



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:

Dennis Lochard



FOR THE PROPERTY AT:

505 Pemberton Place
Picayune, MS 39466

PREPARED FOR:

CHRISTI & ZACH LOCHARD

INSPECTION DATE:

Friday, December 9, 2016



Lochard Home Inspection
118 Dogwood Valley
Picayune, MS 39466

985-265-0731

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SUMMARY

505 Pemberton Place, Picayune, MS December 9, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

GARAGE \ Door into garage

Condition: • [No self-closer](#)

The automatic closure mechanism on the door from the garage to the house is not functioning properly or has been disabled.

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Task: Repair or replace

Time: Immediate

Condition: • [Weatherstripping missing or ineffective](#)

There is no weather stripping on the door from the garage to the house.

Implication(s): Hazardous combustion products entering home

Task: Replace

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Switches

Condition: • 3-way not working as intended

The three-way switches are not functional in all combinations in the living room, formal dining room, informal dining room, kitchen and garage hallway.

Implication(s): Nuisance | Fall hazard

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

The following outlets have the hot and neutral wires reversed: the east outlet on the north wall in the informal dining room, the east outlet on the north wall in the master bedroom and the microwave oven outlet. Also, the microwave oven outlet is not mounted properly and does not have a cover.

Implication(s): Electric shock

Task: Repair

Time: Immediate

SUMMARY

505 Pemberton Place, Picayune, MS December 9, 2016

SUMMARY

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

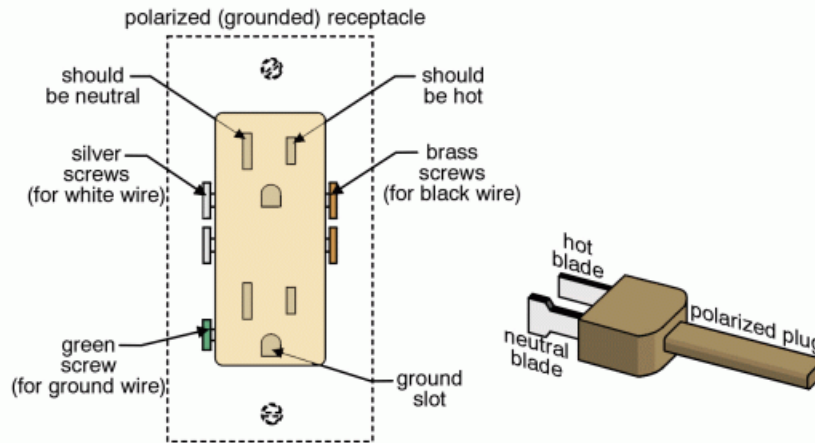
COOLING

INSULATION

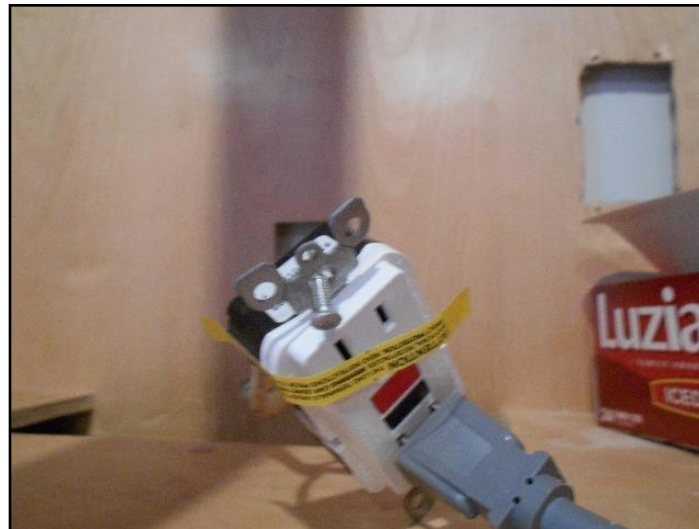
PLUMBING

INTERIOR

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws



1. Reversed polarity

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

The master bathroom jetted tub is not GFCI protected. Also, the outlets on the east wall in the kitchen, the outlets in the garage and the exterior outlets are not GFCI protected. The age of the structure (2006) does not predate the adoption of the requirement in the areas noted (1973 - exterior outlets, 1975 - bathroom outlets, 1978 - garage outlets, 1986 - kitchen outlets).

