

Home Inspections of Louisiana, LLC



1347 Greenlawn Street
Slidell, LA 70460

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Home Inspections of Louisiana, LLC

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#1 Front View.



#2 Concrete driveway. Cracking and some settlement present.



#3 Front porch.



#4 Some soft wood on the backside of the door.



#5 Vinyl framed, double pane windows.



#6 Metal covering rusting along the bottom of the column.



#7 Vinyl gables.



#8 Main water shut off valve on the front left.



#9 Right front garage door.



#10 Large window on the right front.
Wood framing was probably removed.



#11 Right side view.



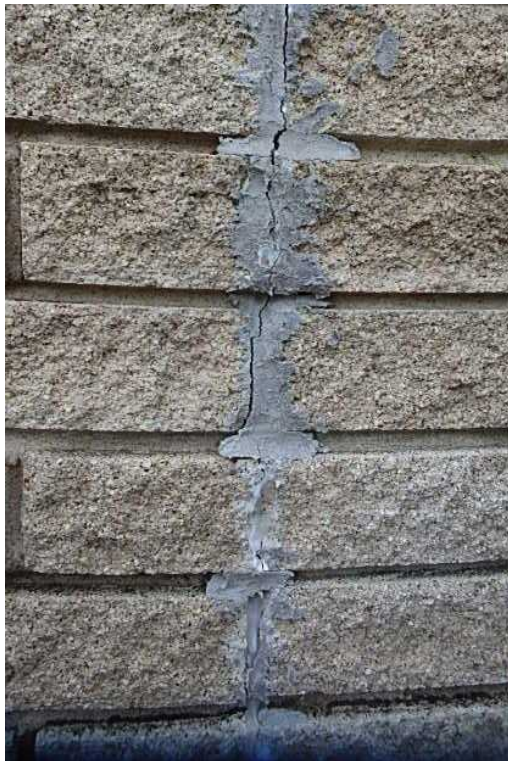
#12 Loose bricks in the upper right corner.
Brick veneer is non-structural.



#13 Gable vents on each side.



#14 Brick crack on the right side was filled with mortar.



#15 Closer view.



#16 Chain link fencing and gate.

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#17 Backyard view. Property is relatively flat.



#18 Large slab on right rear.



#19 Electrical service wires enter from the rear.



#20 Rear house view. Screened in patio.



#21 Roof mast.



#22 Screens are torn.



#23 Plywood added on the inside with hold moisture at the sill plate.



#24 Exposed wood around the top. Keep painted.



#25 Vinyl patio doors installed.



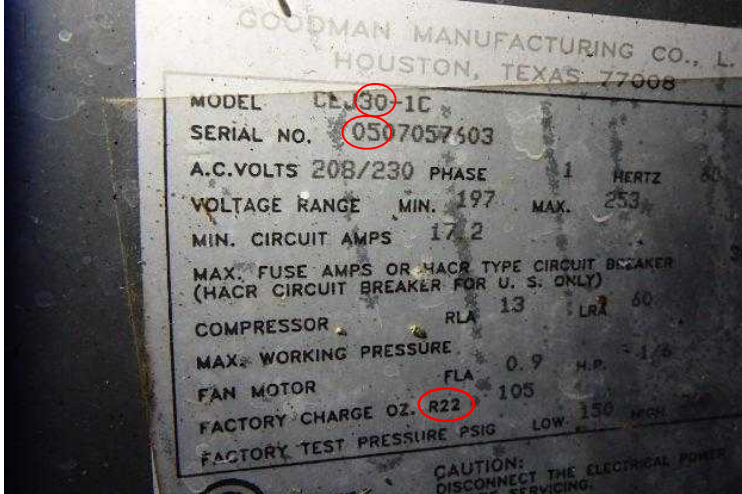
#26 Patio view.



#27 Door to the utility room should be metal clad or solid wood.



#28 A/C condensing unit.



