

# Inspection Report

*This inspection performed in accordance with current "Standards of Practice" of the Louisiana State Board of Home Inspections.*



*This inspection report  
prepared specifically for:*

**Rich & Kathy Jordan**  
**11601 Pebblepointe Pass**  
**Pineville, LA 71360**



*Inspected by:* **James Maxwell**

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**PROPERTY / CLIENT INFORMATION**

Report Date: 6/9/2006

Customer File # **105**  
Agent : **Tom Williams**  
Buyer : **Rich & Kathy Jordan**  
Address: **P.O. Box 3455**  
**Pineville , LA 71360**  
Phone: **3171234567**  
Fax: **545-9964**  
Email: **rjordan@newimagesoftware.net**

Inspection location: **11601 Pebblepointe Pass**  
**Pineville , LA 71360**  
Phone: **317 324 6996**  
County: **Marion**

Send report to: **Send copy of this report to Allen Acme**  
**allen@acmerealestate.com per Mr. Jordan.**

Area/Neighborhood:

Sub-division:

**GENERAL INFORMATION**

Main entry faces: **West** Bedrooms: **4** Full Baths: **2**  
Estimated Age: **9-10** Vehicle Garages: **3** Half Baths: **1**  
Type Structure: **single family home** Approx. Sq Footage: **3000** 3/4 Baths: **0**  
Stories: **2**  
Type Foundation: **basement/crawl**  
Soil condition: **Dry**  
Weather: **Clear** Temp: **78**  
Date: **1/24/2008** Time: **12:24:33 PM**  
Unit occupied: **yes** Client present: **yes**  
Attendees: **Buyer**

General Overview

**Newer home in quiet subdivision**

Inspector: \_\_\_\_\_ **LIC 10496**  
**James Maxwell**

**REPORT LIMITATIONS**

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

# DEFICIENCY REPORT

Cenla Home Inspection Services, 176 Adams Path Pineville, La 71360, Ph: (387)447-3106

Insp Date: 1/24/2008

11601 Pebblepointe Pass

File # 105

## Roof Ventilation - Major Concern

Inadequate ventilation in attic resulting in premature aging of shingles along the west (front) slope around the dormers. Recommend an improvement in ventilation and replacement of roof shingles. - Estimated Cost To Repair or Replace \$10,000.00

## Exterior Trim - Major Concern

The exterior paint on trim is deteriorating and should be repainted. The railing system on the front and back porch contains numerous rotted boards which need to be replaced.

## Grounds Drainage - Major Concern

The exterior grading slopes towards foundation. This condition will allow surface water to drain towards the house around a large portion of the exterior. This will allow water to accumulate under the slab and could lead to mold or mildew conditions and structural damage. Many chipmunk tunnels exacerbate this condition. Recommend evaluation by qualified landscaping contractor. Recommend that licensed pest control operator remove chipmunks so that tunnels can be filled.

## Plumbing Safety - Safety Hazard

Inadequate or missing TPR valve on hot water heater.

## Electrical Electrical Safety Components - Safety Hazard

GFCI in Master Bath trips when front exterior light is illuminated. Suspect short in exterior light fixture or wiring.

## Electrical Main Panel - Safety Hazard

Hot spot observed in main panel. Recommend evaluation by licensed electrical contractor.

## Garage Safety - Safety Hazard

Overhead door does not open or close fully unless operator button is held continuously. The stop-reverse switch needs adjusted.

## Attic Ventilation - Major Concern

Soffit vents are not cut out adequately and are restricting the flow of air. Reduced or inadequate ventilation can contribute to rapid roof deterioration, mold/mildew, structural damage and excessive cooling expense in warm weather. Recommend that all vents be evaluated and opened to their maximum design area. Consider adding additional vents and insulation.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

# Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings: <b>Defective</b>	Recommend evaluation by roofing contractor - see comments	<b>Major Concern</b>
2	Ventilation: <b>Defective</b>	See Comment for Photo 3 below	<b>Major Concern</b>
3	Flashings: <b>Defective</b>	Flashing leaks around chimney leading to roof stains in FR	<b>Major Concern</b>
4	Skylights: <b>Not Present</b>		
5	Chimneys: <b>Not Inspected</b>		
6	Gutter system: <b>Defective</b>	Downspout disconnected and elbow missing - see Photo 5	<b>Maintenance Item</b>
7	Furnace Flue: <b>Defective</b>	Flue stack in attic has observable leak (see Attic Photo 4)	<b>Safety Hazard</b>
8	:		