Implication(s): Electric shock

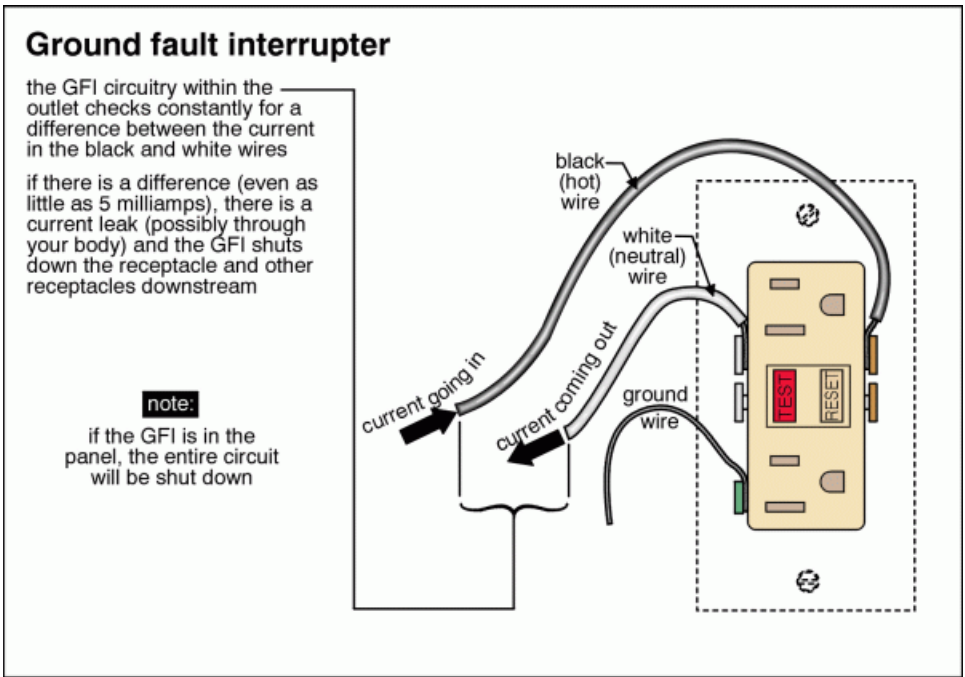
Task: Replace

Time: Immediate

SUMMARY

505 Pemberton Place, Picayune, MS December 9, 2016

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR



2. GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

There are switch and outlet covers missing in the southwest bedroom and the garage.

Implication(s): Electric shock

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Missing

There are no functional smoke/fire detectors in the home. The inspector recommends installing a smoke/fire detector in each bedroom and one in the hallways adjacent to each sleeping area. It is recommended that smoke/fire detectors be

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505 Pemberton Place, Picayune, MS December 9, 2016

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

replaced every 10 years.

Implication(s): Fire hazard

Task: Replace

Time: Immediate

Plumbing

SUPPLY PLUMBING \ Shut off valve

Condition: • [Missing or cannot be located](#)

The shut off valves are missing under the hallway and master bathroom sinks.

Implication(s): Chance of water damage to contents, finishes and/or structure | Difficult to service

Location: Bathroom

Task: Replace

Time: Immediate



3. Missing or cannot be located

WATER HEATER \ Life expectancy

Condition: • [Near end of life expectancy](#)

The water heater is 10 years old. Typical life expectancy is 8-12 years. The inspector recommends budgeting for replacement.

Implication(s): No hot water

Task: Monitor

Time: Less than 2 years

FIXTURES AND FAUCETS \ Faucet

Condition: • Missing

The cover is missing on the master bathroom shower faucet, which could allow water penetration behind the wall.

Location: Master Bathroom

Task: Replace

Time: Immediate

SUMMARY

505 Pemberton Place, Picayune, MS December 9, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



4. Missing

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Leak](#)

The master bathroom jetted tub leaked around the on/off button when the inspector tested the tub. The inspector recommend a plumber to repair the leak.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Master Bathroom

Task: Repair

Time: Immediate



5. Leak

SUMMARY

505 Pemberton Place, Picayune, MS December 9, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Interior

EXHAUST FANS \ Kitchen range exhaust system

Condition: • Not vented to exterior

The kitchen exhaust fan does not vent to the exterior.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Repair

Time: Immediate



6. Not vented to exterior

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

505 Pemberton Place, Picayune, MS December 9, 2016

- SUMMARY
- ROOFING**
- EXTERIOR
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Description

The home is considered to face : • South
Sloped roofing material: • Composition shingles
Sloped roof flashing material: • Metal
Probability of leakage: • Low
Approximate age: • 10 years
Typical life expectancy: • 25-30 years

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)
Inspection performed: • With binoculars from the ground
Age determined by: • Property Disclosure Statement

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces and trim: • [Stucco](#)

