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LET COMPASS BE YOUR GUIDE.

December 29, 2021

21-40

Subject:

New Orleans, Louisiana

Dear

At your request, and in your presence, we conducted a visual inspection of the subject property on December 29, 2021. The scope of this inspection is to identify visible major deficiencies on the day of the inspection. We made the following observations.

This report is the expressed opinion of this company only and is not intended to bind any party to make any repairs or replacements. This report includes only the visible elements and conditions and does not purport to cover inaccessible areas or hidden damages.

The directional designations in this report refer to the property as you are facing it, with your back to

We have included an Excel Spreadsheet of approximate costs to cure certain items noted in this report. The approximate costs are for your guidance only and are not intended to be firm lump sum quotations for the performance of these work items. Our approximate costs offer some reasonable allowances, based on visible damages only and costs may still increase as recommended areas are opened. We recommend that firm quotations from licensed contractors be obtained for the repair of these items.

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

1. General Description of the Property

The subject property is a residential and commercial retail space. The first floor is three retail spaces and the second floor is two residential spaces. The rear retail and residential space share a common address. The building was occupied and furnished with numerous stored personal items throughout the building.

2. Structural Systems

General Description

The subject property has continuous chain wall foundation at its perimeter that support a



masonry wall. A row of individual footings and steel columns down the center of the building that appear to support a suspected steel beam, based on its span. The foundation systems support wood floor and ceiling framing, wood stud walls and a wooden flat roof framing system. The concrete slab on the first floor is a "floating" slab which does not support the structure above.

Specific Conditions

There are no attic spaces. The plaster walls and ceilings covered just about all of the wood framing. However, we viewed it the best we could through openings in the walls and ceilings. The roof framing appeared to have typical minor age sagging when viewed from the exterior.

The masonry walls were viewed from the exterior sidewalks. The inspection of the left and right sides had limited access because of the fences. No visible signs of structural distress were noted in the accessible areas of the masonry wall. We have the following comments:

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

Considerable wood framing damages, which should be repaired, were noted at the right front corner stairwell framing, the left middle retail space left side wall and wood sub-floor and framing, the left front corner sub-flooring of the front second floor, approximately four floor joists above the first floor front unit, at the first floor front unit bathrooms and significant damages are expected at a beam or two over the middle retail space. We recommend framing repairs. Pin holes, from what could be termite activity, were noted at the above noted areas. These pin holes are indicative of the presence of termites in this area at some point in time. *Damages to some degree to the underlying wall framing can be expected. The extent of visible damages, as noted above, in other areas of this property indicate a high likelihood that damages are present in this area of the building. We recommend that the wall and ceiling coverings be removed so that the condition of the underlying wall framing can be ascertained.*

Significant wood framing damages were noted through wood rotted soffit at the nine balconies on the left and front of the building. We recommend that the soffit be removed and the framing at each balcony be repaired.

Significant wood framing damages were noted the visible framing through the rotted soffit at the sidewalk overhang. We recommend that the soffit be removed and the framing repaired.

The wood floor under the half bathroom on the first floor of the rear unit is soft and damaged with significant cracked tile noted. It should be replaced.

We noted some typical minor cracking at the chain wall foundation and masonry walls.

Areas of the floating slab in the basement are cracking and uneven due to settlement effects. However, this cracking is not of structural concern, as this floating slab is not load-bearing. The floating slab is still functional for its intended purposes, and no immediate repairs are deemed to be necessary.

Minor thermal expansion brickwork cracking was also noted at the left side; this cracking is also not of structural concern and therefore should not be repaired.

Some of the second floor flooring is noisy when walked upon. This condition is due to typical age separations between the floor joists and the sub-flooring caused by vibration in high traffic areas. This condition is not structurally detrimental, and it can be addressed by re-



fastening the sub-flooring to the floor joists with wood screws when the floor coverings are next replaced.

Typical minor cracking and prior repairs were noted on the walls and ceilings in various areas of the building. These cracks are not of structural concern and can be repaired cosmetically as desired.

The floor slopes within the residence are generally within normal tolerances for residential construction. However, we noted discernible floor slopes in the first floor front and middle of the second floor during our inspection. The second floor slopes may be the result of suspected damaged beams.