## INFORMATION

9	Main roof age: <u>11-15 Appears at Mid-Life Condition</u>	14	Ventilation: <u>Combination Gable &amp; Soffit</u>
10	Other roof age:	15	Chimney: <u>Metal</u>
11	Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>Tile</u>
12	Roof covering: <u>Fiberglass Shingle</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable</u>

## ROOF COMMENTS

19 Rain gauge wiring is hanging from gauge. Wiring should be fastened to downspout to prevent it from being torn loose (see photo 1).



Elbow missing from the north side of double vehicle door (see photo 2)



Inadequate ventilation in attic resulting in premature aging of shingles along the west (front) slope around the dormers. Recommend an improvement in ventilation and replacement of roof shingles. (see photos 3 and Attic 1).



There is a very heavy collection of roofing aggregate in the gutters. Excessive heat can cause aggregate loss and reduced shingle life (see photo 4).



**INSPECTION PHOTOS**

**Roof # R1**



**Wiring should be fastened to downspout to prevent it from being torn loose**

**Roof # R2**



**Roof # R3**



**Roof # R4**



# Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding: <b>Defective</b>		<b>Maintenance Item</b>
2	Trim/fascias/soffits: <b>Defective</b>	See Comments @ photo 1-3	<b>Major Concern</b>
3	Veneer: <b>Acceptable</b>		
4	Doors: <b>Defective</b>	Front door weather-stripping needs replaced	<b>Maintenance Item</b>
5	Windows: <b>Acceptable</b>		
6	Hose faucets: <b>Defective</b>	Repair leaky faucet on front porch	<b>Maintenance Item</b>
7	Electrical cable: <b>Acceptable</b>		
8	Exterior electrical: <b>Acceptable</b>	See Comments about rain gauge on Roof #18 Photo 1	<b>Maintenance Item</b>

## INFORMATION

9	Siding type: <u>Composition Hardboard Cement</u>	13	Window Type: <u>Double Hung, Casement &amp; Sliding</u>
10	Veneer type: <u>None</u>		
11	Trim/fascias type: <u>Wood</u>	14	Window material: <u>Aluminum &amp; Vinyl</u>
12	Door type: <u>Insulated Metal</u>	15	Electric service cable: <u>Buried</u>

## EXTERIOR COMMENTS

16 The wooden support posts for the porches on rear verandah rest on the concrete floor. The posts should rest on plates or be otherwise raised to avoid long term moisture contact (see photo 1). Recommend replacement of trim at base of all columns.



Replace or remove concrete forms at NW foundation of garage (see photo 2).



The exterior paint on trim is deteriorating and should be repainted. The railing system on the front and back porch contains numerous rotted boards which need to be replaced (see photo 3).



Some siding panels are slightly warped and in close approximation to roofing. Ice dams can cause some damage to this siding under certain conditions (see photo 4). Recommend caulking to prevent water entry.





**INSPECTION PHOTOS**

**Exterior**

**# EX1**



**Exterior**

**# EX2**



**Exterior**

**# EX3**



**Exterior**

**# EX4**



# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage: <b>Defective</b>	See Comments	<b>Major Concern</b>
2	Trees & shrubs: <b>Defective</b>	Tree branches should be trimmed away from roof and house	<b>Maintenance Item</b>
3	Walks & Steps: <b>Acceptable</b>	Steps to porch on front have settled/separated from porch	<b>Maintenance Item</b>
4	Porch/Deck: <b>Defective</b>	See Exterior photo 3	<b>Major Concern</b>
5	Driveway: <b>Acceptable</b>	Normal settling cracks observed	
6	Retaining walls: <b>Not Present</b>		
7	Lot Drainage: <b>Defective</b>	See Comments at photo 1	<b>Minor Concern</b>
8	Sprinkler System:		

## INFORMATION

9	Walks & Steps: <u>Printed Concrete</u>	13	Porch: <u>Printed Concrete</u>
10	Patio: <u>None Present</u>	14	Location: <u>Front and Rear</u>
11	Location: <u>NA</u>	15	Retaining walls: <u>None Present</u>
12	Driveway: <u>Concrete</u>	16	Sea Walls: <u>None Present</u>

## GROUNDS & DRAINAGE COMMENTS

17 Sprinkler pit on south side of house is flooded. Unable to test system. Recommend evaluation by sprinkler system professional (see photo 1).