#29 2.5 Ton, 2005 model, R-22 refrigerant system.



#30 Window screen not installed.



#31 Wood over opening.



#32 Termite tube in the rear. Active termites were present.



#33 Crack in the rear brick.



#34 Wood trim around the bathroom window. Open joint indicates some movement.



#35 Left side view.



#36 Hump in the roof on the right front. Appears to be from different rafter heights.

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#37 Roof shingles. No granule loss noted.



#38 Front roof view with center gable.



#39 Front gable and valleys.



#40 Tree limbs close to the roof in the left rear.



#41 Branch on the roof was removed.



#42 No damage to the shingles from fallen branch.



#43 Rear roof. Cut back tree branches soon before damage results.



#44 Cast iron and galvanized vent pipes with lead vent flashings.



#45 Water heater and furnace flues. The properly terminate on the outside of the roof.



#46 No "rain shield" was installed on the water heater flue.



#47 Turbine and open vent. A vent pipe for the kitchen can be installed and routed to the open vent.



#48 Roof mast.



#49 Patio metal roofing. Some rusting present.



#50 The driveway is higher than the garage on one side.



#51 Patio roof framing.



#52 Rafters rest on single top plate.



#53 Garage. Drywall removed and walls were insulated.



#54 The wall switch controls the garage outlets.



#55 Ceiling drywall removed.



#56 A/C ducts were added to the garage.



#57 Wire splices should be in junction boxes.



#58 Garage door is plugged into an extension cord. The garage door opener turns off when the light switch is turned "off".



#59 Gas service present. Cap off valve when not in use.



#60 Extension cord hanging out of the electrical panel.



#61 Electric dryer service present in room off the kitchen.



#62 Electrical panel.



#63 Panel breakers and wiring.



#64 Older cloth wrapped wiring.



#65 30 amp circuit for the extension cord.



#66 Some of the breakers are oversized. Fire hazard.



#67 Breaker should be 30 amp.



#68 No threshold installed at the patio door.

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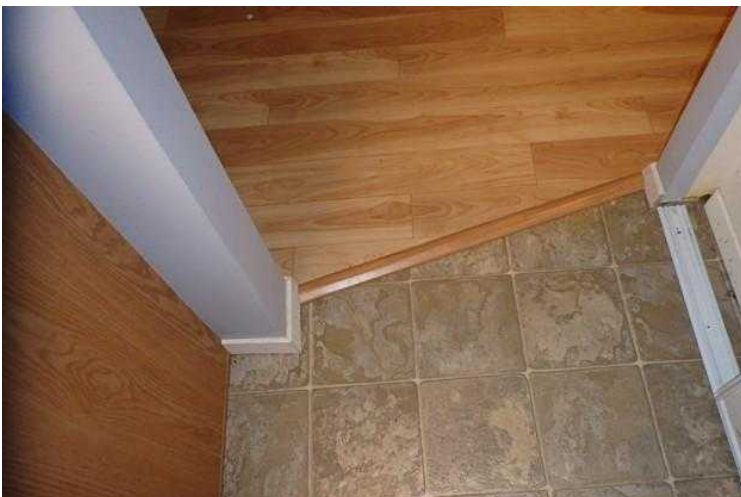
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#69 No dead bolt on the kitchen patio door. Single pane glass.



#70 Kitchen view.



#71 Linoleum and wood laminate flooring.



#72 Washing machine service in the kitchen? A/C drain line routed to this drain also.



#73



#74 PVC drain pipe attach to galvanized drain piping in the walls.