Soffit and fascia: • [Vinyl](#)

Driveway: • Concrete

Walkway: • Concrete • Pavers

Patio: • Concrete

Limitations

Exterior inspected from: • Ground level

Recommendations

WALLS \ Stucco and EIFS

1. Condition: • [Minor cracks](#)

Implication(s): Shortened life expectancy of material

Task: Monitor

Time: When necessary

EXTERIOR GLASS/WINDOWS \ Storms and screens

2. Condition: • [Missing](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Task: Replace

Time: When necessary

GARAGE \ Door into garage

3. Condition: • [No self-closer](#)

The automatic closure mechanism on the door from the garage to the house is not functioning properly or has been disabled.

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Task: Repair or replace

Time: Immediate

4. Condition: • [Weatherstripping missing or ineffective](#)

There is no weather stripping on the door from the garage to the house.

Implication(s): Hazardous combustion products entering home

Task: Replace

Time: Immediate

Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Concrete](#)

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • [Trusses](#) • [Plywood sheathing](#)

Description

Service entrance cable and location: • [Underground aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - garage](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - garage](#) • GFCI - kitchen

Smoke detectors: • None noted

Recommendations

DISTRIBUTION SYSTEM \ Switches

5. Condition: • 3-way not working as intended

The three-way switches are not functional in all combinations in the living room, formal dining room, informal dining room, kitchen and garage hallway.

Implication(s): Nuisance | Fall hazard

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

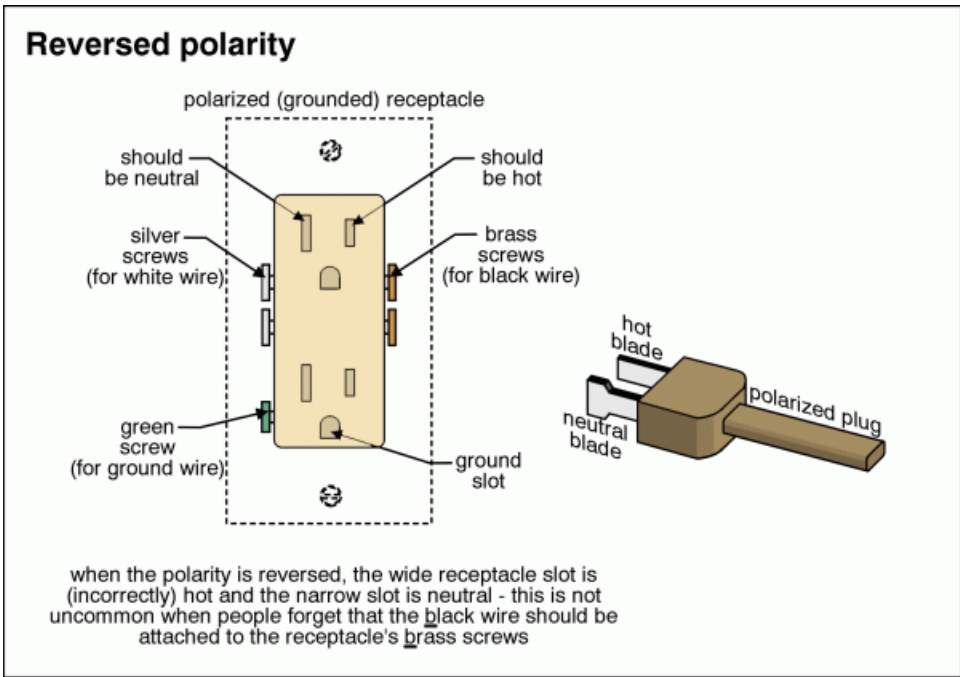
6. Condition: • [Reversed polarity](#)

The following outlets have the hot and neutral wires reversed: the east outlet on the north wall in the informal dining room, the east outlet on the north wall in the master bedroom and the microwave oven outlet. Also, the microwave oven outlet is not mounted properly and does not have a cover.