AC condenser slab slopes approximately 2" towards foundation. Recommend that slab be leveled to prevent water from flowing under slab (see photo 2).



Aerial view of property. Note tree line which contains swail that shows signs of standing water. (see photo 3).



The exterior grading slopes towards foundation. This condition will allow surface water to drain towards the house around a large portion of the exterior. This will allow water to accumulate under the slab and could lead to mold or mildew conditions and structural damage. Many chipmunk tunnels exacerbate this condition. Recommend evaluation by qualified landscaping contractor. Recommend that licensed pest control operator remove chipmunks so that tunnels can be filled.





**INSPECTION PHOTOS**

**Grounds & Drainage # GD1**



**Grounds & Drainage # GD2**



**Grounds & Drainage # GD3**



**Grounds & Drainage # GD4**



# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	A/C operation:	<b>Defective</b>	<b>Upstairs unit does not respond to thermostat control</b>	<b>Major Concern</b>
2	Heating operation:	<b>Acceptable</b>		
3	System back-up:	<b>Not Present</b>		
4	Exhaust system:	<b>Defective</b>	<b>Leaking flue from attic through roof (see Attic photo 4)</b>	<b>Safety Hazard</b>
5	Distribution:	<b>Acceptable</b>		
6	Thermostat:	<b>Acceptable</b>		
7	Gas Piping:	<b>Acceptable</b>		
8	Heat Exchanger:	<b>Acceptable</b>		
9	Humidifier:	<b>Not Present</b>		
10	Filter:	<b>Acceptable</b>		

### INFORMATION

11 # Heating Units: <u>1</u>	18 # Cooling Units: <u>2</u>
12 Heating Types: <u>Forced Air</u>	A/C Types: <u>Electric Central Air</u>
13 Heating Ages: <u>Approximately 9</u> years	A/C age: <u>Approximately 9</u>
14 Heating Fuels: <u>Gas</u>	Filter: <u>Passive Electrostatic</u>
15 Distribution: <u>Ductwork</u>	Heat Source Mfg. _____
16 Duct Insulation Type: <u>Fiberglass</u>	A/C Source Mfg. _____
17 Gas Shutoff Location: <u>North side of house</u>	

### HEATING & COOLING COMMENTS

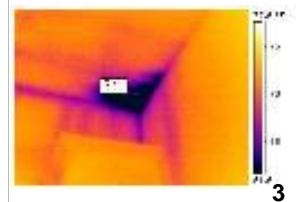
24 There is some accumulation of dirt and debris on the condenser coils. Cleaning is recommended (see photo 1).



The air conditioning unit is 36,000 BTUs. The living area of the home is shown as exceeding 3,300 square feet. The system should be evaluated by a qualified air conditioning technician for adequacy (see photo 2).



The service records on the furnace indicate multiple service calls for zone control boards (see photos 3).



