

Repair Request List



Property Address:	Happy Ln, Lake Charles, Louisiana 70605
Date Time:	04/04/2022 01:00 PM
Client:	Donald Smith
Agent's:	Sam Rhodes
Inspector:	Jamie Beauxis LA#11291

Summary of Items

1. EXTERIOR TRIM - Eaves & Soffits Repair
2. EXTERIOR DOORS - Condition Repair
3. EXTERIOR DOORS - Condition Repair
4. WINDOWS - Condition Other, No Request - As Is
5. PATIOS - Front Patio Fund for \$4000.00
6. ROOF COVERING - Condition Repair
7. ROOF COVERING - Condition Repair
8. ATTIC - Condition Fund for \$800.00
9. ATTIC - Condition Fund for \$1200.00
10. FIXTURES - Faucets
11. FIXTURES - Faucets
12. WATER HEATER - Condition Other, Request gas supplier service the propane tank and inspect for gas system leaks. Schedule return inspection for furnace and gas appliances.
13. WATER HEATER - Condition Repair
14. WATER HEATER - Drip Pan Repair
15. ELECTRICAL SYSTEM - Service Panel Condition Fund for \$4500.00
16. ELECTRICAL SYSTEM - Service Panel Condition Repair
17. ELECTRICAL SYSTEM - Electrical Devices & Fixtures Fund for \$700.00
18. CENTRAL AIR CONDITIONER - AC Refrigerant Lines Other, No Request - As Is
19. AIR DISTRIBUTION - Supply Air Ducts Replace
20. FLOORS - Condition Fund for \$4000.00
21. FLOORS - Condition Repair
22. STAIRWAY to 2nd FLOOR - General Stairway Condition Other, No Request - As Is
23. DISHWASHER - Condition and Operation Other, No Request - As Is
24. FURNACE - Condition - Furnace Condition Repair

EXTERIOR TRIM - Eaves & Soffits

Option : Repair

Comments :

Page 13 Item: 2 - Repair: Small hole in eave soffit on right side of home. Recommend a qualified person repair.



Hole in soffit.

EXTERIOR DOORS - Condition

Option : Repair

Comments :

Page 14 Item: 2 - Repair: Light deterioration on door and trim surfaces. Recommend a qualified painter resurface to preserve wood.



South Entry Door: Coating deteriorated, missing handle.

EXTERIOR DOORS - Condition

Option : Repair

Comments :

Page 14 Item: 2 - Repair: Weatherstrip on the middle entry door was damaged. Contact a qualified contractor.



Middle Entry Door weather stripping damage and unfastened door-sweep.

WINDOWS - Condition

Option : Other , No Request - As Is

Comments :

Page 15 Item: 2 - Repair: North wall screen was damaged. Recommend a professional replace screen.



Northwest Window: Screen damage.



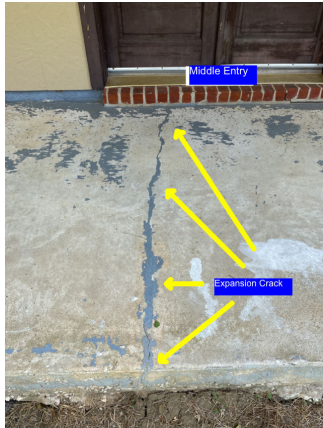
No seal. Lintel rusted.

PATIOS - Front Patio

Option : Fund for \$4000.00

Comments :

Page 16 Item: 1 - Repair: Concrete slab along front of home had cracking from possible settlement. Possible Cause: Lack of roof drainage. Contact a qualified contractor to evaluate and repair. Contact roof drainage contractor for gutter installations.



Front Patio: Hairline expansion crack near middle entry door.



Front Patio: North end of lateral crack.



Crack along the wall.

ROOF COVERING - Condition

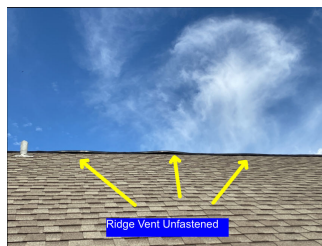
Option : Repair

Comments :

Page 18 Item: 2 - Repair: Ridge vents not fastened. Recommend repair by qualified roofer.



Ridge vent should be fastened to prevent pest and moisture intrusion to attic.



Ridge vent should be fastened to prevent pest and moisture intrusion to attic.

ROOF COVERING - Condition

Option : Repair

Comments :

Page 18 Item: 2 - Repair: A few shingles on the roof were not bonded during the inspection. Shingles should bond to provide wind resistance. Contact a qualified roofing contractor.



Shingles not bonded

ATTIC - Condition

Option : Fund for \$800.00

Comments :

Page 20 Item: 2 - Repair: A light source should be installed in all attic spaces. Recommend installing attic lights by a qualified electrician.



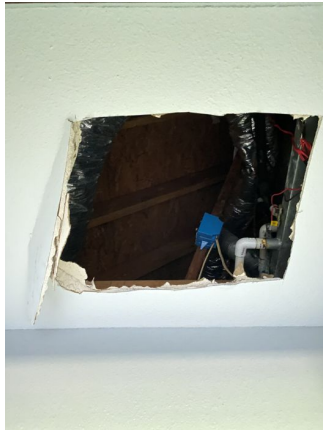
No Work Platform, Limited
Access

ATTIC - Condition

Option : Fund for \$1200.00

Comments :

Page 20 Item: 2 - Repair: No access to attic above upstairs level where indoor furnace & evaporator unit is located. Access to ac units is required for maintenance. Recommend a qualified carpenter provide permanent access.