Implication(s): Electric shock

Task: Repair

Time: Immediate



7. Reversed polarity

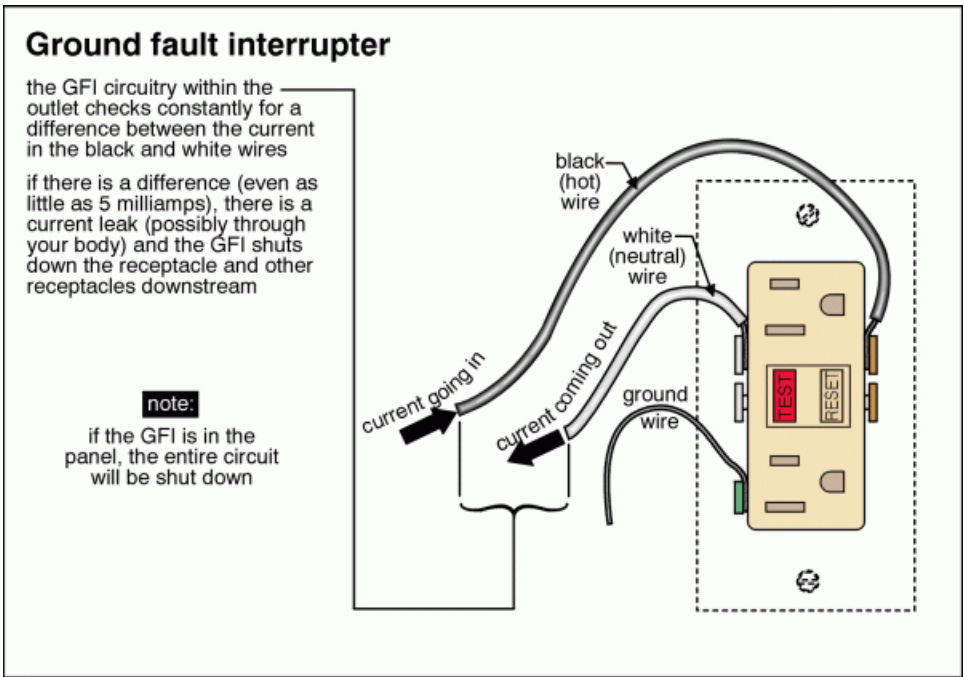
7. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

The master bathroom jetted tub is not GFCI protected. Also, the outlets on the east wall in the kitchen, the outlets in the garage and the exterior outlets are not GFCI protected. The age of the structure (2006) does not predate the adoption of the requirement in the areas noted (1973 - exterior outlets, 1975 - bathroom outlets, 1978 - garage outlets, 1986 - kitchen outlets).

Implication(s): Electric shock

Task: Replace

Time: Immediate



8. GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

8. Condition: • [Missing](#)

There are switch and outlet covers missing in the southwest bedroom and the garage.

Implication(s): Electric shock

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

9. Condition: • Missing

There are no functional smoke/fire detectors in the home. The inspector recommends installing a smoke/fire detector in each bedroom and one in the hallways adjacent to each sleeping area. It is recommended that smoke/fire detectors be

ELECTRICAL

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EXTERIOR

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ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

replaced every 10 years.

Implication(s): Fire hazard

Task: Replace

Time: Immediate

HEATING

505 Pemberton Place, Picayune, MS December 9, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

System type: • [Furnace](#)

Fuel/energy source: • [Electricity](#)

Furnace manufacturer:

• Unitary

Model number: F2FP060N06G *Serial number:* AOL4149678

Heat distribution: • [Ducts and registers](#)

Efficiency: • [Conventional](#)

Approximate age: • [10 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Fireplace/stove: • [Gas fireplace](#)

Chimney liner: • B-vent (double-wall metal liner)

Limitations

Fireplace/wood stove:

• Turned off

The fireplace is a propane gas fireplace. The fireplace did not have a propane tank connected to it. Therefore, the inspector could not test the fireplace.

Heat exchanger: • Not visible

COOLING & HEAT PUMP

505 Pemberton Place, Picayune, MS December 9, 2016

- SUMMARY
- ROOFING
- EXTERIOR
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- ELECTRICAL
- HEATING
- COOLING**
- INSULATION
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Description

Air conditioning type: • [Air cooled](#)
Manufacturer: • Unitary
Model number: EABD-F048SA *Serial number:* W0B6970658
Cooling capacity: • [4 Tons](#)
Compressor approximate age: • 10 years
Typical life expectancy: • 20-25 years

Limitations

Inspection limited/prevented by:
• Low outdoor temperature
The outside temperature was less than 60 degrees. Severe damage can occur to air conditioning compressors if they are turned on when the outside temperature is less than 60 degrees. The inspector recommends contacting the seller to determine whether or not the air conditioner is functional.

INSULATION AND VENTILATION

505 Pemberton Place, Picayune, MS December 9, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Roof and soffit vents](#)

Limitations

Attic inspection performed: • By entering attic, but access was limited

Description

Water supply source: • Public

Supply piping in building: • [Copper](#)

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• John Wood

Model number: JW650SDE Serial number: S0509505555

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 10 years

Typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • [ABS plastic](#)

Recommendations

SUPPLY PLUMBING \ Shut off valve

10. Condition: • [Missing or cannot be located](#)

The shut off valves are missing under the hallway and master bathroom sinks.

