



Inspection Connection

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Inspected By: Chris Savoie, LHI #10146



Home Inspection Report

Prepared For:

Glenn Steele

Property Address:

**1099 Claire Drive
Slidell, LA 70461**

Inspected on Wed, May 31 2017 at 2:30 PM

Thank you for choosing Inspection Connection to perform your home inspection at the above mentioned property. The function of this report is to assist you in understanding the current condition of the property on the day of this inspection, whether any defects or deficiencies exist, and to provide information needed to make an informed decision.

The report is designed to be easy to read and comprehensive, however, it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there may be some comments with photos which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are deficiencies that may need repair or replacement. Please read the entire report!

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the components/systems were functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing the end of its useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a safety hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by a qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	Two
Approx. Age:	12 Yrs
Occupied:	No
Weather:	Overcast
Temperature:	Warm
People Present:	Client, Selling Agent

Site

Excess foliage may hide some exterior surfaces, concrete slab and roofing material from inspection and should be cut back. Uneven surfaces in driveways, walkways etc. are potential trip hazards.

Grading/Drainage:	Generally away from Foundation
Landscaping:	Generally Maintained
Driveway:	Concrete, Cracked
Walkways:	Concrete



Comment 1:

Major crack in the driveway noted. Recommend having this crack sealed to help prevent water from eroding away the ground underneath the concrete driveway.



Figure 1-1

Exterior

The condition of building materials covered by exterior siding could not be determined during this inspection. The presence or absence of wood destroying insects or inspecting for safety glass is not part of this inspection.

Exterior Siding:	Brick, Vinyl
Soffit/Fascia:	Vinyl/Aluminum, Vented
Windows:	Aluminum, Vinyl, Double Pane, Fogged/Broken Seals
Doors:	Wood, Metal



Comment 2:

Moisture damage to the plywood behind the vinyl siding at the left side of the chimney. The roof to wall flashing is behind the vinyl siding versus being installed at the face of the vinyl siding. The other side of the chimney in this area may also have moisture damage to the plywood substrate behind the vinyl siding. Further evaluation is recommended and repair as needed.



Figure 2-1

(Exterior continued)



Comment 3:

Cracked/damaged retaining wall support and the retaining wall is cracked in some areas. Further evaluation of the retaining wall is recommended by a qualified structural engineer.



Figure 3-1



Figure 3-2



Comment 4:

The sprinkler system was not inspected or operated. Recommend having owner verify that the sprinkler system is functional and no leaks exist.

(Exterior continued)



Figure 4-1



Comment 5:

Several fogged/broken seals were observed at the windows during the course of this inspection. Recommend having window repair person examine all windows for this issue and replace as needed.



Figure 5-1



Figure 5-2

(Exterior continued)



Comment 6:

Moisture damage to the sunroom door frame and deck boards. The deck boards around the sunroom perimeter are moisture damaged.



Figure 6-1



Comment 7:

Moisture damage to the wood deck boards under the door threshold at the sunroom.



Figure 7-1

(Exterior continued)



Comment 8:

Moisture damage to the deck boards around the sunroom perimeter area and live termite activity was observed in some areas.



Figure 8-1



Comment 9:

Major ground erosion is occurring under the wood deck. Further evaluation is recommended and repair as needed.



Figure 9-1



Figure 9-2

(Exterior continued)



Comment 10:

Further evaluation is recommended of the sunroom foundation and the wood deck foundation due to the visible moisture damage that was observed at the perimeter of the sunroom and the ground erosion under the wood deck.



Comment 11:

Wood boring insects were observed in several areas at the lower level wood deck.



Figure 11-1



Comment 12:

Moisture damage to the plywood substrate behind the vinyl siding at the back side of the sunroom noted with possible termite activity. Repair as needed.

(Exterior continued)



Figure 12-1



Figure 12-2



Comment 13:

The sunroom appears to not be properly constructed. It appears that the floor of the sunroom is the old deck boards. Further evaluation of the construction of the sunroom is recommended by a qualified building contractor.



Comment 14:

The crawlspace under the sunroom area was not inspected or entered.

Garage

Garage Type:	Attached
Garage Size:	2 Car
Door Opener:	Screw Drive
Opener Safety Feature:	Light Beam

Roofing

The visible condition of the roofing material, flashings, skylights, chimneys and roof penetrations are inspected. The shingle nailing pattern or condition of the felt paper could not be determined due to limited visibility. The purpose of the inspection is to determine general condition, not life expectancy.

Inspection Method:	Walked Roof
Roofing Material:	Asphalt Seal Tab Shingles
Approx. Age:	12 Yrs
Vent Stacks:	Galvanized Metal
Chimney :	Wood Frame/Vinyl Siding
Flashings:	Galvanized Metal
Plumbing Vent Flashings:	Rubber
Gutters & Downspouts:	Aluminum



Comment 15:
The chimney screen is damaged/missing.



