



HOME INSPECTION REPORT

114 N. Randall Dr., Slidell , LA 70458

Inspection Date:

Wednesday, April 12, 2017

Prepared For:

Christopher Guthrie

Prepared By:

All Pro Inspection Services

PO Box 2695

Mandeville, LA 70470

9859665692

Allproinspections@hotmail.com

Report Number:

04122017-3

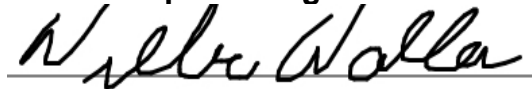
Inspector:

William Wallace LA 10776

License/Certification #:

10776

Inspector Signature:



Report Summary

Items Not Operating

Major Concerns

Major Concern: A excessive differential over 1" per 10 ft. in the master bedroom was observed. A structural engineer recommended for further evaluation and repairs.

Potential Safety Hazards

Safety Issue: Garage door opener auto reverse inoperative.

Safety Issue: Trip hazards on the rear brick walkway.

Safety Issue: Trip hazard on the front walkway.

Safety Issue: Wire not terminated properly in the main panel.

Safety Issue: Wire in the attic not terminated properly.

Safety Issue: Outlet not grounded in the living room.

Safety Issue: Hall bath GFCI tested faulty.

Safety Issue: Flue clearance on the furnace.

Safety Issue: TPR piping discharging in above the garage sink.

Safety Issue: Flue clearance on the water heater.

Deferred Cost Items

Improvement Items

Repair: Sheathing damaged in areas on the right rear ridge.

Repair: Tree trimming needed and remove debris on the roof.

Repair: Front slope shingle damaged.

Repair: Roofing material not sealed around the mast.

Repair: Storm door not sealed on the rear patio.

Repair: Cracking on the right exterior wall.

Repair: Screen door hardware not latching.

Repair: Garage door seal loose and trim rotted at the bottom.

Repair: Front door hardware inoperable.

Repair: Right fascia rotted.

Repair: Rear soffit damaged.

Repair: Rot on the soffit and facial on the right exterior.

Repair: 3 Screens missing on the left rear.

Repair: Right rear window damaged.

Repair,Monitor: Left garage opener disconnected.

Repair: Outlets loose in various areas.

Repair: Signs of the coil drain line sweating.

Repair: Water stains and rust in the furnace unit.

Repair: The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

Repair: Insulation missing on the outdoor unit.

Repair,Monitor: Patching in the hall bath ceiling.

Repair,Monitor: Carpet stains in the master bedroom.

Repair: Master bedroom carpet loose.

Repair: Family room carpet loose and damaged.

Repair,Monitor: Carpet stains in the master bedroom.

Repair: Master bedroom carpet loose.

Repair: Family room carpet loose and damaged.

Report Summary

Improvement Items

Repair: Window shield damaged in the kitchen.

Repair: Family room door detent inoperable and doors dragging on the carpet.

Repair, Monitor: Pantry door hardware missing.

Repair: Hardware missing on the hall closet door.

Repair: Master bedroom rear exterior door rubbing the frame, door dragging on the carpet and screen not sliding freely.

Repair: Attic stairs not sealed in the garage.

Items To Monitor

Monitor: Patching/separation in the rear of the slab.

Monitor: Prior reappointing on the rear exterior wall.

Monitor: Substance on the kitchen sink plumbing and kitchen cabinet.

Monitor: Patching in the family room ceiling.

Report Overview

Scope of Inspection

All components designated for inspection in the LSBHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Main Entrance Faces

West

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

Relatively Dry

Ground Cover

Dry

Approximate Age

Unknown

Receipt/Invoice

All Pro Inspection Services
PO Box 2695
Mandeville, LA 70470
9859665692

Property Address
114 N. Randall Dr.
Slidell , LA 70458

Inspection Number: 04122017-3

Payment Method:

Date: Wed. Apr. 12, 2017 2:30

Inspected By: William Wallace LA 10776

Client: Christopher Guthrie

Inspection	Fee
Home Inspection	\$345.00

Total	\$345.00
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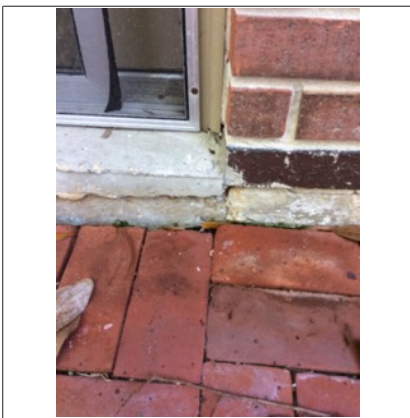
Structure

Description

Foundation	•Poured Concrete
Columns	•None
Floor	•Concrete
Wall	•Wood Frame, Brick Veneer
Ceiling	•Joist
Roof	Rafters

Observations

Foundations Monitor: Patching/separation in the rear of the slab.
Major Concern: A excessive differential over 1" per 10 ft. in the master bedroom was observed. A structural engineer recommended for further evaluation and repairs.