# INSPECTION PHOTOS

HVAC

# HC1



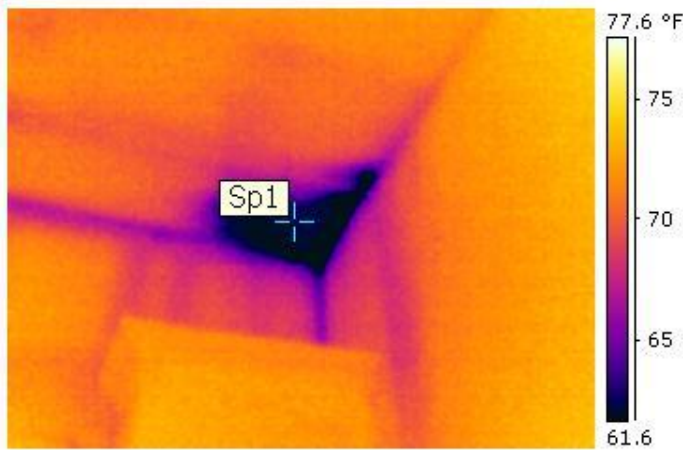
HVAC

# HC2



HVAC

# HC3



HVAC

# HC4



# Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	<b>Defective</b>	<b>Monitor</b>	
2 Waste/vent pipes:	<b>Acceptable</b>		
3 Funct'l water flow:	<b>Acceptable</b>		
4 Funct'l waste drain:	<b>Acceptable</b>		
5 Well system:	<b>Acceptable</b>		
6 Septic system:	<b>Acceptable</b>		
7 Water heater:	<b>Acceptable</b>		
8 TPR Valve:	<b>Acceptable</b>		

## INFORMATION

9	Water supply represented as:	<b>Municipal</b>	14	Waste system represented as:	<b>Municipal</b>
10	Supply pipes:	<b>Copper</b>	15	Septic location:	<b>N/A</b>
11	Pipe insulation type:	<b>None</b>	16	Waste/Vent pipes:	<b>Combination of Copper &amp; Plastic</b>
12	Water Shutoff Location:	<b>Garage</b>	17	Water Heater Manf.:	<b>A.O.Smith</b>
13	Well location:	<b>N/A</b>	18	Water Heater Gallons:	<b>50</b>
			19	Age:	<b>1-5</b> years
				Water Heater Fuel:	<b>Gas</b>

## PLUMBING COMMENTS

20 New A.O.Smith hot water heater per homeowner in 2005 (see photo 1).



INSPECTION PHOTOS

Plumbing

# P1





# Electrical System

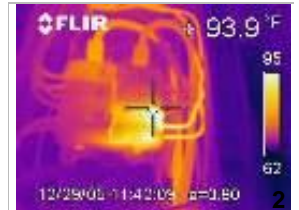
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	<b>Defective</b>	See infrared photo 2 below	<b>Safety Hazard</b>
2 Ground:	<b>Acceptable</b>		
3 GFCI:	<b>Defective</b>	Recommend evaluation by licensed electrician - See Comments	<b>Safety Hazard</b>
4 Amperage:	<b>Acceptable</b>		
5 Wiring:	<b>Defective</b>	See comments below	<b>Minor Concern</b>
6 :			
7 Misc 2:			
8 Misc 1:			

### INFORMATION

9	Amps: <b>175</b>	14	Branch circuit wiring: <b>Copper</b>
10	Volts: <b>110/220</b>	15	Grounding: <b>Water Pipes &amp; Ground</b>
11	Main box location: <b>Garage</b>	16	Ground fault protection at: <b>Basement, Baths, Kitchen, Exterior &amp; Garage</b>
12	Main Disconnect: <b>Garage</b>	17	Main box type: <b>Breakers</b>
13	Main service conductor: <b>Copper</b>	18	Wiring type: <b>Romex</b>

### ELECTRICAL SYSTEM COMMENTS

19 Hot spot observed in main panel (see photo 2). Recommend evaluation by licensed electrical contractor.



GFCI in Master Bath trips when front exterior light is illuminated. Suspect short in exterior light fixture or wiring. (see photo 2).