Figure 15-1



Comment 16:
The gutters are bent and the gutter hangers are loose in some areas. Also the gutter miter joints appear to be leaking. Repair as needed.

Foundation

Only the visible condition of the structural components are inspected. Most all concrete slabs experience some degree of cracking, due to shrinkage in the curing process. Determination of the adequacy of structural components is beyond the scope of a home inspection. This report is not meant, nor is it to be construed, as a structural inspection.

Foundation Type: Concrete Slab
Visible Foundation Settlement: No
Visible Ground Settlement: No



Comment 17:

The concrete slab perimeter is not totally visible in some areas due to the wood deck which limits the visual inspection of the concrete foundation.



Figure 17-1

Attic

Entry: Hallway, Doorways
Attic: Entered
Ventilation: Ridge Vents, Soffit Vents, Fixed Vents
Attic Framing: Engineered Truss System
Roof Sheathing: OSB Plywood
Insulation: Fiberglass Batt
Roof Leaks: None Visible

Electrical

Conformity to the national electrical code is not part of this inspection. Hidden wiring in walls, ground, attic spaces, etc. cannot be inspected. Breakers, fuses, fuse carriages are not removed for inspection. A representative number of outlets, switches and fixtures were tested for operation. Whole house generators are not inspected.

Type of Service:	Underground
Main Panel Location:	Garage
Service Line Material:	Copper
Service Voltage:	240/120 Volts
Service Amperage:	200 amps
Main Panel Ground:	Ground Rod
Branch Circuit Wiring:	Copper
Overcurrent Protection:	Breakers
GFCI Outlets:	Yes
Smoke Detectors:	Present
Main Disconnect Location:	Main Panel



Comment 18:

The front garden outlet covers are damaged/missing and these garden outlets are nonfunctional.



Figure 18-1



Figure 18-2

(Electrical continued)



Comment 19:

The electrical junction box in the cabinet above the cooktop is not properly secured and does not have a cover installed.



Figure 19-1



Comment 20:

These two outlets in the garage are not GFCI protected.



Figure 20-1

(Electrical continued)



Comment 21:

The half bath and the upstairs bathroom electrical outlets are not GFCI protected.



Figure 21-1



Figure 21-2



Comment 22:

The two recessed lights above the kitchen sink were nonfunctional. Possible bulbs out.



Figure 22-1

(Electrical continued)

**Comment 23:**

Recommend consulting with a licensed electrician for further evaluation of all the electrical issues and repair/replace as needed.

HVAC

The heating and cooling systems are inspected visually and operated by normal operating controls to determine general condition not life expectancy. The determination of adequate duct size, air distribution or a thorough inspection of a heat exchanger involves technical procedures which is beyond the scope of this inspection. It is recommended that heating and cooling systems over 10 years old should be inspected, cleaned and serviced yearly by a licensed HVAC technician.

Heating

Type of Equipment:	Forced Air Furnace
Location:	Attic
Heating Systems:	2
Manufacturer:	Goodman
Heating Fuel:	Gas
Approx. Age:	12 Yrs

Cooling

Type of Equipment:	Central Split System
Cooling Systems:	2
Condenser Make:	Westinghouse, Goodman
Condensor Size:	2 Tons, 2.5 Tons
Condenser Approx. Age:	12 & 7 Yrs
Evaporator Make:	Goodman
Evaporator Size:	2.5 Tons, 3 Tons
Evaporator Approx. Age:	12 Yrs
AC Main Drain Termination:	To Plumbing System
AC Temperature Split:	16° And 18°

(Cooling continued)



Comment 24:

Visible mold at the AC main drain line P-trap in the upstairs closet noted. The P-trap is not properly insulated. Recommend cleaning and properly insulating the drain line/P-trap



Figure 24-1



Comment 25:

Small dead bugs were observed in the air return box at the upstairs AC unit and in the attic space. Further evaluation is recommended by a qualified pest control technician to properly identify these small bugs.

(Cooling continued)



Figure 25-1

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water well quality and waste (septic) systems are beyond the scope of a home inspection. Plumbing in walls, ground, concrete slabs, etc. are not visually accessible. Testing for gas leaks is not part of this inspection.

Water Service:	Public
Supply Pipe Material:	Copper
Main Water Shutoff:	Left Exterior
Sewer System:	Private Septic System
Waste Pipe Material:	PVC Plastic
Main Gas Shutoff:	Left Exterior

(Plumbing continued)



Comment 26:

Drain line leak under the right side master bathroom sink.



Figure 26-1



Comment 27:

The sink top at the half bath is not properly secured to the wall.



Figure 27-1

(Plumbing continued)



Comment 28:

Recommend consulting with a licensed plumbing contractor for further evaluation of all the plumbing issues and repair/replace as needed.

