



# HOME INSPECTION REPORT

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5531 Sandlewood Ct., Slidell , LA 70460

**Inspection Date:**

Tuesday, February 16, 2016

**Prepared For:**

Sarah Parker

**Prepared By:**

All Pro Inspection Services

9859665692

Allproinspections@hotmail.com

**Report Number:**

2162016-3

**Inspector:**

William Wallace LA 10776

# Report Summary

## Items Not Operating

### Major Concerns

Major Concern: Broken truss on the rear of the home.

### Potential Safety Hazards

Safety Issue: Rear exterior outlet damaged.

Safety Issue: Possible mold/mildew growth in the kitchen cabinets.

Safety Issue: Possible mold/mildew growth in the master closet.

*having additional testing completed*

Safety Issue: No anti-tip bracket to n the range.

### Deferred Cost Items

Deferred Cost Item: Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

Deferred Cost Item: As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown.

Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

### Improvement Items

Repair: Nail pops in various areas.

Repair: Ridge caps damaged in various areas and exposed nails in the roof. Professional roofer recommended for further evaluation and repairs.

*see roofer to ~~fix~~ repair*

Repair: Left rear corner damaged.

Repair: Right rear corner damaged.

Repair: Lower siding on the home damaged in various areas.

Repair: Lost seals in various areas. Professional window company recommended for further evaluation and repairs.

Repair: Garage door damaged.

Repair: Rear of the lot holding water.

Repair: Fencing damaged in various areas.

Repair: Right fence board damaged.

*Very hard to open missing Braces Brackets*

Repair: Garage light inoperative.

Repair: Cover plate missing in the garage.

Repair: Coil drain line not insulated, furnace door not sealed and door rubbing the frame.

Repair: Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.

Repair: Water heater has signs of leakage and rust on the unit.

Repair: Master bath and hall bath shower diverter leaking.

# Report Summary

## Improvement Items

Repair: Master closet wall water damaged.

Repair: Right front bedroom door hardware needs adjusted.

Repair: Right front bedroom closet doors won't close.

Repair: Master bath door won't latch.

Repair: Master bedroom door hardware loose.

Repair: Left front bedroom door hardware missing.

Repair: Rear exterior door not sealed.

Repair: Kitchen cabinets water damaged.

*\* Very strong odor*

Repair: The dishwasher soap door is in poor condition and may not be functioning as intended.

## Items To Monitor

Monitor: Patching in the master bath ceiling.

# Report Overview

## House in Perspective

Lacking Maintenance

### Scope of Inspection

All components designated for inspection in the ASHI 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

Vacant

### Weather Conditions

Sunny

### Recent Rain

Occasional Rain

### Ground Cover

Wet

# Structure

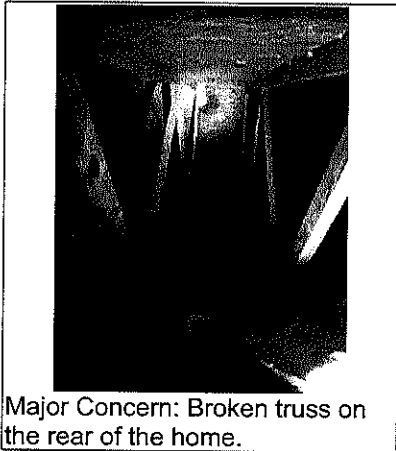
## Description

**Foundation** •Poured Concrete  
**Columns** •Steel  
**Floor** •Concrete  
**Wall** •Wood Frame  
**Ceiling** •Truss  
**Roof** Trusses

## Observations

**Foundations**  
**Crawl spaces**  
**Floors**  
**Exterior walls**  
**Roof**

Major Concern: Broken truss on the rear of the home.



Major Concern: Broken truss on the rear of the home.