The floor slopes in this building appear to be average for this type of construction in this neighborhood. Foundation systems usually experience most of their differential movements within the first five years of construction, absent outside conditions such as ground subsidence, poor drainage, leaks from the underground drain lines, change in the moisture content of the underlying soil, or deterioration of the foundation material. Based on the age and location of the building, further differential movements associated with typical settlement effects should be minimal and of no serious structural consequence. However, the potential for future foundation settlements cannot be discounted totally.

The billboards and its structure are excluded from this report. It appears that they have been installed for some time. For additional information, regarding this structure as it relates to affecting the building, we recommend contacting a licensed engineer.

3. Roofing and Gutter Systems

General Description

The subject property has a flat roof surrounded by a parapet wall that drains through scupper drains in the parapet walls. There is an upper terra cotta tile roof over the second floor. We noted nine balcony roofs that were either tongue and groove deck boards, metal or modified bitumen. The sidewalk overhang roof is modified bitumen.

Specific Conditions

The upper flat and terra cotta tile roof was viewed with a drone, as a courtesy and at no additional charge, during this inspection. The terra cotta tile roof was also viewed from the ground. The sidewalk overhang roof was walked on and the balcony roofs were viewed from the sidewalk overhang roof.

The age of the flat roofing materials could not be determined with certainty, but they all appear to be past their life expectancy. The roofing materials have extreme age wear and granular deterioration. Fungus growth was noted on some of the roof slopes.

The top of the chimney on the right front corner of the roof is not capped, which will allow rain water intrusion. We recommend that the top of this chimney be capped.

The flat roof over the main building appears to be aged and in marginally functional condition. The roof was coated in the past, however, much of the coating has been removed. We noted active leakage under this roof. The flat roofing materials have extreme age wear and surface deterioration. We noted no standing water on this flat roof at the time of our inspection. However, we did note a few areas of this roof that appear to hold standing water for some period



of time. This is a condition that is typical of most of the flat roofs that we inspect, and most roofers do not consider these areas to be of concern provided that any standing water evaporates within 72 hours. We recommend that the roof be professionally replaced.

The metal parapet caps are largely missing or damaged. We recommend that they be replaced.

The terra cotta tile roof has numerous missing tiles and evidence of active and chronic leakage. The roof should be replaced.

The roof over the sidewalk overhang is in poor condition and we noted significant evidence of active and chronic leakage. The roof should be replaced.

The balcony roofs are either missing or in poor condition with significant evidence of active and chronic leakage. The roofs should be replaced.

The copper gutters appear to be in marginally functional condition. Debris build-up was noted on some of the roof surfaces and at some of the gutter runs. We recommend that the gutters be replaced.

4. Exterior Components

General Description

The exterior walls are masonry and brick veneer. Some of the brick veneer is painted. The overhangs and trim are painted wood. Single-pane wood windows are installed.

Specific Conditions

All of the exterior surfaces were viewed and were found to be generally in marginally functional condition with the following specific conditions noted.

The wood trim and windows along the left and front of the building are generally in poor condition and appear to be leaking substantial water into the first floor of the building. We noted significant wood rot and damages throughout, particularly below the sidewalk overhang. We recommend that the damaged windows and trim be replaced and that the wood windows be repaired, sanded, sealed and painted.

Numerous holes were noted in the mortar at the rear and right sides of the building. We recommend that these holes be tuckpointed and the wall waterproofed with a clear sealer.

Four exterior doors are in poor and inoperable condition and should be replaced. We noted split panels and moisture damages at many of the doors. Weather stripping should be installed at the exterior doors to reduce heat intrusion into the living space.

Moderate mildew and algae growths were noted.

Paint flaking was noted at the trim, soffits, fascia, windows, and doors. We are unable to determine the presence of lead-based paint without separate testing, the flaking paint resembles paint that we have encountered in the past that has tested positive for lead-based paint.

The opening where the operating system penetrates the exterior wall should be sealed to prevent potential moisture intrusion.

We noted joint separations at the trim at most of the windows and doors. These joints should be re-caulked to prevent potential moisture damages.

Significant moisture damages were noted at the trim, soffits, and fascia. All of the deteriorated wood surfaces should be repaired or replaced. No damages to the underlying



framing were visible. It is our experience that most exterior cladding systems leak to some degree at windows and penetrations, and only significant visible damages can be noted during a visual inspection such as this. Of course, hidden damages cannot be evaluated.

Most of the window pane glazing has considerable cracking and deterioration. We strongly recommend re-sealing the windows to prevent leakage through the panes. Some of the window frame caulking has typical minor age cracking and separations. We recommend that these joints be kept well-caulked to prevent potential moisture intrusion.

