

Bayou State Inspections  
Lafayette, LA 70508  
337-988-9020



# Real Estate Inspection Report



, LA

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- A Acceptable Functional with no obvious signs of defect.
- NP Not Present Item not present or not found.
- NI Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- M Marginal Item is not fully functional and requires repair or servicing.
- D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address  
 City State **LA** Zip  
 Contact Name

### Client Information

Client Name

### Inspection Company

Inspector Name **James Yaeger**  
 Company Name **Bayou State Inspections**  
 Inspector Name: **James Yaeger**



Company Name: **Bayou State Inspections**  
 Address **103 Granite Creek Bend**  
 City **Lafayette** State **LA** Zip **70508**  
 Phone **3379889020**  
 Email **jyaegerlsu@gmail.com**

### Conditions

Others Present **Owners, Owners Agent, Movers, & Contractor** Property Condition **Occupied**  
 Inspection Date **July15 2021**  
 Start Time **1300** End Time **1640**  
 Electric On  Yes  No  Not Applicable  
 Gas/Oil On  Yes  No  Not Applicable  
 Water On  Yes  No  Not Applicable  
 Temperature **89°F**  
 Weather **Clear** Soil Conditions **Dry**

## General Information (Continued)

Space Below Grade **None**  
Building Type **Residential Garage Attached Garage**  
Water Source **City** How Verified **Visual Inspection**  
Sewage Disposal **City** How Verified **Visual Inspection**  
Additions/Modifications **Yes; due to leaks and water damage**  
Permits Obtained **Not Known** How Verified **Owner**

## Photo Log

Photo #1: **Living Room**

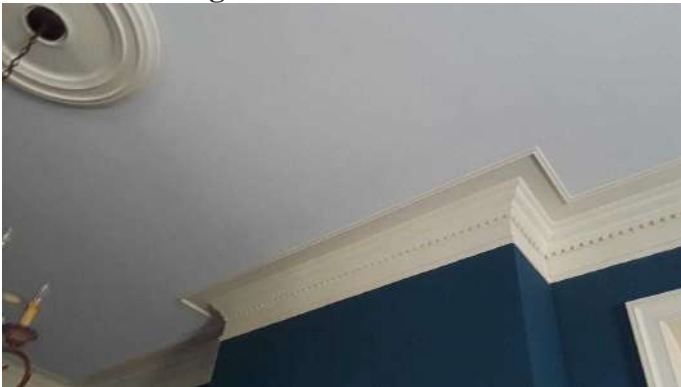
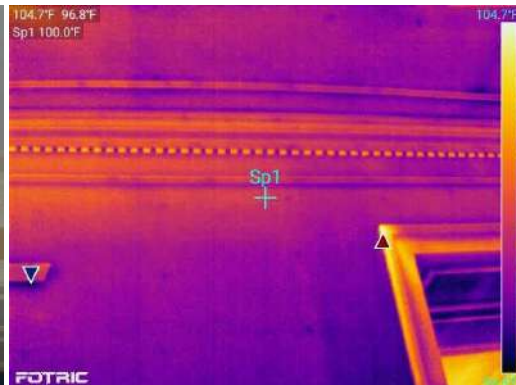
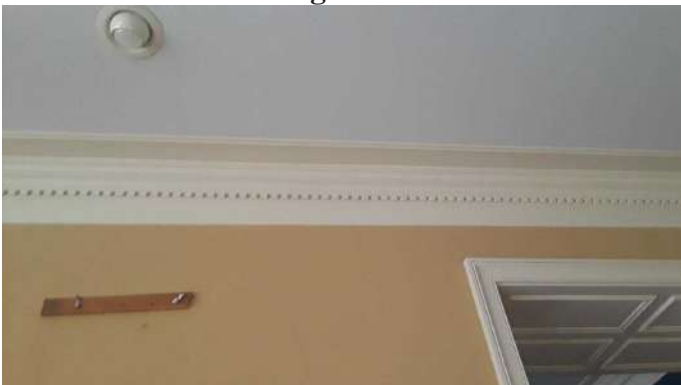


Photo #2: **Wall / Ceiling Yellow Room**



## Photo Log (Continued)

Photo #2: (continued)