Implication(s): Chance of water damage to contents, finishes and/or structure | Difficult to service

Location: Bathroom

Task: Replace

Time: Immediate



9. Missing or cannot be located

WATER HEATER \ Life expectancy

11. Condition: • [Near end of life expectancy](#)

The water heater is 10 years old. Typical life expectancy is 8-12 years. The inspector recommends budgeting for replacement.

Implication(s): No hot water

Task: Monitor

Time: Less than 2 years

FIXTURES AND FAUCETS \ Faucet

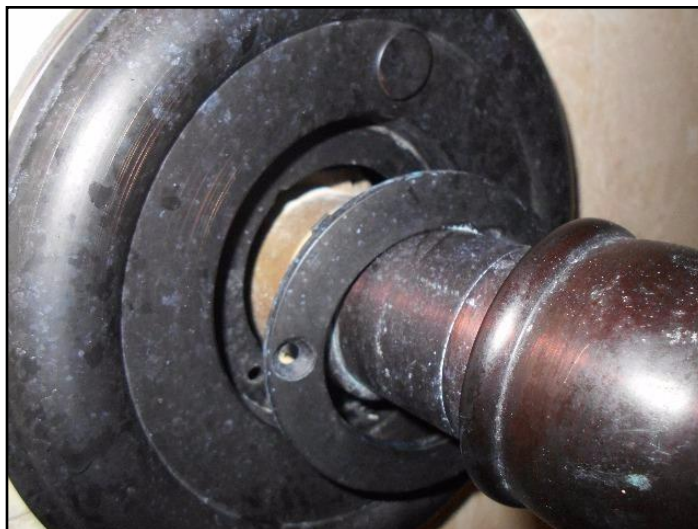
12. Condition: • Missing

The cover is missing on the master bathroom shower faucet, which could allow water penetration behind the wall.

Location: Master Bathroom

Task: Replace

Time: Immediate



10. Missing

FIXTURES AND FAUCETS \ Bathtub

13. Condition: • [Leak](#)

The master bathroom jetted tub leaked around the on/off button when the inspector tested the tub. The inspector recommend a plumber to repair the leak.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Master Bathroom

Task: Repair

Time: Immediate



11. Leak

14. Condition: • Drain stop missing

The sink and tub drainstops are missing in the hallway and master bathrooms.

Implication(s): Reduced operability

Task: Replace

Time: When necessary

Description

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

Cooktop fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Washer • Dryer • Vented to outside • 240-Volt outlet

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

Recommendations

FLOORS \ Wood/laminate floors

15. Condition: • [Buckled](#)

Implication(s): Trip or fall hazard

FLOORS \ Ceramic tile, stone, marble, etc

16. Condition: • [Grout missing](#)

Implication(s): Trip or fall hazard

WINDOWS \ Storms and screens

17. Condition: • [Missing](#)

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Task: Replace

Time: If necessary

EXHAUST FANS \ Kitchen range exhaust system

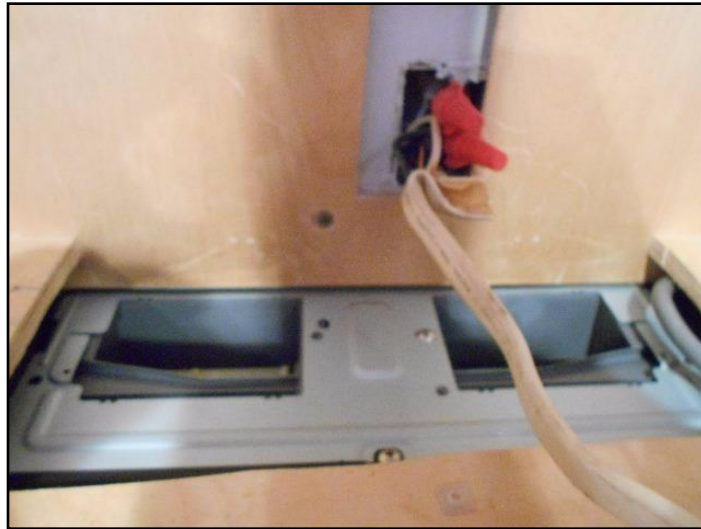
18. Condition: • Not vented to exterior

The kitchen exhaust fan does not vent to the exterior.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Repair

Time: Immediate



12. *Not vented to exterior*

END OF REPORT