Water Heater

Location:	Garage
Manufacturer:	Whirlpool
Water Heaters:	1
Fuel:	Electric
Capacity:	50 Gallons
Approx. Age:	12 Yrs
Pressure Relief Valve:	Present with Drain Pipe, Not Tested



Comment 29:

Missing drain line at the pressure relief valve at the water heater noted.



Figure 29-1

Kitchen

Cabinets:	Satisfactory
Countertops:	Satisfactory
Sink:	Satisfactory

Appliances

The accuracy or operation of appliance timers, oven cleaning cycles, clocks, temperature, age, are not inspected.

Oven:	Electric, Functional
Cooktop:	Gas, Functional
Exhaust Fan:	Vented to Exterior, Functional
Dishwasher:	Functional
Microwave:	Functional
Disposal:	Functional

Interior

A representative number of windows and doors were operated. Inaccessible areas due to furniture and other stored items is not inspected. This inspection cannot determine the presence or absence of toxic Chinese drywall which is beyond the scope of this inspection.
Wash machines or clothes dryers are not operated.

Floors:	Ceramic Tile, Wood Laminate
Walls:	Painted Drywall
Doors:	Satisfactory
Fireplace:	Metal, Gas/Wood Burning
Clothes Dryer:	Gas or Electric
Clothes Dryer Venting:	To Exterior

(Interior continued)



Comment 30:

The wood laminate flooring material in the master bedroom is loose in some areas.



Figure 30-1

Report Summary

Site

1) Major crack in the driveway noted. Recommend having this crack sealed to help prevent water from eroding away the ground underneath the concrete driveway.

Exterior

2) Moisture damage to the plywood behind the vinyl siding at the left side of the chimney. The roof to wall flashing is behind the vinyl siding versus being installed at the face of the vinyl siding. The other side of the chimney in this area may also have moisture damage to the plywood substrate behind the vinyl siding. Further evaluation is recommended and repair as needed.

3) Cracked/damaged retaining wall support and the retaining wall is cracked in some areas. Further evaluation of the retaining wall is recommended by a qualified structural engineer.

4) The sprinkler system was not inspected or operated. Recommend having owner verify that the sprinkler system is functional and no leaks exist.

5) Several fogged/broken seals were observed at the windows during the course of this inspection. Recommend having window repair person examine all windows for this issue and replace as needed.

6) Moisture damage to the sunroom door frame and deck boards. The deck boards around the sunroom perimeter are moisture damaged.

7) Moisture damage to the wood deck boards under the door threshold at the sunroom.

8) Moisture damage to the deck boards around the sunroom perimeter area and live termite activity was observed in some areas.

9) Major ground erosion is occurring under the wood deck. Further evaluation is recommended and repair as needed.

(Report Summary continued)

10) Further evaluation is recommended of the sunroom foundation and the wood deck foundation due to the visible moisture damage that was observed at the perimeter of the sunroom and the ground erosion under the wood deck.

11) Wood boring insects were observed in several areas at the lower level wood deck.

12) Moisture damage to the plywood substrate behind the vinyl siding at the back side of the sunroom noted with possible termite activity. Repair as needed.

13) The sunroom appears to not be properly constructed. It appears that the floor of the sunroom is the old deck boards. Further evaluation of the construction of the sunroom is recommended by a qualified building contractor.

14) The crawlspace under the sunroom area was not inspected or entered.

Roofing

15) The chimney screen is damaged/missing.

16) The gutters are bent and the gutter hangers are loose in some areas. Also the gutter miter joints appear to be leaking. Repair as needed.

Foundation

17) The concrete slab perimeter is not totally visible in some areas due to the wood deck which limits the visual inspection of the concrete foundation.

Electrical

18) The front garden outlet covers are damaged/missing and these garden outlets are nonfunctional.

19) The electrical junction box in the cabinet above the cooktop is not properly secured and does not have a cover installed.

(Report Summary continued)

20) These two outlets in the garage are not GFCI protected.

21) The half bath and the upstairs bathroom electrical outlets are not GFCI protected.

22) The two recessed lights above the kitchen sink were nonfunctional. Possible bulbs out.

23) Recommend consulting with a licensed electrician for further evaluation of all the electrical issues and repair/replace as needed.

HVAC: Cooling

24) Visible mold at the AC main drain line P-trap in the upstairs closet noted. The P-trap is not properly insulated. Recommend cleaning and properly insulating the drain line/P-trap

25) Small dead bugs were observed in the air return box at the upstairs AC unit and in the attic space. Further evaluation is recommended by a qualified pest control technician to properly identify these small bugs.

Plumbing

26) Drain line leak under the right side master bathroom sink.

27) The sink top at the half bath is not properly secured to the wall.

28) Recommend consulting with a licensed plumbing contractor for further evaluation of all the plumbing issues and repair/replace as needed.

Plumbing: Water Heater

29) Missing drain line at the pressure relief valve at the water heater noted.

(Report Summary continued)

Interior

30) The wood laminate flooring material in the master bedroom is loose in some areas.