Photo #3: Dining Area Ceiling

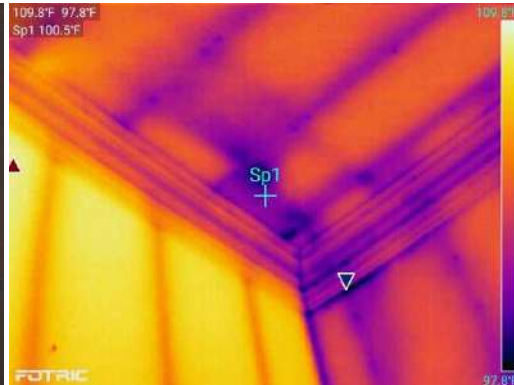
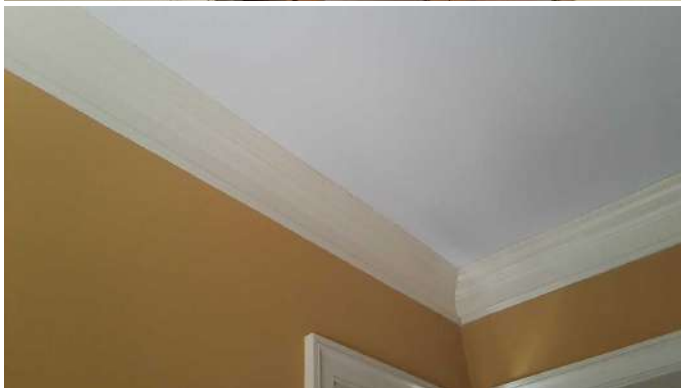


Photo #4: Kitchen Wall

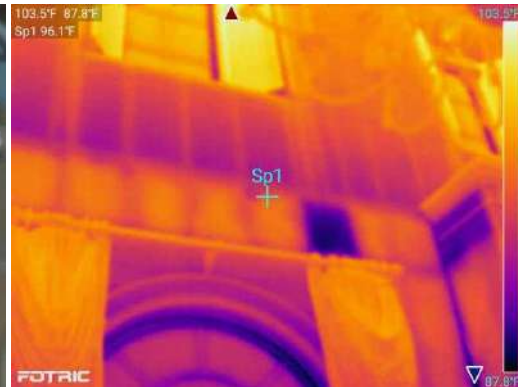
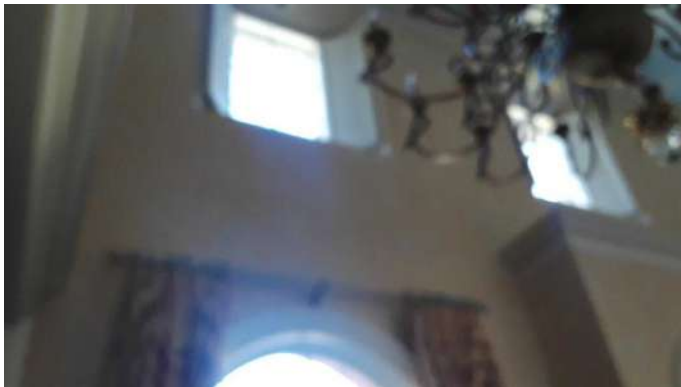
## Photo Log (Continued)

Photo #4: (continued)