Monitor: Patching/separation in the rear of the slab.

Crawl spaces

Floors

Exterior walls

Roof

Wood boring insects

Discretionary improvements

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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Comments

Positive attributes

General comments A structural engineer recommended for further evaluation and repairs.

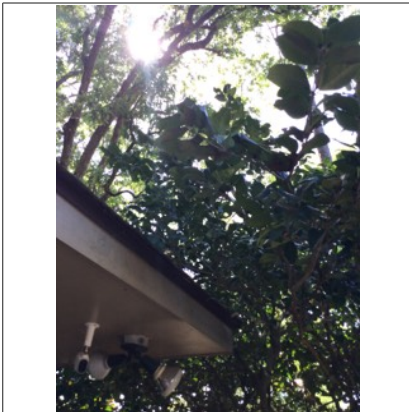
Roofing

Description

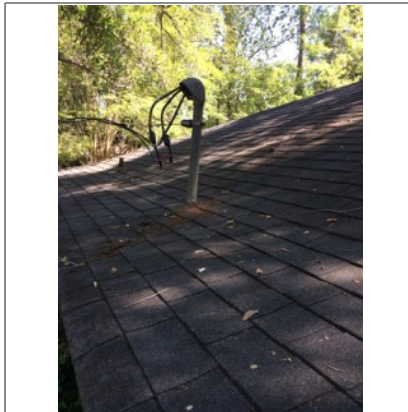
- Roof covering** •Asphalt Shingle
- Roof flashings**•Metal
- Chimneys** •Masonry
- Roof drainage system** •None
- Skylight** •Curbless
- Method of inspection** •Walked on roof

Observations

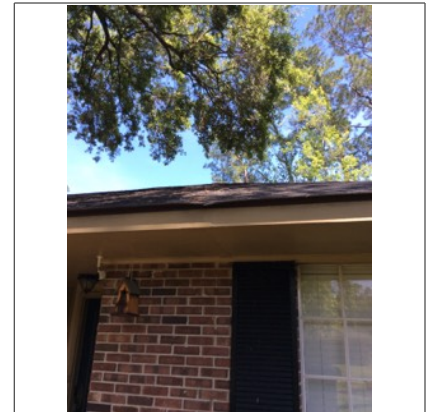
- Sloped** Repair: Sheathing damaged in areas on the right rear ridge.
- Repair: Tree trimming needed and remove debris on the roof.
- Repair: Front slope shingle damaged.
- Repair: Roofing material not sealed around the mast.



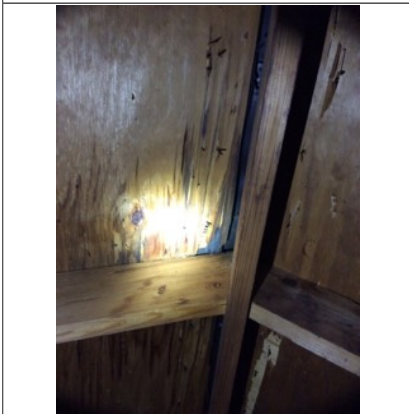
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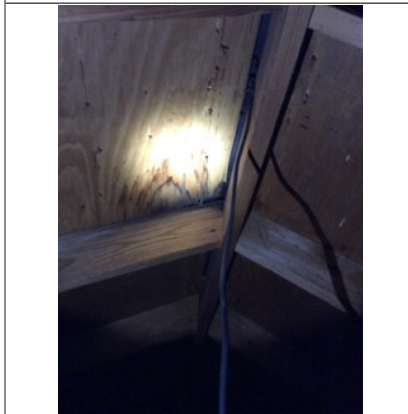
Repair: Roofing material not sealed around the mast.



Repair: Front slope shingle damaged.



Repair: Sheathing damaged in areas on the right rear ridge.



Repair: Sheathing damaged in areas on the right rear ridge.

- Flat**
- Flashings**
- Chimney**
- Gutters & downspouts**
- Discretionary improvements**

Limitations

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 Please also refer to the pre-inspection contract for a detailed explanation of the scope of this

Roofing

Limitations cont.

- cont.** inspection.
- Some sections of the roofing surface were concealed from view.
 - A chimney was not entirely visible during the inspection of the roofing system.

Comments

- Positive attributes** Better than average quality materials have been employed as roof coverings.
- General comments** Professional roofing company needed for further evaluation and repairs.