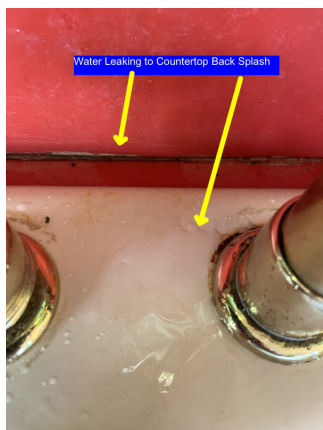
No permanent attic access.

FIXTURES - Faucets

Option :

Comments :

Page 22 Item: 1 - Location: Kitchen Repair: Faucet base leaked when operated. This leak is traveling to wall and down the back of cabinet causing wood damage and possible mold growth. Recommend replacing faucet by a qualified plumber.



Kitchen faucet base leaking.
Signs of water damage appeared
in cabinet below sink.

FIXTURES - Faucets

Option :

Comments :

Page 22 Item: 1 - Location: Upstairs Bath Repair: Sink faucet leaked when cold water valve was turned on. Faucet had paint missing and metal corrosion causing faucet base to swell. Recommend replacing faucet by a qualified plumber.



Upstairs Bath faucet leaking and corroded.

WATER HEATER - Condition

Option : Other , Request gas supplier service the propane tank and inspect for gas system leaks. Schedule return inspection for furnace and gas appliances.

Comments :

Page 23 Item: 2 - Operation: Not Operated. Propane Gas Unavailable

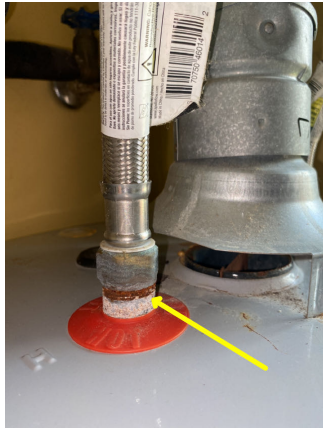


WATER HEATER - Condition

Option : Repair

Comments :

Page 23 Item: 2 - Repair: The hot water hose connection to the water heater had corrosion. Recommend repair by a qualified plumbing contractor to prevent future water leaks.



Water heater hot-side only
corrosion.

WATER HEATER - Drip Pan

Option : Repair

Comments :

Page 23 Item: 3 - Repair: No drip pan installed. Drip pan should be installed by a qualified plumbing contractor to prevent possible water damage to home.



Gas Water Heater - No drip pan
installed.

ELECTRICAL SYSTEM - Service Panel Condition

Option : Fund for \$4500.00

Comments :

Page 25 Item: 3 - Note: Some Challenger panels and breakers have had recalls in the past. Information about this exact brand is unclear. Unable to determine if this model was recalled. Recommend a qualified electrician evaluate.



Electrical Panel was in satisfactory condition.

ELECTRICAL SYSTEM - Service Panel Condition

Option : Repair

Comments :

Page 25 Item: 3 - Repair: The service panel is located in the master bath closet and requires proper illumination. Recommend replacing bulb or further evaluation by a qualified electrician.



Insufficient clearance and next to clothes rack.

ELECTRICAL SYSTEM - Electrical Devices & Fixtures

Option : Fund for \$700.00

Comments :

Page 26 Item: 5 - Safety: No light switch installed at front entry door inside kitchen. Light control should be installed near entrance for safe navigation. Contact a qualified electrical contractor.



Kitchen light switch should be located at door entry.

CENTRAL AIR CONDITIONER - AC Refrigerant Lines

Option : Other , No Request - As Is

Comments :

Page 29 Item: 5 - Repair: Insulation on the compressor suction line was not installed. Cold lines missing insulation will generate copious amounts of water and lose efficiency. Recommend qualified contractor install proper density foam rated for refrigerant line use.



Condenser suction line not insulated.



Missing Insulation

AIR DISTRIBUTION - Supply Air Ducts

Option : Replace

Comments :

Page 30 Item: 1 - Repair: Air-handler supply branch connector was rusted. Rusted ducts can eventually have air leaks resulting in wasted energy. Recommend qualified contractor repair to prevent further damage.



Air Duct Rust

FLOORS - Condition

Option : Fund for \$4000.00

Comments :

Page 32 Item: 2 - Repair: Lliving room and kitchen areas. Laminate flooring shows buckling at ends of tiles. Recommend a flooring contractor evaluate condition.



Kitchen laminate flooring
buckling due to water exposure.

FLOORS - Condition

Option : Repair

Comments :

Page 32 Item: 2 - Location: Master Bed/Living Room Repair: Flooring transition-piece to living room missing. Contact a qualified handyman.



Transition strip is missing
between master bedroom and
living room.

STAIRWAY to 2nd FLOOR - General Stairway Condition

Option : Other , No Request - As Is

Comments :

Page 33 Item: 1 - Safety: The staircase handrail assembly had spaces between balusters greater than 4-inches. Recommend altering handrail to improve child safety. Contact a qualified carpenter.



Balusters were spaced more than
4".

DISHWASHER - Condition and Operation

Option : Other , No Request - As Is

Comments :

Page 36 Item: 2 - Repair: Dishwasher not mounted to cabinet. Recommend professional handyman.



Dishwasher needs to be properly supported to countertop.

FURNACE - Condition - Furnace Condition

Option : Repair

Comments :

Safety: The disconnected exhaust flue was aimed at roof sheathing. This can cause a fire during furnace operation. Recommend repair by licensed HVAC contractor.