## Photo Log (Continued)

Photo #5: **Front Wall Foyer**

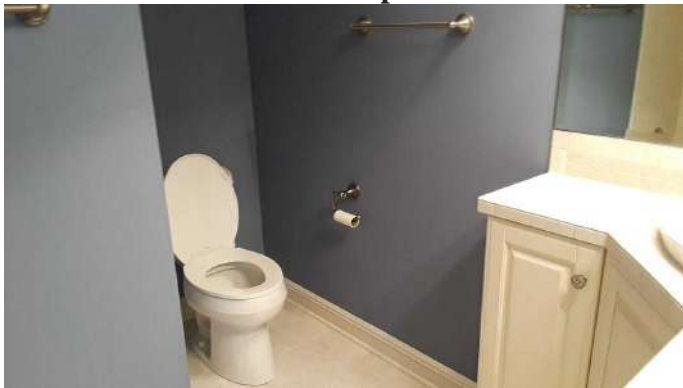


## Photo Log (Continued)

Photo #6: **Flooring Hallway**



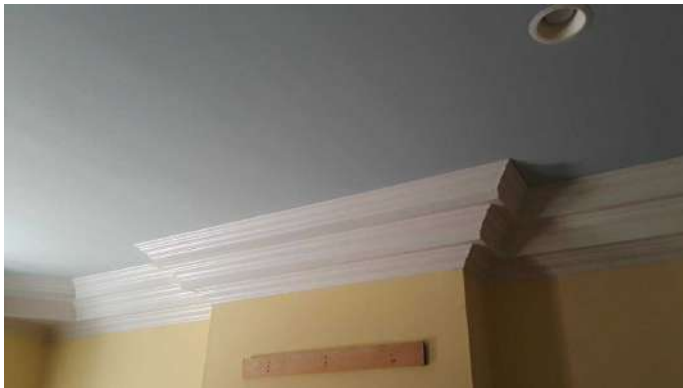
Photo #7: **Bathroom Blue Upstairs**





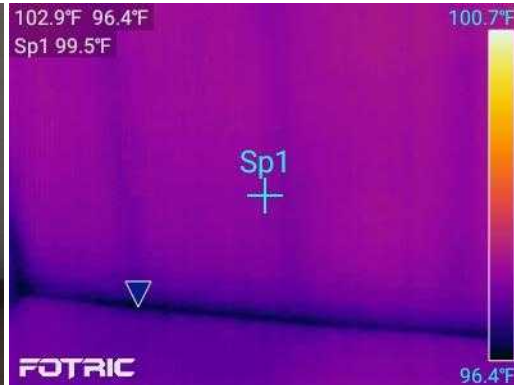
## Photo Log (Continued)

Photo #8: **Yellow Bedroom**



## Photo Log

Photo #9: **Upstairs back side Blue Bathroom**



## Photo Log (Continued)

Photo #9: (continued)



Photo #10: Dining Room Hutch at End of Inspection



## Summary:

A NPNI M D

### 1. Summary Report: **To whom it may concern,**

**The basic requirement for buildings is to create an indoor environment different from the outdoor. In this regard, buildings are environmental separators. They allow the regulation of: air movement, humidity, rain, snow, light, dust, odors, noise, insects, vermin, & temperature. The basic factors controlling the physical, chemical, and biological reactions are: 1-Heat flow, 2-Air flow, & 3- Moisture flow. The three main factors that degrade buildings are 1-Moisture 2-Heat 3- Ultra-violet radiation; all of which add energy to a building. Water causes the majority of all building degradation, controlling water / moisture entry is the most critical function of all buildings.**

**Indoor Air Quality can be affected by many different dynamics and environmental conditions. After having conducted an Infrared Thermal Scan of the building envelope Bayou State Inspections has come to the conclusions listed in this report. A meeting with the contractor that performed repairs was conducted prior to the IR Scan. Bayou State Inspections recommends conducting mold air tests to determine the quality of the air within this structure due to past water intrusion.**

**Bayou State Inspections performed the Infrared Thermal Scan on the home located at**

**Summary: (Continued)**

\_\_\_\_\_ Louisiana 70131. Bayou State Inspections observed water damage at the roof sheathing, the windows, and at some ceiling areas. Bayou State Inspections has a photo report of the documented areas with water stains and or past water damage. The following results were obtained using A 640x320 IR Fotric Model 228:

- 1.All of the areas that have been repaired do not have elevated moisture at this time
- 2.All of the areas with water stains from previous leaking likewise have no signs of elevated moisture at this time.
- 3.Many of the water stains at the ceilings are due to HVAC components that reach dew point and condense; this occurs in the warmer months and thus is inactive at this time.
- 4.Visible mold is noted at the HVAC and attic doors, wall outlets and switches and at ceiling light fixtures as well as on and around supply registers due to improper HVAC supply and return flows allowing the home to have a negative pressure within the living space. This causes the inside to pull in unconditioned exterior and attic air resulting in the high water activity Aw that allows mold to growth.

If you have any questions regarding this matter please contact me at 337-988-9020 or by e-mail at [jyaegerlsu@gmail.com](mailto:jyaegerlsu@gmail.com).

Thank you,

James E Yaeger  
CIT Level III  
CMI, CETC  
Moisture Analysis LA-10