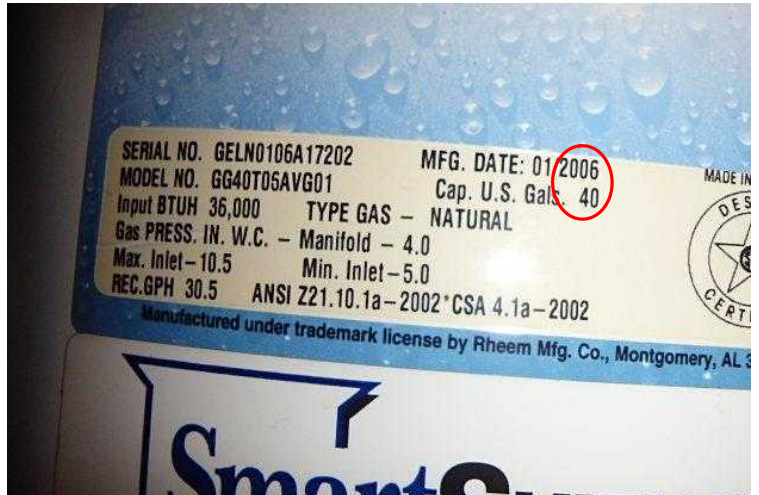
#75 Past leaks present.



#76 Electric range.



#77 No safety pan under the water heater. Pilot was not lit.



#78 40 gallon, 2006 model.



#79 Single wall pipe installed below the flue.



#80 HVAC unit in the kitchen.

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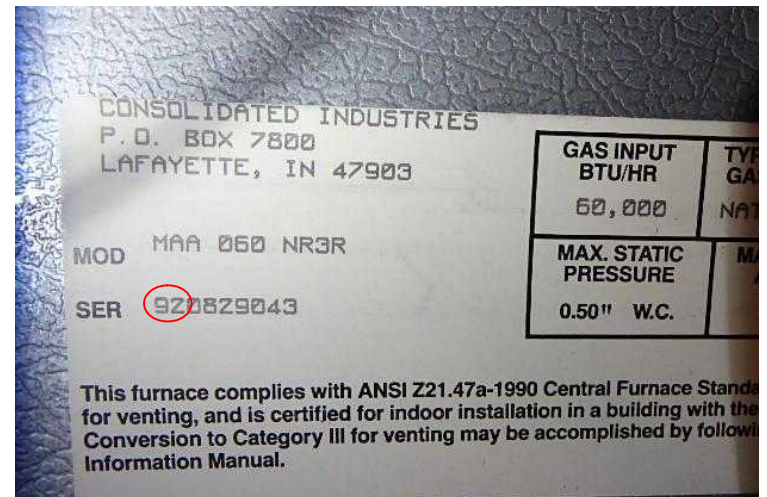
#81 Gas meter and gas shut off valve on the left side of the house.



#82 The evaporating unit is a 1992 model.



#83 Furnace view.



#84 Unit is in service at or nearing its life expectancy. 1992 model.



#85 The insulation needs to be moved away from the flue.



#86 Some light fixtures were not working, possible bulb issue.



#87 Den view.



#88 No light fixture in the den.



#89 Stain on the ceiling.



#90 Stains on the flooring in the kitchen.



#91 Den closet ceiling not painted.



#92 Bedroom view.



#93 Hall view.



#94 No door chime in the hallway.



#95 Hall bathroom.



#96 Ceiling register missing.



#97 Galvanized drain pipe in the wall.



#98 Water was dripping from the faucets when operated.



#99 The bathroom door rubs the door frame when closed.



#100 Bedroom view.



#101 Bedroom view.



#102 Smoke detectors should be replaced and installed in the bedrooms and hallways.



#103 Master 1/2 bath.



#104 The gfcı receptacle tested as non-grounded.



#105 Single pane slider window.



#106 Garage attic. 2x4 roof trusses.
The walls in the garage are insulated
but not the ceiling.



#107 Roof trusses.



#108 Roof framing and sheathing.



#109 The original insulation was improperly installed with the paper side facing up.



#110 Open wire splices should be in junction boxes.



#111 New batts were installed in some areas.



#112 Flex ducts and plenum. Middle attic.



#113 Open vent over kitchen.



#114 Moisture stains present. These may be old.



#115 Left attic view.



#116 Furnace in operation.