*Structural engineer to evaluate after lic contractor repairs*

**Wood boring insects**  
**Discretionary improvements**

*lic termites*

*treat, place under contract + repair damage*

## 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.

•Roof/Attic Viewed From Hatch

## Comments

**Positive attributes**

**General comments** A structural contractor is recommended for further evaluation and repairs.

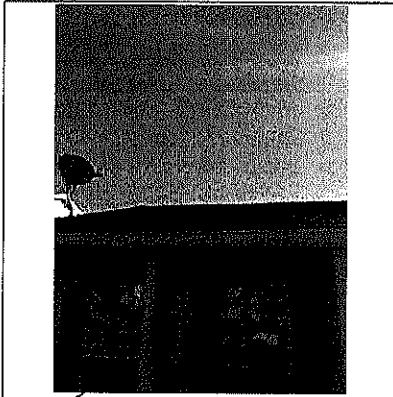
# Roofing

## Description

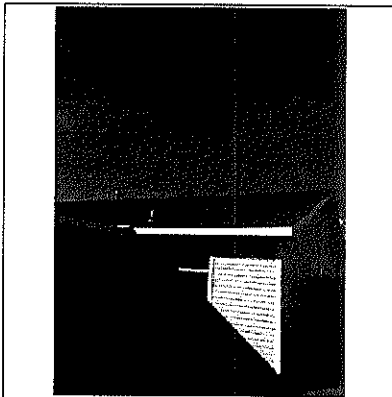
**Roof covering** •Asphalt Shingle  
**Roof flashings**•Not Visible  
**Chimneys** •None  
**Roof drainage system** Aluminum  
 Downspouts discharge above grade  
**Skylight** •None  
**Method of inspection** •Walked on roof

## Observations

**Sloped** Repair: Nail pops in various areas.  
 Repair: Ridge caps damaged in various areas and exposed nails in the roof. Professional roofer recommended for further evaluation and repairs.



Repair: Ridge caps damaged in various areas and exposed nails in the roof. Professional roofer recommended for further evaluation and repairs.



Repair: Nail pops in various areas.

**Flat**  
**Flashings**  
**Chimney**  
**Gutters & downspouts**  
**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.

- Some sections of the roofing surface were concealed from view.

- No access to the attic.

## Comments

**Positive attributes** The steep pitch of the roof should result in a longer than normal life expectancy for roof

# Roofing

**Comments cont.**

**Positive attributes cont.** coverings.

**General comments** Professional roofing company needed for further evaluation and repairs.

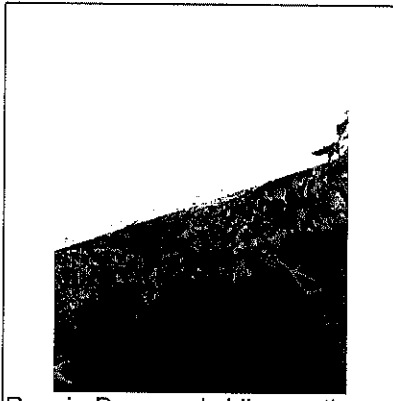
# Exterior

## Description

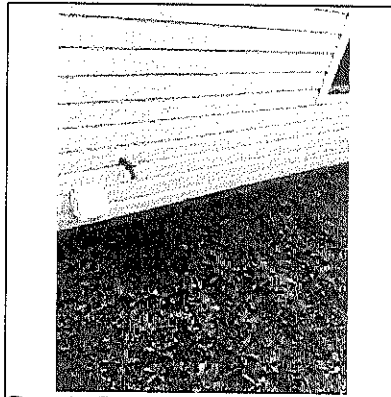
- Wall covering •Vinyl Siding
- Eaves / soffits / fascias •Vinyl
  - Aluminum
- Doors
  - Metal
  - French Doors
- Window/door frames and trim •Metal-Covered
- Entry driveways •Concrete
- Entry walkways and patios •Concrete
- Porch / deck / steps / railings •Concrete
- Overhead garage door(s) •Steel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

## Observations

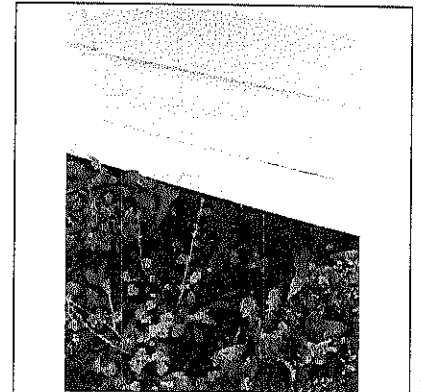
- Ext. walls
  - Repair: Left rear corner damaged.
  - Repair: Right rear corner damaged.
  - Repair: Lower siding on the home damaged in various areas.