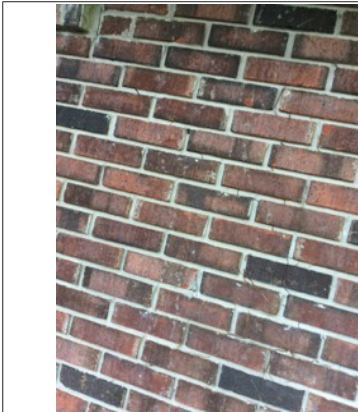
Exterior

Description

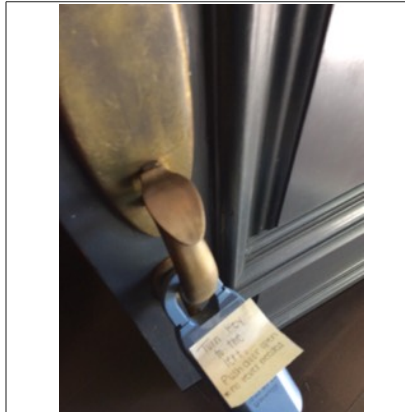
- Wall covering** •Brick
 •Wood Siding
- Eaves / soffits / fascias** •Wood
- Doors** •Metal
 •Solid Wood
 •French Doors
- Window/door frames and trim** •Metal-Covered
- Entry driveways** •Concrete
- Entry walkways and patios** •Concrete
- Porch / deck / steps / railings** •Concrete
- Overhead garage door(s)** •Steel
- Surface drainage** •Graded Away From House
- Retaining walls** •None
- Fencing** •Wood

Observations

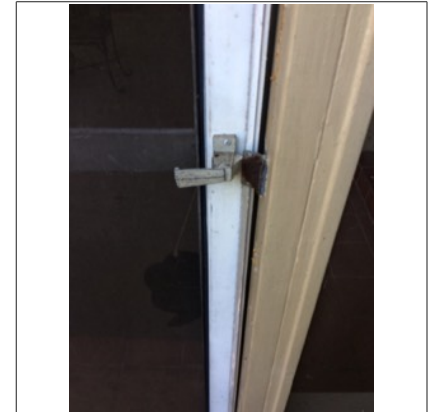
- Ext. walls** Monitor: Prior repointing on the rear exterior wall.
 Repair: Storm door not sealed on the rear patio.
 Repair: Cracking on the right exterior wall.
 Repair: Screen door hardware not latching.
 Repair: Garage door seal loose and trim rotted at the bottom.
 Repair: Front door hardware inoperable.



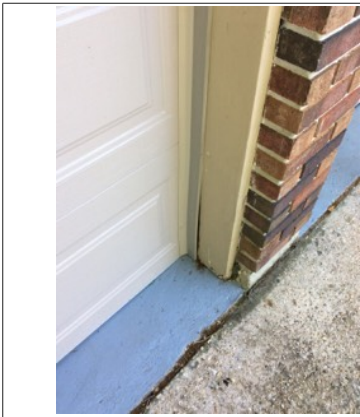
Repair: Cracking on the right exterior wall.



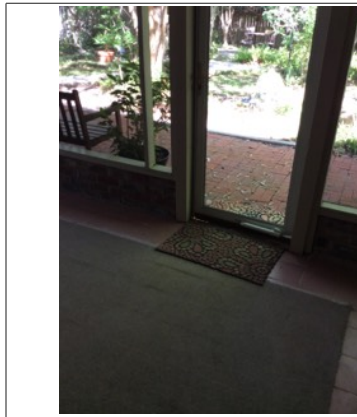
Repair: Front door hardware inoperable.



Repair: Screen door hardware not latching.



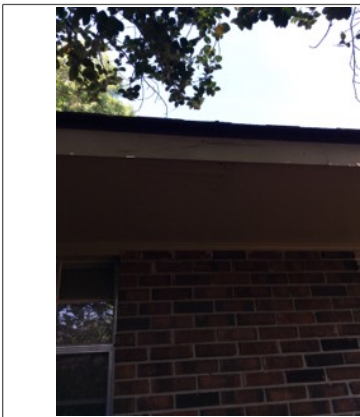
Repair: Garage door seal loose and trim rotted at the bottom.



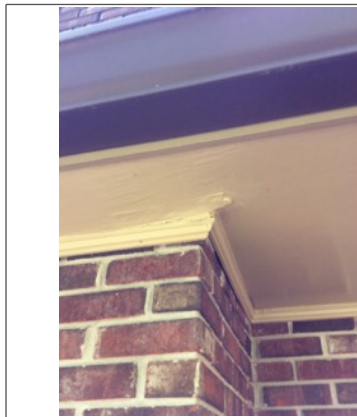
Repair: Storm door not sealed on the rear patio.

Eaves

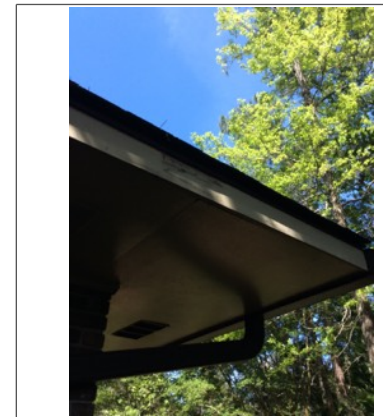
Repair: Right fascia rotted.
Repair: Rear soffit damaged.
Repair: Rot on the soffit and facial on the right exterior.