Some of the sashes and sills are damaged. These damaged window sills and sashed should be repaired or replaced to prevent potential damages to the underlying wall framing.

Burglar bars, which can prevent a quick exit in the event of an emergency, are installed on some of the windows.

The steel lintels above some of the windows and doors are rusty, and they should be painted to prevent further rusting.

*The metal railings at the balconies have moderate age rusting and paint flaking. **The railings are also low by current standards.***

The dangling ladder at the left side of the building should be removed.

The concrete sidewalks are in good condition with some typical minor settlements and cracking noted. **They have uneven sections due to settlement effects that are potential trip hazards.**

5. Interior Components

General Description

This building was furnished at the time of our inspection, which limited our accessibility. Stored materials also hid some areas from view. The interior surfaces appear to be in aged but generally serviceable with numerous cosmetic blemishes. We have the following observations. Most of the interior walls are sheetrock or plaster. Most of the interior rooms have drop down ceiling tiles. Most of the interior floors are tile or vinyl flooring. Hollow and solid core doors in wood frames are installed. We also noted a few glass doors in metal frames.

Specific Conditions

Most of the window areas have considerable moisture effects, stains and paint flaking. We recommend that the seals at the exterior of these windows be checked and re-sealed, as required, to reduce further leakage.

We noted moisture staining and apparent mold growth at and around each window area. EPA guidelines for remediation after moisture intrusion has occurred indicate that (a.) any absorbent materials, such as sheetrock and insulation, must be removed and replaced; (b.) any semi-absorbent materials, such as wood framing and plywood, must be dried, cleaned and sealed with an anti-fungicidal treatment; and (c.) all non-absorbent materials must be surface-cleaned.

We recommend that these areas be treated in accordance with these guidelines, which are available at www.epa.gov. In instances where the visible mold inside a residence is less than ten square feet, the services of a Louisiana licensed mold remediation contractor generally are not required. However, if more than ten square feet of visible mold is present, or if any individuals



expected to have contact with the sampled areas is ill, we recommend that a professional qualified in mold remediation be employed.

The acoustical tiles are in poor condition throughout and we recommend replacement.

Vinyl floor tiles that are 9-inches square are installed on the second floor. *Some of these floor tiles have been known to contain asbestos fibers.* If these tiles are broken or damaged, it is possible for this fiber to become airborne. This material is not considered to be a health hazard in its current form. It is not uncommon for this type of floor to be encapsulated with another floor installed over the top of it, which prevents the asbestos fibers from becoming airborne.

The bottom of the cabinet under the rear second floor kitchen sink is damaged and warped, apparently from previous plumbing leaks.

Windows throughout could not be accessed due to the placement of furniture and fixtures. The accessible windows could not be operated because they are painted or nailed shut.

The central alarm system should be demonstrated by the seller, as it is not included in this inspection.

A few of the doors tend to rub and/or self-swing due to foundation settlements.

We noted that the stair railings do not terminate into the wall, which is required by current standards but was not required when this building was built. Consideration should be given to modifying the railings for improved safety.

We noted that the interior stairs do not conform to current standards with respect to the riser height and the width of the stair treads. The configuration of the stairs is such that they cannot be easily modified to current standards, so care should be exercised when using these stairs.

We noted that the stair railings do not conform to current standards with respect to the number and spacing of spindles. We recommend that handrails and railings built to current standards be installed.

The central alarm system should be demonstrated by the seller, as it is not included in this inspection.

This report is not intended to address all of the provisions of the Americans with Disabilities Act (ADA) or with the provisions of the Life Safety Code. However, we noted that there are no parking spaces designated for handicapped use. Additionally, we noted no handicapped accessible entrance or bathroom facilities within the property. **There are a few lighted exit lights. No battery back-up emergency lighting was noted in the corridors.**

6. Plumbing System

General Description

Water supply and sewerage disposal are provided from public sources. The visible water pressure piping is galvanized iron, copper, and PEX. The drain and vent piping are cast iron, ABS, and PVC. A single shut-off valve for the main water line is located outside the left side of the building.

This property also has four natural gas locations located at the left side of the property. The two operable gas meters and the main shut-off valves for the gas service. The gas system appears to be in operable and serviceable condition. Testing the gas system for leaks is not part of this inspection. Typical age rusting, which can lead to eventual leakage, was noted at the gas



piping at the meter and in the crawlspace.