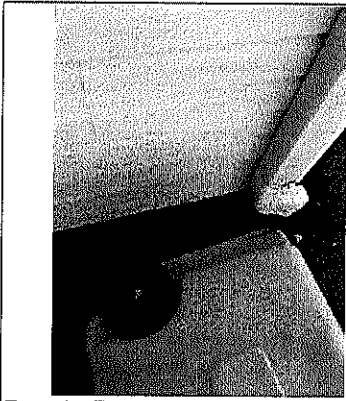
Repair: Damaged siding on the right exterior.



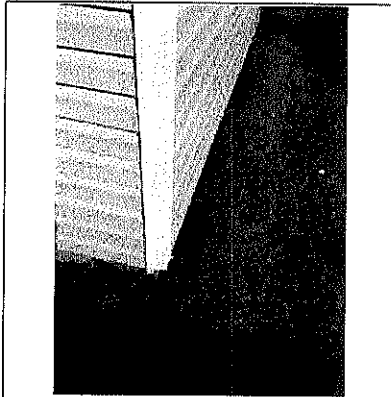
Repair: Damaged siding on the right exterior.



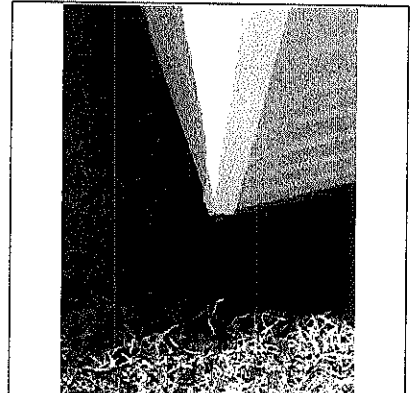
Repair: Damaged and patch siding on the right front.



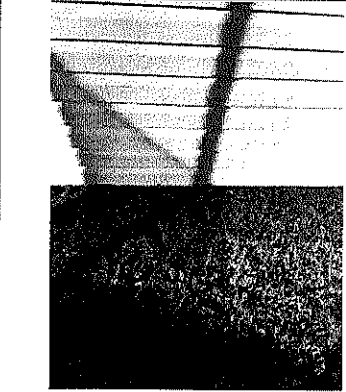
Repair: Damaged siding on the right front.



Repair: Right rear corner damaged.



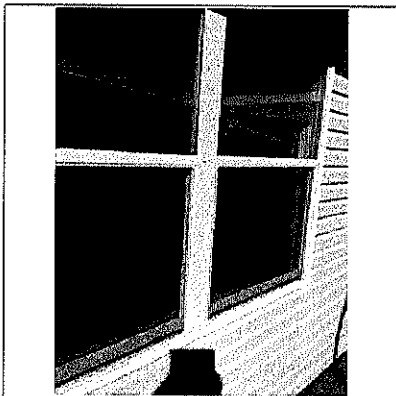
Repair: Left rear corner damaged.



Repair: Lower siding on the home damaged in various areas.

**Eaves  
Windows**

Repair: Lost seals in various areas. Professional window company recommended for further evaluation and repairs.

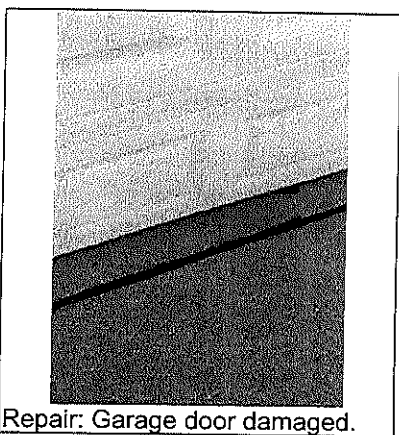


Repair: Lost seals in various areas. Professional window company recommended for further evaluation and repairs.