Repair: Rot on the soffit and facial on the right exterior.



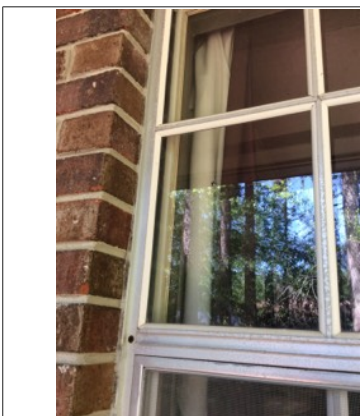
Repair: Rear soffit damaged.



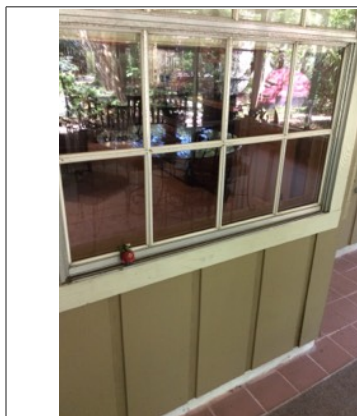
Repair: Right fascia rotted.

Windows

Repair: 3 Screens missing on the left rear.
Repair: Right rear window damaged.



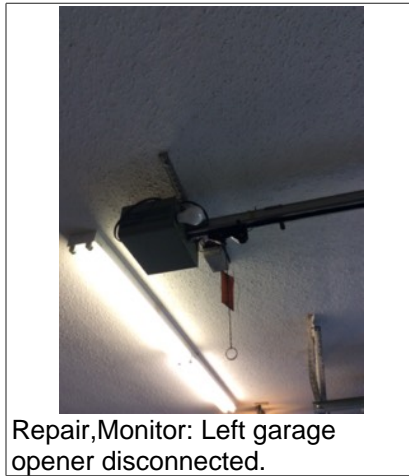
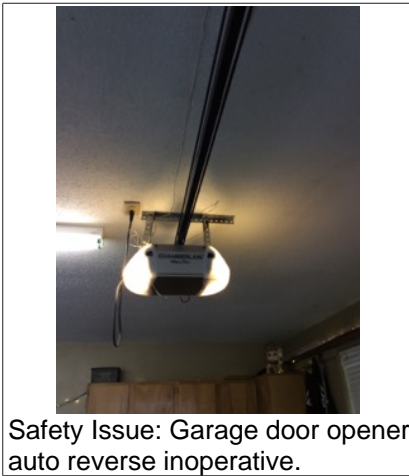
Repair: Right rear window damaged.



Repair: 3 Screens missing on the left rear.

Garage

Safety Issue: Garage door opener auto reverse inoperative.
Repair, Monitor: Left garage opener disconnected.



- Carport**
- Lot drainage**
- Porch**
- Deck**
- Steps**
- Porch / deck cover**
- Driveway**
- Walkway**

Safety Issue: Trip hazards on the rear brick walkway.
 Safety Issue: Trip hazard on the front walkway.



- Retaining wall**
- Landscaping**
- Fence**
- Discretionary improvements**

Limitations

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- The exterior wall of the house was not accessible.
- Landscape components restricted a view of some exterior areas of the house.

Comments

Positive attributes The exterior siding that has been installed on the house is relatively low maintenance.

Exterior

Comments cont.

General comments The exterior of the home has lacked some maintenance; repairs are needed.

Electrical

Description

Size of service •200 Amp 120/240v Main Service

Service drop •Overhead

Service entrance conductors •Conductors Not Visible

Service equip / main disconnect •Main Service Rating 200 Amps

•Breakers

•Located: Garage

Service grounding •Ground Connection Not Visible

Serv. panel / current protect. •Panel Rating: 200 Amp

•Breakers

•Located: Garage

Sub-panel(s)

Distribution wiring •Copper

Wiring method •Romex

Switches / receptacles •Grounded

Ground fault circuit interrupter •Bathroom(s)

•Kitchen

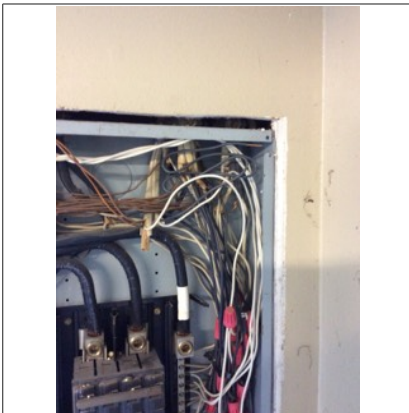
Smoke detector(s) •Present

Observations

Safety notice

Service / entrance

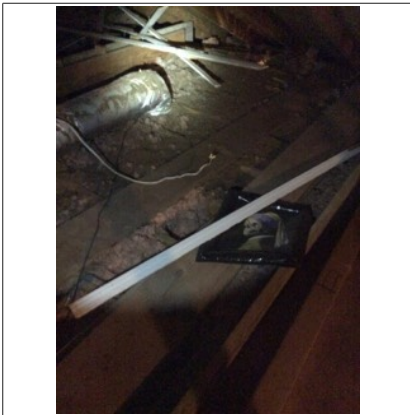
Main panel Safety Issue: Wire not terminated properly in the main panel.