Specific Conditions

We noted extreme age rusting at the cast iron drain piping. This piping may leak at any time, and strong consideration should be given to replacing this piping in the near future.

We noted extreme age rusting at the galvanized iron pressure piping. This piping may leak at any time, and strong consideration should be given to replacing this piping in the near future.

We noted a drum trap at the drain piping under the second floor bathrooms. This type of trap is prone to becoming obstructed and leaking, and we recommend that this drum trap be replaced.

One 40 gallon gas water heater that is installed in the kitchen for the second floor rear. This water heater was not accessible.

One 12 gallon electric water heater that is installed in the first floor front kitchen. This water heater was manufactured in 2008.

These water heaters are aged and likely have a limited life. The hot water has an odor to it, which occasionally occurs when a plumbing system has not been utilized for some time. This odor will typically disappear with use. The system can also be flushed with chemicals, or the anode protective rod in the water heater can be replaced, if the odor persists.

Two of the units did not have functional hot water.

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

The hot water faucet flows at all bathrooms are considerably lower than normal, apparently due to significant age corrosion build-up in the piping and faucets. The faucets and piping should be replaced, as required, to restore functional flow.

The hot and cold water flows at the first floor front sink are reversed, which is a potential scalding hazard.

Most of the drain lines drain slowly, which typically indicates that the drain lines at these fixtures are partially obstructed.

The wall-mounted sink in the first floor front and middle bathrooms are loose and should be properly secured to the wall framing.

Much of the plumbing system is underground or behind the walls and is not visible for inspection. The condition of the underground drain lines also could not be evaluated during this visual inspection. We recommend that a video camera survey of the underground drain lines be performed to ascertain the condition of the pipes below the slab.

A gas line is visible inside the building. **This gas line poses a safety risk in the event of a gas leak, and we strongly recommend that this line be re-routed outside of the living area.**

The plumbing system has numerous deficiencies, as noted above. We estimate approximately 60% of the building requires re-plumbing. We recommend that a licensed plumber be contacted prior to the act of sale to provide a quote for repairing and upgrading these items.



7. Electrical System

General Description

The subject property is equipped with a 150 amp capacity, single and three-phase, 120/240 volt electrical system. The service is provided overhead with copper conductors. The four main service is located at the right front corner. A fifth house meter is also located at the left front corner. A sub-panel is installed in the right front corner stairwell for the first floor front and rear units, we noted a sub-panel in the middle retail space and in the rear retail space. Circuit breakers are employed with a few spare positions available. The circuit applications in the electrical panel are not marked completely. Verifying the accuracy of the electrical panel labeling is beyond the scope of a home inspection.

Copper vinyl and cloth sheathed wiring is utilized for the 120 volt circuits. Some of the branch wiring is properly encased in approved metal conduit. Both ungrounded and grounded type outlets are utilized.

Three-phase power is provided for the condenser for the central air conditioning system. This type of power permits this equipment to run more efficiently than the standard single-phase power normally provided for residential service.

Specific Conditions

We noted no visible ground rod below the main panel during our inspection. *We recommend that a licensed electrician verify that the system is grounded properly.*

The taped connections in the service drop indicate that an electrician may have connected the service to the main power line. These connections can fail over time, resulting in voltage fluctuations inside the residence. *We recommend that you contact the utility company to ensure that the final connections were made in a satisfactory manner.*

Exposed wiring, which should be housed in conduit for safety, was noted throughout. Numerous sections of loose conduit, which should be secured, was noted. Some of the metal conduit is rusting, and it should be replaced.

Numerous open junction boxes, which should be fitted with cover plates, were noted.

Numerous open wire splices and improperly terminated electrical wire, which should be housed in junction boxes, also were noted.

We noted older electrical wiring that appears to have been abandoned when the electrical system was upgraded. We recommend that all visible inactive electrical wiring be removed to avoid confusion.

Most of the accessible light switches and outlets were checked and were found to be inoperable.

The number of circuits and properly grounded outlets is inadequate by today's standards. Most of the outlets were being utilized by household items and therefore could not be tested.

We also noted that no outlet is installed in most of the bathrooms.

We noted that no ground fault circuit interrupter outlets are installed. Current standards for new construction typically require that ground fault outlets also be installed in the bathrooms, at the outlets above the kitchen counters, at the exterior outlets, and in garages, laundry rooms and attics to diminish the risk of electrocution. We recommend that ground fault outlets be



installed in the recommended locations.