*rusted frames from moisture  
Broken seals on various  
windows*

**Garage**

Repair: Garage door damaged.



Repair: Garage door damaged.

**Carport**

**Lot drainage** Repair: Rear of the lot holding water.



Repair: Rear of the lot holding water.

**Porch**

**Deck**

**Steps**

**Porch / deck cover**

**Driveway**

**Walkway**

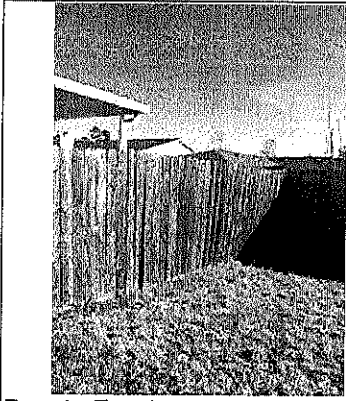
**Retaining wall**

**Landscaping**

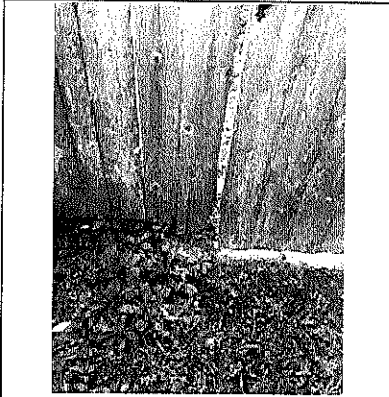
**Fence**

Repair: Fencing damaged in various areas.

Repair: Right fence board damaged.



Repair: Fencing damaged in various areas.



Repair: Right fence board damaged.

**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.

- The exterior wall of the house was not accessible.

**Comments**

**Positive attributes** The exterior siding that has been installed on the house is relatively low maintenance.  
Soffit/Fascia Low Maintenance  
The driveway and walkways are in good condition.

**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** •Underground
- Service entrance conductors** •Conductors Not Visible
- Service equip / main disconnect**
  - Main Service Rating 200 Amps
  - Breakers
  - Located: Exterior
- Service grounding** •Ground Rod Connection
- Serv. panel / current protect.**
  - Panel Rating: 200 Amp
  - Breakers
  - Located: Exterior
- Sub-panel(s)**
  - Panel Rating: 100 Amp
  - Breakers
  - Located: Garage
- Distribution wiring** •Copper
- Wiring method** •Romex
- Switches / receptacles** •Grounded
- Ground fault circuit interrupter**
  - Bathroom(s)
  - Exterior
  - Kitchen
- Smoke detector(s)** •Present

## Observations

- Safety notice**
- Service / entrance**
- Main panel**
- Auxiliary panel(s)**
- Distribution wires**
- Aluminum wiring**
- Knob & tube wiring**
- Outlet** Safety Issue: Rear exterior outlet damaged.



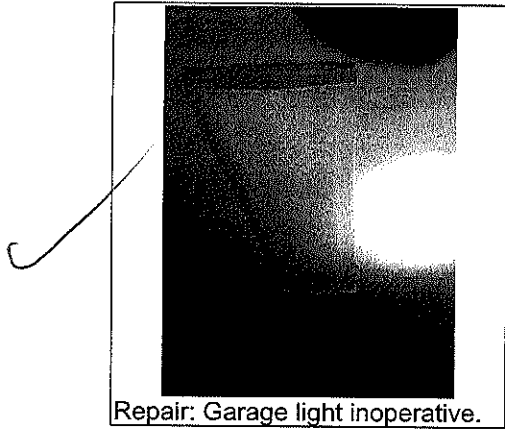
*See electrician to repair*

- Switches** Repair: Cover plate missing in the garage.