Safety Issue: Wire not terminated properly in the main panel.

Auxiliary panel(s)

Distribution wires Safety Issue: Wire in the attic not terminated properly.



Safety Issue: Wire in the attic not terminated properly.

Aluminum wiring

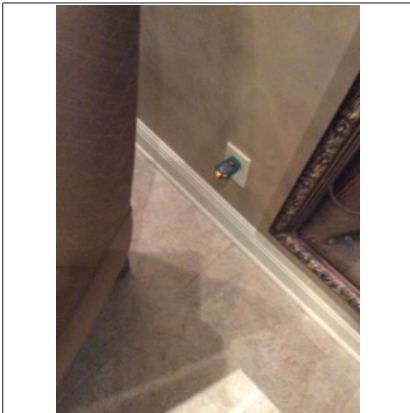
Knob & tube wiring

Outlet

Safety Issue: Outlet not grounded in the living room.

Safety Issue: Hall bath GFCI tested faulty.

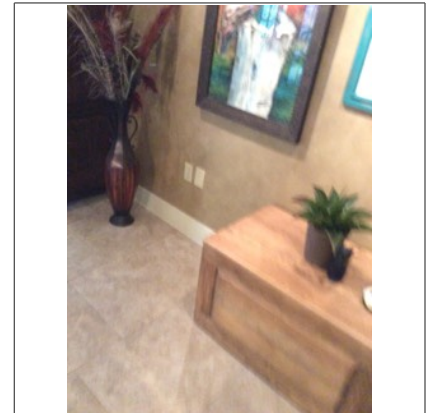
Repair: Outlets loose in various areas.



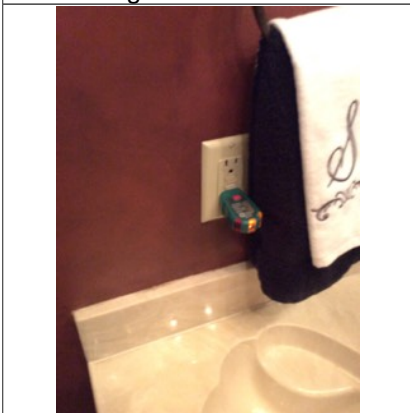
Safety Issue: Outlet not grounded in the living room.



Repair: Outlet loose in the kitchen.



Repair: Outlets loose in various areas.



Safety Issue: Hall bath GFCI tested faulty.

Switches

Lights

Smoke detector units

Discretionary improvements

Limitations

Electrical

Limitations cont.

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this

Electrical

Limitations cont.

cont. inspection.

Comments

Positive attributes The size of the electrical service is sufficient for typical single family needs.
Panel Good / Fusing OK

Gfci

General comments Inspection of the electrical system revealed the need for several minor repairs. Although these are not especially costly to repair, they should be high priority for safety reasons. Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted to undertake the repairs recommended below.

Heating

Description

Energy source • Gas

System type • Forced Air Furnace
 • Manufacturer: Lennox
 • 1995

Vents / flues / chimneys • Not Visible

Heat distribution methods • Ductwork

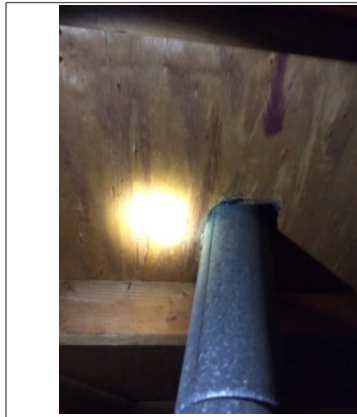
Other components

Observations

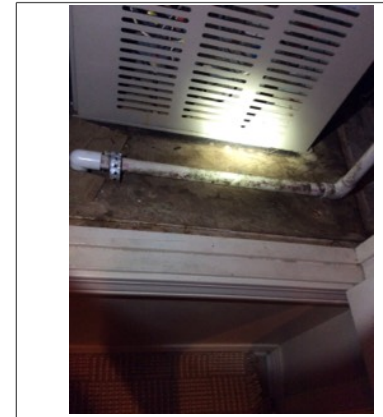
Furnace Safety Issue: Flue clearance on the furnace.
 Repair: Signs of the coil drain line sweating.
 Repair: Water stains and rust in the furnace unit.
 Repair: The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.