# Electrical System

## ELECTRICAL SYSTEM COMMENTS - Continued

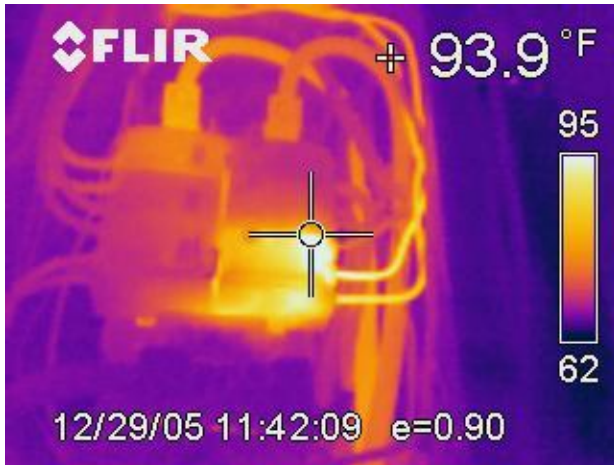
19



INSPECTION PHOTOS

Electrical

# EL2



Electrical

# EL3



Electrical

# EL4



Electrical

# EL5



# Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
<b>KITCHEN</b>			
1	Walls/ceiling/floor:	Acceptable	
2	Doors & windows:	Acceptable	
3	Heating & cooling:	Acceptable	
4	Cabinets/shelves:	Defective	See comments below
5	Sink plumbing:	Acceptable	

<b>APPLIANCES</b>			
6	Disposal:	Acceptable	
7	Dishwasher:	Acceptable	Monitor door seal
8	Trash Compactor:	Acceptable	Maintenance Item
9	Exhaust fan:	Acceptable	
10	Microwave:	Acceptable	
11	:		
12	Jenn-Aire Range:		
13	Range/oven:	Acceptable	
14	Gas or electric?	Electric	

<b>LAUNDRY</b>			
15	Walls/ceiling/floor:	Acceptable	
16	Doors & windows:	Acceptable	
17	Washer plumbing:	Acceptable	
18	Sink plumbing:	Acceptable	
19	Cabinets/shelves:	Acceptable	
20	Heating & cooling:	Acceptable	
21	Dryer vent:	Acceptable	
22	:		
23	:		
24	Dryer service:	Acceptable	
25	Gas or electric?	Electric	

### KITCHEN AND LAUNDRY COMMENTS

26 Track on island drawer defective (see photo 1).

Drawer pull hardware mismatched.



**INSPECTION PHOTOS**

**Kitchen & Laundry**

**# K1**



**Kitchen & Laundry**

**# K2**





# Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		Safety Hazard
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Defective	Hot water faucet in Guest Bath leaks. See photo 4.	Maintenance Item
7 Toilets:	Defective	Flush valve in Master Bath needs to be replaced	Maintenance Item
8 Tubs:	Acceptable		
9 Showers:	Defective	Cracked tile in Master Bath shower (see photo 1)	Maintenance Item
10 Jacuzzi:			

## BATHROOMS INSPECTED

11 # of Half baths: 1                      12 # of Full baths: 2                      13 # of 3/4 baths: 0

## BATHROOM COMMENTS

14 Cracked tile in Master Bath shower has allowed moisture to penetrate the wall and floor around shower pan (see photos 1 & 2).



Guest bath toilet is loose at floor. Recommend replacing wax seal and check for subfloor damage.



Leaky cold water faucet in left sink of guest bath. Replace washer. (see photo 4).



**INSPECTION PHOTOS**

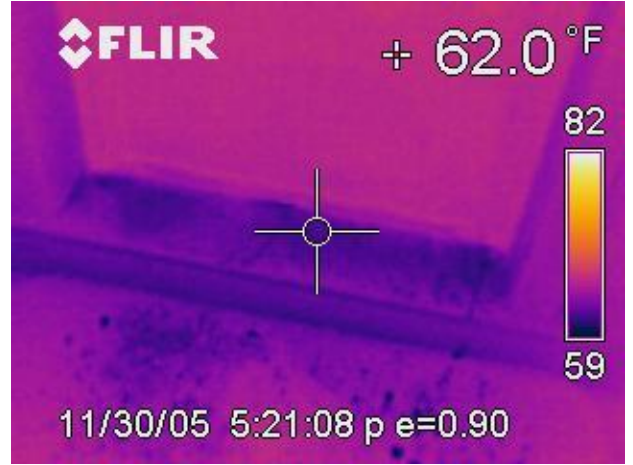
**Bathroom**

**# B1**



**Bathroom**

**# B2**



**Bathroom**

**# B3**



**Bathroom**

**# B4**



# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	<b>Defective</b>	Stains on rear wall and ceiling in family room. See Roof #18	<b>Minor Concern</b>
2 Doors & windows:	<b>Defective</b>	Window in living room will not stay open. See Comments	<b>Maintenance Item</b>
3 Heating & cooling:	<b>Acceptable</b>		
4 Cabinets & counter:	<b>Acceptable</b>		
5 Wet Bar:	<b>Acceptable</b>		
6 Fireplc/woodstove:	<b>Acceptable</b>	The thermal couple for the gas log pilot would not ignite	<b>Minor Concern</b>
7 Smoke detectors:	<b>Acceptable</b>		
8 CO detectors:	<b>Not Present</b>		
9 Stairs/balcony/rails:	<b>Not Present</b>	Recommend installation of handrail on stairway	<b>Safety Hazard</b>
10 Trim:	<b>Acceptable</b>		