# Electrical

## Observations cont.

**Lights** Repair: Garage light inoperative.



*lic electrician to repair*

**Smoke detector units**  
**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.

## 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 typical, minor repairs. Although these are not 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: Goodman
- 1999

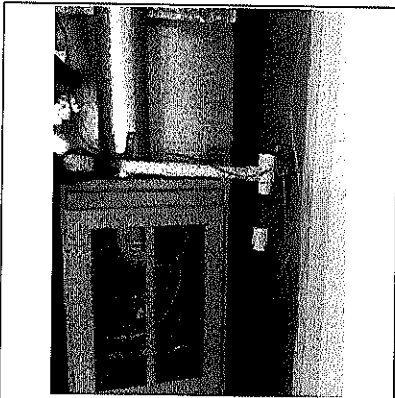
**Vents / flues / chimneys** • Metal-Multi Wall

**Heat distribution methods** • Ductwork

**Other components**

## Observations

**Furnace** Repair: Coil drain line not insulated, furnace door not sealed and door rubbing the frame.  
Deferred Cost Item: Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.



Repair: Coil drain line not insulated, furnace door not sealed and door rubbing the frame.

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

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.

- Access to the furnace was somewhat restricted.

# Heating

## Comments

**Positive attributes** Adequate heating capacity is provided by the system.

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

# Cooling

## Description

**Energy source** • Electricity

• 240 Volt Power Supply

**Central system type** • Air Cooled Central Air Conditioning

• Manufacturer:

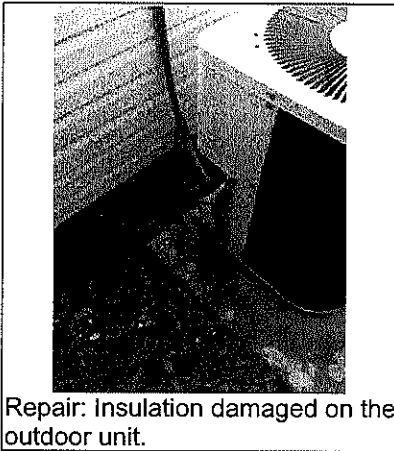
• 2000 3 ton.

**Through wall equipment**

**Other components**

## Observations

**Central air conditioning** Deferred Cost Item: As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.  
Repair: Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.



Repair: Insulation damaged 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:

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

## Comments

**Positive attributes** The capacity and configuration of the system should be sufficient for the home.

# Cooling

**Comments cont.**

**Positive attributes cont.** 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** •R13 Fiberglass  
**Basement wall**  
**Crawl space**  
**Floor cavity**  
**Vapor retarders**  
**Roof ventilation** •Gable Vents  
•Soffit Vents  
**Crawl space ventilation**  
**Exhaust fan/vent locations** •Bathroom  
•Kitchen  
•Dryer

## Observations

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

## 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.  
•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** •Plastic

**Main water valve location** •Exterior

**Interior supply piping** •Copper

**Waste system** •Public Sewer System

**Drain / waste / vent piping** •Plastic

**Water heater** •Electric

•Approximate Capacity (in gallons):50

•Manufacturer:AO Smith

•2000

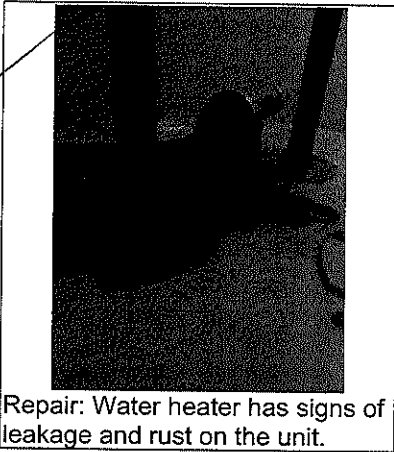
**Fuel storage / distribution**

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

**Other components**

## Observations

**Water heater unit** Repair: Water heater has signs of leakage and rust on the unit.



*lic plumber to certify operational*

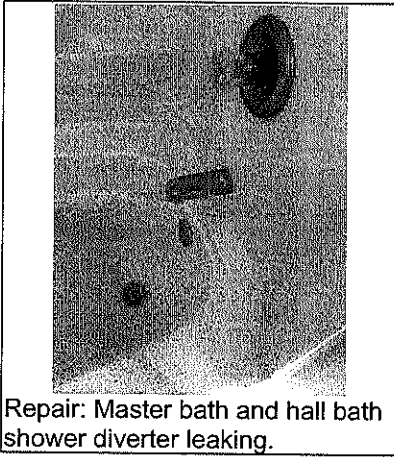
**Gas piping**

**Supply**

**Waste / vent**

**Fixtures**

Repair: Master bath and hall bath shower diverter leaking.