Repair: Water stains and rust in the furnace unit.



Safety Issue: Flue clearance on the furnace.



Repair: Signs of the coil drain line sweating.

Supply air ductwork

Return air ductwork

Boiler

Piping / radiators

Combustion / exhaust

Furnace chimney

Baseboard heater

Radiant heat

Thermostat

Heat recovery ventilation

Discretionary improvements

Conversion considerations

Limitations

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Comments

Positive attributes Adequate heating capacity is provided by the system.

Heating

Comments cont.

General comments The heating system shows no visible evidence of major defects.
A licensed HVAC company should be consulted for further evaluation and repairs.

Cooling

Description

Energy source•Electricity

Central system type

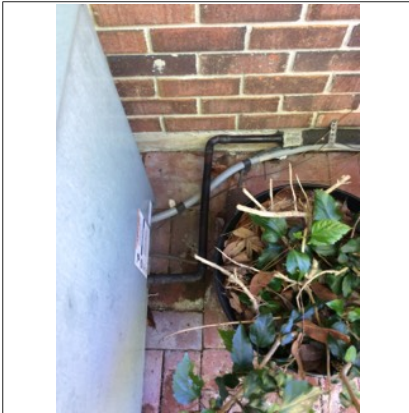
- Air Cooled Central Air Conditioning
- Manufacturer:Rheem
- 1997 4 ton.

Through wall equipment

Other components

Observations

Central air conditioning Repair: Insulation missing on the outdoor unit.



Repair: Insulation missing on the outdoor unit.

Heat pumps

Supply air ductwork

Return air ductwork

Evaporative coolers

Thermostats

House fans

Heat recovery for water heater

Discretionary improvements

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

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Comments

Positive attributes Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

The system responded properly to operating controls.

General comments The system shows no visible evidence of major defects.

Insulation

Description

- Attic** •R30 Fiberglass in Main Attic
- Roof cavity**
- Exterior wall** •Not Visible
- Basement wall**
- Crawl space**
- Floor cavity**
- Vapor retarders**
- Roof ventilation** •Ridge Vents
•Soffit Vents
•Power Ventilator
- Crawl space ventilation**
- Exhaust fan/vent locations** •Bathroom
•Kitchen
•Dryer

Observations

- Attic / roof**
- Walls**
- Floors**
- Basement**
- Crawl space improvement**
- Environmental issues**

Limitations

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- No access was gained to the wall cavities of the home.

Comments

- Positive attributes** This is a well insulated home.
- General comments** •No improvements needed at this time.

Plumbing

Description

Water supply source •Public Water Supply

Service pipe to house •Not Visible

Main water valve location •Exterior

Interior supply piping •Copper

Waste system •Public Sewer System

Drain / waste / vent piping •Cast Iron
•Steel

Water heater •Gas

•Approximate Capacity (in gallons):40

•Manufacturer:Rheem

•2016

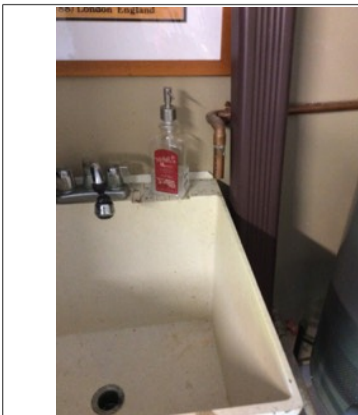
Fuel storage / distribution

Fuel shut-off valves •Natural Gas Main Valve At Exterior

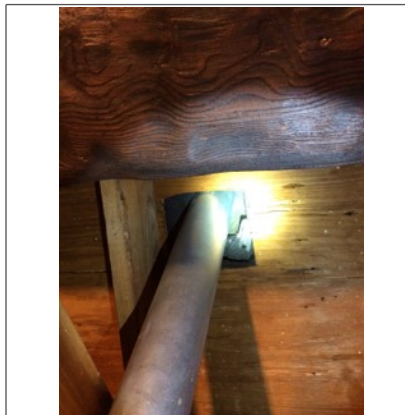
Other components

Observations

Water heater unit Safety Issue: TPR piping discharging in above the garage sink.
Safety Issue: Flue clearance on the water heater.



Safety Issue: TPR piping discharging in above the garage sink.

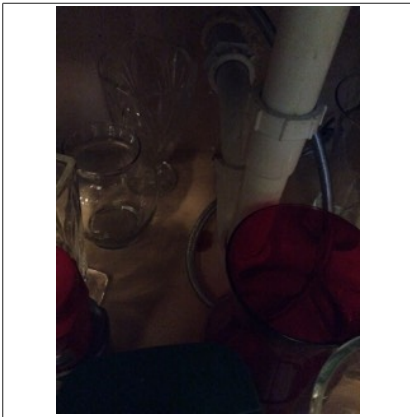


Safety Issue: Flue clearance on the water heater.