## INFORMATION

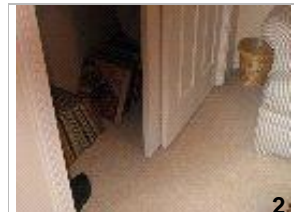
11 Rooms inspected: Bedrooms #: <u>4</u> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Dining Room</td></tr> <tr><td>Entranceway</td></tr> <tr><td>Family Room</td></tr> <tr><td>Living Room</td></tr> <tr><td>Mud Room</td></tr> <tr><td>Office</td></tr> </table>	Dining Room	Entranceway	Family Room	Living Room	Mud Room	Office	12 Walls & ceilings: <u>Sheet Rock</u>  13 Floors: <u>Carpet and hardwood</u>  14 Number of wet bars: <u>0</u>  15 Number of fireplaces/woodstoves: <u>1</u>  16 Fuel source: <u>Natural Gas</u>
Dining Room							
Entranceway							
Family Room							
Living Room							
Mud Room							
Office							

## INTERIOR ROOM COMMENTS

17 Double hung window at SE corner of living room is inoperative. (see photo 1).

Many windows do not have screens installed. Inspector observed a stack of screens in attic.

Sliding door guides at both of closet doors in Bedroom #2 missing.



**INSPECTION PHOTOS**

**Interior Room**

**# IR1**



**Interior Room**

**# IR2**



# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	<b>Acceptable</b>	
2	Walls:	<b>Acceptable</b>	
3	Eaves:	<b>Acceptable</b>	
4	Electrical:	<b>Acceptable</b>	
5	Gutters:	<b>Acceptable</b>	

**INTERIOR**

6	Walls/ceiling/floor:	<b>Acceptable</b>	
7	Firewall/firedoor:	<b>Acceptable</b>	
8	Doors & windows:	<b>Acceptable</b>	
9	Garage doors:	<b>Defective</b>	<b>Cracked window in double overhead door (see photo 1)</b>
10	Door openers:	<b>Defective</b>	<b>See comments below</b>
11	Electrical:	<b>Acceptable</b>	
12	Heating & cooling:	<b>Acceptable</b>	

**INFORMATION**

EXTERIOR	INTERIOR
13 Location: <u>Attached garage - same as house</u>	17 Walls & ceilings: <u>Sheet rock</u>
14 Roof covering: <u>Shingle</u>	18 Floors: <u>Painted Concrete</u>
15 Roof age: <u>90</u> <u>Appears at End of Life</u>	19 Garage door: <u>Single Overhead &amp; Double Overhead</u>
16 Gutters: <u>Aluminum</u>	

**GARAGE & CARPORT COMMENTS**

20 Cracked window in double overhead door (see photo 1)

Overhead door does not open or close fully unless operator button is held continuously (see photo 2). The stop-reverse switch needs adjusted.

Wiring needs to be secured. (see photo 3)





**INSPECTION PHOTOS**

**Garage & Carport # GC1**



**Garage & Carport # GC2**



**Garage & Carport # GC3**



# Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access: <b>Acceptable</b>		
2	Framing: <b>Acceptable</b>		
3	Sheathing: <b>Acceptable</b>		
4	Insulation: <b>Defective</b>		<b>Major Concern</b>
5	Ventilation: <b>Defective</b>	See comments below	<b>Major Concern</b>
6	Exposed wiring: <b>Not Present</b>		
7	Plumbing vents: <b>Acceptable</b>		
8	Chimney & flues: <b>Defective</b>	See comments and photo #2 below	<b>Safety Hazard</b>
9	Vapor Retarder: <b>Acceptable</b>		
10	:		