Repair: Master bath and hall bath shower diverter leaking.

Sump pumps  
Waste ejector pump  
Laundry pump  
Sauna unit  
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.

- 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

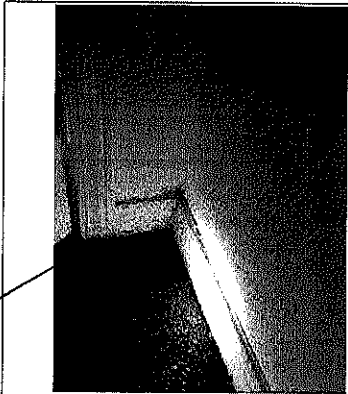
## Description

- Wall/ceiling materials •Drywall
- Floor surfaces •Carpet
  - Tile
- Window type(s) / glazing •Fixed Pane
  - Double Glazed
  - Single Hung
- Doors •Wood-Hollow Core

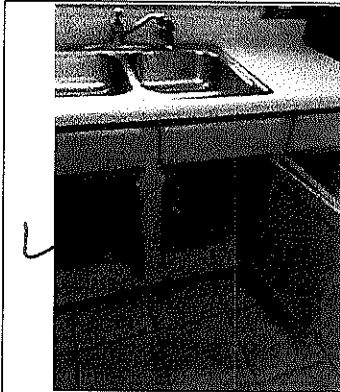
## Observations

- Wall / ceiling finishes
  - Safety Issue: Possible mold/mildew growth in the kitchen cabinets.
  - Safety Issue: Possible mold/mildew growth in the master closet.
  - Monitor: Patching in the master bath ceiling.
  - Repair, Monitor: Left front bedroom window sill and base board damaged.
  - ✗ Repair: Master closet wall water damaged.

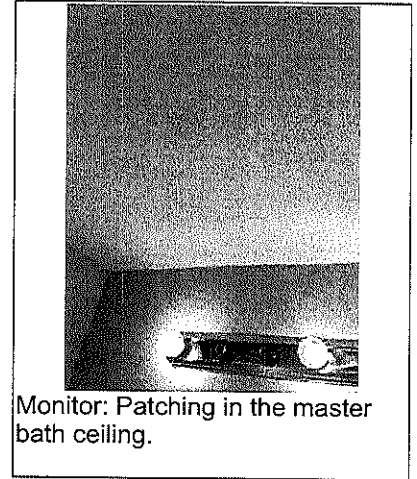
*Additional history being performed*



Safety Issue: Possible mold/mildew growth in the master closet.



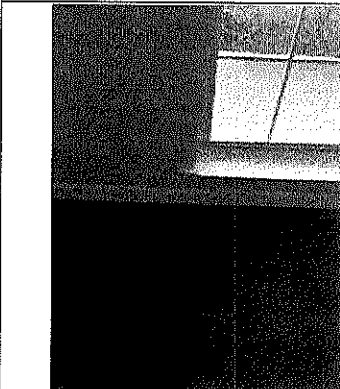
Safety Issue: Possible mold/mildew growth in the kitchen cabinets.



Monitor: Patching in the master bath ceiling.



Repair: Master closet wall water damaged.



Repair, Monitor: Left front bedroom window sill and base board damaged.

- Floors
- Windows
- Door

- Repair: Right front bedroom door hardware needs adjusted.
- Repair: Right front bedroom closet doors won't close.