Gas piping

Supply

Waste / vent Monitor: Substance on the kitchen sink plumbing and kitchen cabinet.



Monitor: Substance on the kitchen sink plumbing and kitchen cabinet.

Fixtures

Sump pumps

Waste ejector pump

Laundry pump

Sauna unit

Discretionary improvements

Limitations

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- An inspection of the sewage system is outside the scope of this inspection.
- The water conditioning system was not part of the inspection.

Comments

Positive attributes The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

General comments A licensed plumber is recommended for further evaluation and repairs.

Interior

Description

Wall/ceiling materials •Drywall

Floor surfaces•Carpet

•Tile

•Wood

Window type(s) / glazing •Fixed Pane

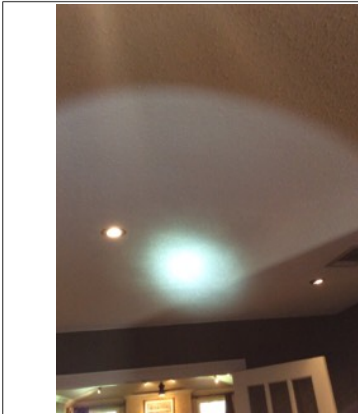
•Single Pane

•Single Hung

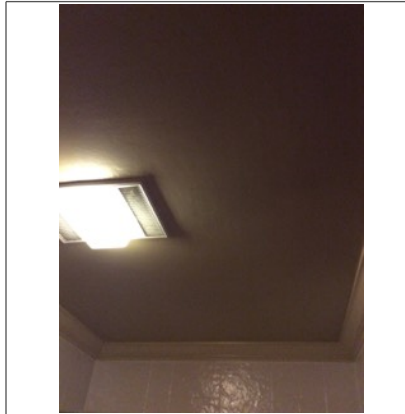
Doors •Wood-Hollow Core

Observations

Wall / ceiling finishes Monitor: Patching in the family room ceiling.
Repair,Monitor: Patching in the hall bath ceiling.



Monitor: Patching in the family room ceiling.



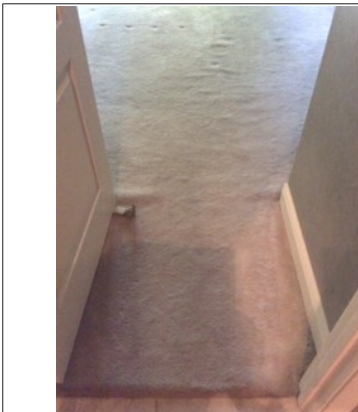
Repair,Monitor: Patching in the hall bath ceiling.

Floors

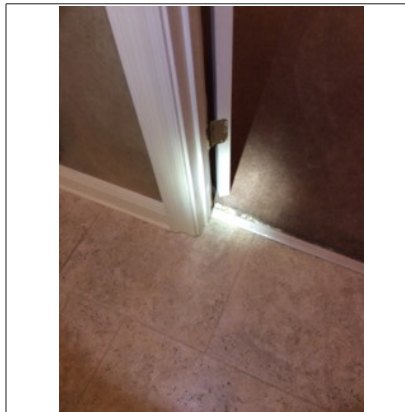
Repair,Monitor: Carpet stains in the master bedroom.

Repair: Master bedroom carpet loose.

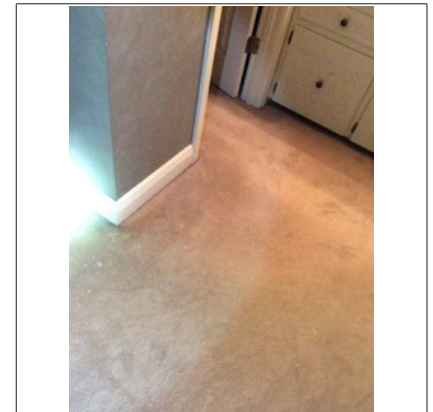
Repair: Family room carpet loose and damaged.



Repair: Master bedroom carpet loose.



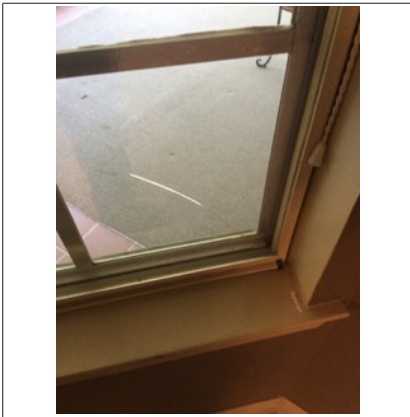
Repair: Family room carpet loose and damaged.



Repair,Monitor: Carpet stains in the master bedroom.

Windows

Repair: Window shield damaged in the kitchen.



Repair: Window shield damaged in the kitchen.

