rd</sup> floor has a spray attachment within the lavatory cabinet. Should it ever leak or accidentally open, the damage could reach all the way down to the 1<sup>st</sup> story master bedroom.



26. Corrugated drain line is installed on a bathroom lavatory. Lavatory drain lines should be smooth to reduce the chance of a clog. A licensed plumber would never make this mistake. Neither would he leave big gaping holes in the cabinet walls. Also, the drain plumbing on the kitchen sink is unvented. I don't anticipate major issue with any of these mistakes. The issue here is that an unqualified person did this work, which raises the possibility that the major renovation recently done on this house was not permitted/inspected by the local building code authority.



Contact the Lafayette Parish Metro-Code Authority (337 291-8461) and ask if there are any permits on file for this address. If there is, confirm with them that the work was inspected and passed. Often times, a permit is secured by the contractor, but the authorities are never contacted regarding the inspection.

### Other Issues

27. The roof over the right-side garage is flat with a slope in the wrong direction. It slopes upwards towards the edge instead of downward. Flat roofs should never be entirely flat but should slope slightly as pooled water can shorten the life of roofing membranes. Pooled water can escape only by evaporation, which can take days, or via a roof leak. I did not observe any active leaks in this roof. Just so you know that it may require more frequent replacement.



28. The roof gutters on the garage are clogged with leaves. Leaves may cause the gutter to overflow, resulting in erosion at the ground level. They also retain moisture, accelerating the corrosion of steel gutters and downspouts. The leaf filter shown in the photo suggests it was installed without clearing the gutters. **Get someone to clear all gutters.**





29. A recirculating range hood is installed over a gas-powered cooking range. Gas ranges produce significant pollutants, including carbon dioxide, carbon monoxide, para and acetaldehydes, nitrogen oxides and odors, posing health risks to occupants. The range hoods over them should duct the exhaust to the outside of the house.

This range hood looks like a ducted hood because it has an exhaust duct but when you turn it on, you can feel the exhaust at the top of the hood.

**Get an appliance technician to remove the recirculating feature of the range hood.**

30. I've concerns that combustible building material is too close to the fireplace opening. I'm also unsure whether it is a wood-burning or gas fueled fireplace.



**Get a chimney sweep, certified by the Chimney Safety Institute of America (CSIA), to examine and correct this fireplace installation. The nearest one is in Port Allen, but I suspect that a certain local practitioner was once certified and has been in business since 1986 (Steven Comeaux Chimney Sweep).**

31. There are several issues with both internal stairways and the balcony guard rails.

Some of the balusters are too far apart. To protect small children from falling through, the balusters should be close enough to prevent a 4" diameter sphere from passing through.



The handrail on at least one of the stairways is too low. It's about 32 inches but should be at least 34 inches. Another rail does not reach to the top of the stairs.



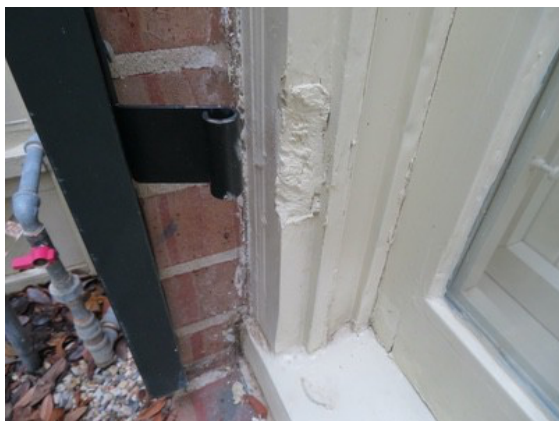
One of the stairway handrails is, by design, very loose.

There is rot on at least one balcony rail.



**Because of the risks of a fall, both stairway railings and all balcony guard rails should be either serviced or replaced with designs that are compliant with current building code requirements. Ignore any contractor who tells you that the house is exempt for current requirements because it's older. This isn't about code requirements, but safety.**

32. At least one of the shutter hinges are missing (kitchen window). These are functional shutters but they're not hurricane rated.





## **CONDITIONS, METHODS & DESCRIPTIONS**

33. All utilities were available.
34. I inspected all 9 systems, as described by the Standards of Practice of the Louisiana State Board of Home Inspectors. They are:
  1. Structural system
  2. Exterior system
  3. Roofing system
  4. Plumbing system
  5. Electrical system
  6. Air Conditioning and Heating system
  7. Interior system
  8. Insulation and Ventilation system
  9. Appliances
35. The exterior, plumbing, electrical, AC/heat, interior and appliance systems are all deficient to a lesser or greater degree.
36. This is a wood framed house built upon a poured concrete footing, foundation, and floor.
37. The porch columns are sawn wood.
38. All of the ceilings in the house are cathedral so there's no attic above them to inspect and there are no ceiling joists.
39. I inspected the garage attic by entering it via the fold down attic access ladder.
40. The exterior walls are finished with brick veneer.
41. The garage door operator is equipped with a pressure sensitive safety reverse feature and was tested.
42. The roof covering consists of laminated (architectural) strip shingles.
43. My 2-story ladder could not reach the 3-story roof. The only other access is a dormer window, and that window is painted shut. For these reasons, I inspected the roof only from the ground.
44. The main water line is buried so I don't know from which materials it's made.
45. Fresh water is distributed through the house with copper tubing.
46. Polyvinyl chloride pipe (PVC) is used for drain, waste, vent (DWV).
47. I could not locate the main water shut off valve. Get the seller to tell you where it is.
48. I could not locate the main gas shutoff valve and pressure regulator. Ask the seller to tell you where it is.
49. Two 40-gallon water heaters are installed in a 3<sup>rd</sup> floor closet.
50. The electrical service is rated 120/240 volts. The main breaker panel does not have a main breaker, and the label is undecipherable, so I don't know it's ampere rating.
51. The two sub-panels are each rated 120/240 volts, but the labels are both undecipherable, so I don't know the ampere rating of either.
52. Electrical power is distributed via type NM cables, commonly referred to in the trades as romex cable.
53. Two centrally ducted, split-style, heat/cool systems are installed. The house is all electric except for the gas-fueled stove and fireplace.

## **SUMMARY**

---

This home inspection revealed a wide array of issues, spanning several systems, some of which present major risks to any persons within it. When such diverse and extensive issues remain despite a major renovation, that renovation is either ill-guided, incomplete, or seriously flawed.

<address removed>, Lafayette, LA      22 November 2022  
This report has been prepared for the exclusive use of <name removed>

Thank you for selecting Sherlock to perform your home inspection. If you have any questions regarding the inspection report, please feel free to contact me.

Sincerely,

---

Marc B LeBlanc  
Licensed Home Inspector #10291  
Sherlock Inspection  
[www.sherlockinspection.com](http://www.sherlockinspection.com)  
[marc@sherlockinspection.com](mailto:marc@sherlockinspection.com)  
337 984-8882 sales (voice)  
337 255-6815 Inspector (text only)