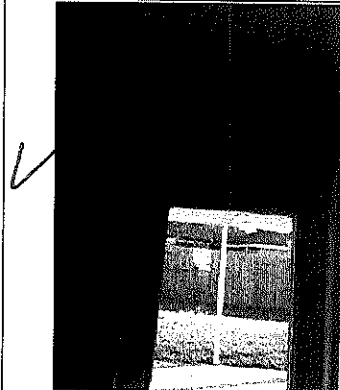
# Interior

## Observations cont.

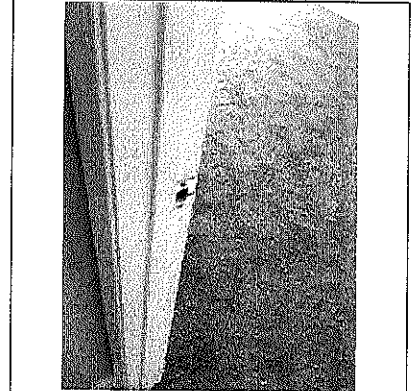
**Door cont.**    Repair: Master bath door won't latch.  
 Repair: Master bedroom door hardware loose.  
 Repair: Left front bedroom door hardware missing.  
 Repair: Rear exterior door not sealed.



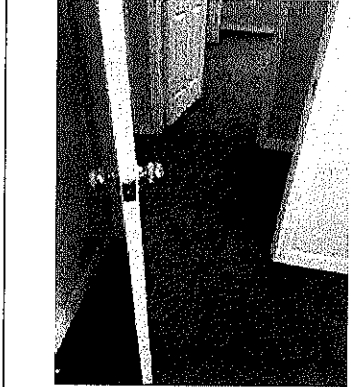
Repair: Master bath door won't latch.



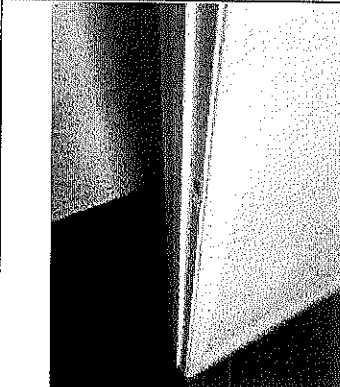
Repair: Rear exterior door not sealed.



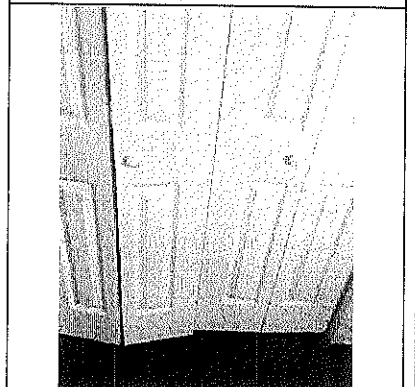
Repair: Master bedroom door hardware loose.



Repair: Right front bedroom door hardware needs adjusted.



Repair: Left front bedroom door hardware missing.



Repair: Right front bedroom closet doors won't close.

## Kitchen counters

**Kitchen cabinets**    Repair: Kitchen cabinets water damaged.



Repair: Kitchen cabinets water damaged.

- Skylights
- Solariums
- Stairways
- 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.

**Comments**

**Condition of finishes** The interior of the home is lacking maintenance.  
**Condition of windows and doors**  
**Condition of floors**

# Appliance

## Description

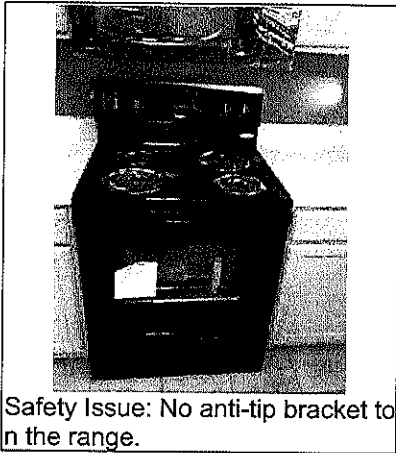
**Appliances tested** •Dishwasher

**Laundry facility** •240 Volt Circuit for Dryer  
 •Gas Piping 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** •None

## Observations

**Electric range unit** Safety Issue: No anti-tip bracket to n the range.



Safety Issue: No anti-tip bracket to n the range.

**Gas range unit**

**Oven**

**Electric cooktop unit**

**Gas cooktop unit**

**Dishwasher unit** Repair: The dishwasher soap door is in poor condition and may not be functioning as intended.

**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.

# Appliance

Limitations cont.

Comments

Positive attributes  
General comments

# 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** 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** Occasional rain has been experienced in the days leading up to the inspection.

**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.