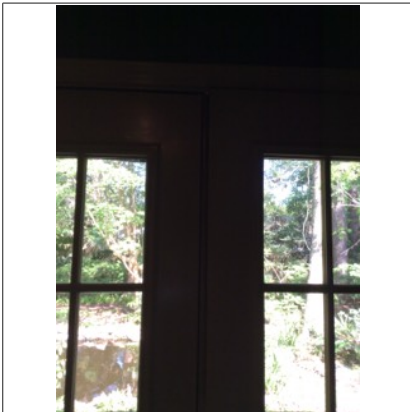
Door

Repair: Family room door detent inoperable and doors dragging on the carpet.

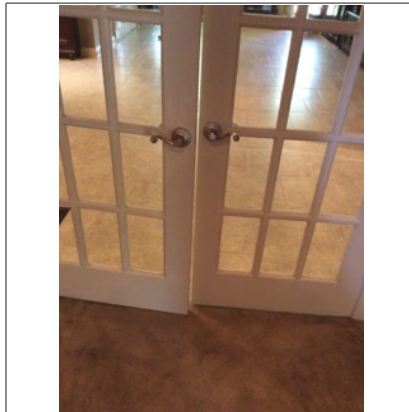
Repair, Monitor: Pantry door hardware missing.

Repair: Hardware missing on the hall closet door.

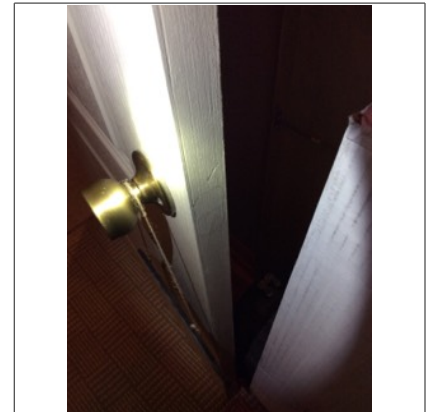
Repair: Master bedroom rear exterior door rubbing the frame, door dragging on the carpet and screen not sliding freely.



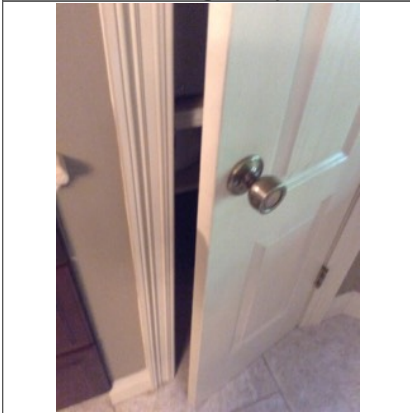
Repair: Master bedroom rear exterior door rubbing the frame, door dragging on the carpet and screen not sliding freely.



Repair: Family room door detent inoperable and doors dragging on the carpet.



Repair: Hardware missing on the hall closet door.



Repair, Monitor: Pantry door hardware missing.

**Kitchen counters
Kitchen cabinets
Skylights**

Interior

Observations cont.

Stairways Repair: Attic stairs not sealed in the garage.



Repair: Attic stairs not sealed in the garage.

Basement leakage
Environmental issues
Discretionary improvements

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

- Recent Renovations/Painting
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

Comments

Condition of finishes On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

Condition of windows and doors
Condition of floors

Appliance

Description

- Appliances tested**
- Gas Range
 - Dishwasher
 - Waste Disposer
- Laundry facility**
- 240 Volt Circuit for Dryer
 - Dryer Vented to Building Exterior
 - 120 Volt Circuit for Washer
 - Hot/Cold Water Supply for Washer
 - Waste Standpipe for Washer
- Other components tested**
- Kitchen Exhaust Hood

Observations

Electric range unit
 Gas range unit
 Oven
 Electric cooktop unit
 Gas cooktop unit
 Dishwasher unit
 Waste disposer unit
 Trash compactor unit
 Refrigerator unit
 Freezer
 Clothes dryer unit
 Clothes washer unit
 Kitchen exhaust hood unit
 Kitchen exhaust fan unit
 Cooktop exhaust unit
 Central vacuum system
 Door bell system
 Intercom system
 Hot water dispenser
 Water cond. equipment

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
 Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Comments

Positive attributes All appliances that were tested responded satisfactorily.

General comments •No improvements needed at this time.

Fireplace

Description

Description

Fireplace

Wood / coal stoves

Vents / flues / chimneys

Observations

Observations

Fireplace

Wood stove unit

Limitations

Limitations

Other components not tested

Comments

Comments

General comments

House in Perspective

Description

Description Avg Quality/Lacking Maintenance

Observations

Observations This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Limitations

Weather conditions Dry weather conditions prevailed at the time of the inspection.

Recent weather conditions Weather conditions leading up to the inspection have been relatively dry.

Limitations Dry weather conditions prevailed at the time of the inspection.

Comments

Comments For the purpose of this report, it is assumed that the house faces west.