## INFORMATION

11	# of Attic areas: <u>1</u>	14	Framing: <u>Conventional</u>
12	Access locations: <u>Closet and Master Bedroom</u>	15	Sheathing: <u>Plywood</u>
13	Access by: <u>Hatch and doorway</u>	16	Insulation: <u>Fiberglass</u>

## ATTIC COMMENTS

- 17 Soffit vents are not cut out adequately and are restricting the flow of air (see photo 1). Reduced or inadequate ventilation can contribute to rapid roof deterioration, mold/mildew (see photos 2 & 3), structural damage and excessive cooling expense in warm weather. Recommend that all vents be evaluated and opened to their maximum design area. Consider adding additional vents and insulation.



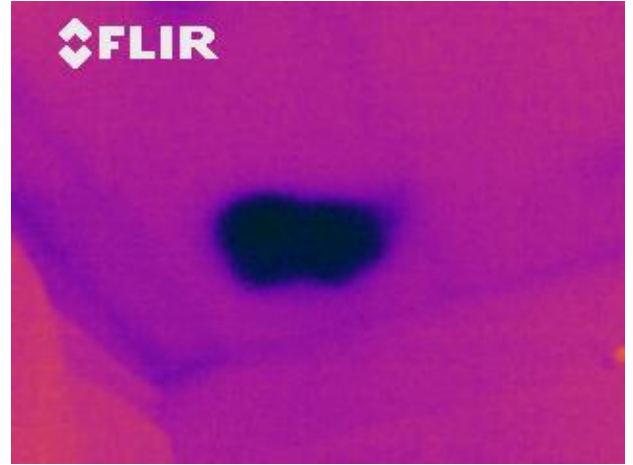
Evidence of holes in exhaust venting (see infrared photo 4). Replace flue pipe.

INSPECTION PHOTOS

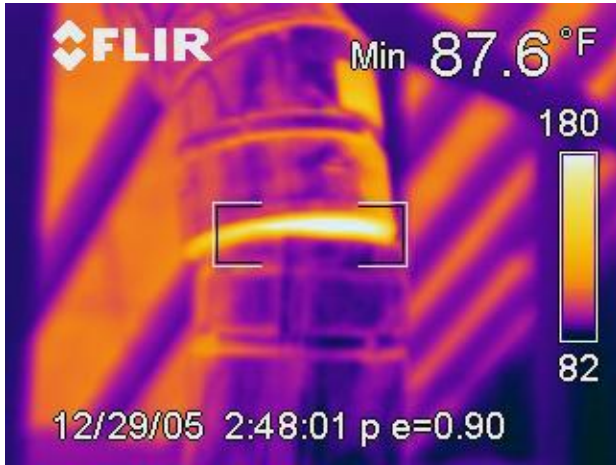
Attic # AT1



Attic # AT2



Attic # AT3



# Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	<b>basement/crawl</b>		
1 Access:	<b>Acceptable</b>		
2 Foundation walls:	<b>Acceptable</b>		
3 Floor framing:	<b>Not Present</b>	<b>Slab foundation</b>	
4 Insulation:	<b>Acceptable</b>		
5 Ventilation:	<b>Acceptable</b>		
6 Sump pump:	<b>Acceptable</b>		
7 Dryness/drainage:	<b>Defective</b>	<b>See Grounds and Drainage #17</b>	<b>Major Concern</b>
8 Floor/Slab:	<b>Acceptable</b>		
9 Vapor Retarder:	<b>Not Inspected</b>	<b>Slab foundation</b>	
10 :			

### INFORMATION

11	Foundation walls: <u><b>Poured Concrete &amp; Block</b></u>	14	Beams: <u><b>Not Present</b></u>
12	Floors: <u><b>Concrete Floor</b></u>	15	Piers: <u><b>Not Present</b></u>
13	Joist/Truss Detail: <u><b>Engineered Wood--Laminated Beams</b></u>	16	Sub Floor: <u><b>Not Present</b></u>
		17	Insulation: <u><b>Perimeter Walls</b></u>

### FOUNDATION COMMENTS

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