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

We noted no smoke alarms during our inspection. For more information on smoke alarms, please consult the State of Louisiana Fire Marshal at www.dps.state.la.us/sfm/index.html.

The electrical system has numerous deficiencies, as noted above. We recommend that a licensed electrician be contacted prior to the act of sale to provide a quote for replacing and upgrading about 60% of the wiring.

8. Heating, Ventilation and Air Conditioning Systems

General Description

The subject property has two forced air split central systems that are zoned to serve the first and second floor front retail and residential space. Each of these systems has an air handling unit, which consists of the heating furnace, the fan motor, and the evaporator coil, which is housed within the residence and a condensing unit is situated on the outside of the building.

Heating and cooling for the middle and rear of the subject property is provided by central heating and air conditioning systems. The window units were not functional. A newer larger window unit is present but not installed in the middle retail space. The rear first floor was heater by an unvented gas space heater that was not operable.

Specific Conditions

The central systems were not functional. We recommend that they be replaced.

The visible sections of the ductwork appear to be insulated and supported properly. Changing the filters monthly is recommended and will minimize operating costs. Air leakage from ductwork is to be expected to some degree, and central air systems are designed to anticipate this loss. *Testing the amount of air leakage from the central system is beyond the scope of this home inspection.* If desired, a blower door test can be performed to ascertain whether the amount of air leakage from the ducts at this system is within acceptable ranges.

The configuration of the property is such that much of the ductwork is not visible for inspection. The filters were dirty at the time of our inspection, which will lead to dirt build-up inside the systems.

Apparent mold growth was noted at the exterior of the evaporator coil and on some of the ceiling registers. We recommend having this system cleaned professionally to reduce the concentrations of mold inside the system.

The age of the existing equipment indicates that R-22 refrigerant is currently being used at the central system. For many years, R-22 refrigerant has been the standard refrigerant used in residential central air conditioning systems. As set forth by law, manufacturers of air conditioning equipment are now required to build equipment that is compatible with a newer type of refrigerant, which typically is R410-A. Use of R-22 refrigerant is allowed only to service



existing equipment and then only until its phase-out date of 2020. We anticipate that the availability of R-22 refrigerant will decrease and its cost will increase as the phase-out date approaches. Older air-conditioning components utilizing R-22 refrigerant also are not compatible with the new refrigerant, which will require replacement of the condenser and evaporator coil when either of them fails. For additional information, please contact a licensed heat and air contractor.

The pilot light at the rear first floor unit was not lit at the time of our inspection, and therefore could not be demonstrated. The furnace is aged and likely has a limited life.

The window air conditioning units in the rear space are aged and rusting and likely have limited lives. Upgrading to a central heating and air conditioning system will improve operating efficiency, lower demand on the electrical system, provide more even heating and cooling and add to the market value of the building. Upgrading is strongly recommended.

The subject property has a fireplace and chimney. The unit appears abandoned.

The residential kitchens are not equipped with an exhaust vent fan, and we recommend that a fan be installed to remove grease and cooking odors from the living area.

The first floor front kitchen has a newer fan and fire suppression system installed.

9. Termite Conditions

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

We recommend that a separate professional pest control inspection be performed on your behalf. Of course, hidden damages and damages not identified specifically by a licensed termite inspector cannot be addressed in this report.

It is our understanding that the building is not under a warranty for control of termites.

We recommend that you contact a licensed pest control operator to determine the costs and advantages of placing the building under such a warranty. If you elect not to place the building under a termite contract, we recommend that you have the building inspected at least once a year to detect any visible evidence of an infestation.

10. Summary

In our opinion, the subject property is in fair condition overall, based on its age and the above comments. We recommend that firm quotations from licensed contractors be obtained for repairs to any of the above items.

Please advise us if you have any questions regarding this report or need further assistance. This report was prepared in general accordance with the requirements of ASTM E-2018-15 – Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This report is an instrument of professional service and is the property of Compass Inspection Services, LLC. This Inspection and Report do not, in any way, constitute a guarantee, a warranty of merchantability or fitness for a particular purpose, an express or implied warranty, or an insurance policy. This report is strictly and solely a professional opinion of the subject property based on the observations made on the day of our Inspection.



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

Yours very truly,

COMPASS INSPECTION SERVICES, LLC

A handwritten signature in black ink, appearing to read "Ashley van der Meulen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ashley van der Meulen

President

Attachments: Photographs
Excel Spreadsheet