

Request List 501 S Mall Springhill LA

Building Characteristics, Conditions and Limitations

Description :

Unless the wiring in the building has been fully updated, this building likely has wiring that predates the late 1980's. Branch circuit wiring installed in buildings built prior to the late 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. **Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius.** Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring. It is beyond the scope of this inspection to determine if any such incompatible components are installed. Based on the age of this building, be aware that such components may be present.

Comments: Unknown if wiring has been updated completely or not.

Redemption Value: \$20,000.00

Drainage and Site

(G-2) Review :

Downspouts are discharging adjacent to the foundation. This can cause foundation settlement or crawl space moisture problems. Make sure all downspouts discharge into a proper tight-line system that diverts water at least 5 feet away from the foundation.

Comments: repair downspout to direct water away from home.

Redemption Value: \$1,499.99

(G-4) Review :

Walks and decks damaged, uneven and a trip hazard.

Comments: Correct damaged walkways to prevent trip hazards.

Redemption Value: \$2,000.00

Driveways/Walkways/Flatwork

(G-5) Review :

Parking lot damaged and or cracked in numerous locations.

Comments: repairs to parking lot

Redemption Value: \$9,999.98

Exterior Stairs

(G-7) Review :

The graspable handrail for the back deck stairs is falling off. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers. This is required for stairs to and in the house, but may be simply recommended for yard stairs depending on the jurisdiction.

Graspable handrails have specific recommended profiles. They should be a round railing 1 and 1/4 inches - 2 inches in diameter. If the railing is not round it must have a finger groove that is 3/4 of an inch down from the tallest point of the rail. The graspable handrail should also be 1.5 inches from the wall. 2x material is not considered a graspable handrail. Have a qualified contractor build suitable railings to reduce the potential for falls.

Comments: Installation of handrails to code

Redemption Value: \$399.99

Siding and Trim

(ED-9) Review :

Masonry damaged in various locations around the exterior of the building.

Comments: repairs to exterior masonry block

Redemption Value: \$10,000.00

(ED-11) Review :

Exterior ceiling tiles loose or damaged.

Comments: Repairs to ceiling tiles

Redemption Value: \$1,499.99

(ED-15) Review :

Stucco siding column damaged.

Comments: Repairs to stucco

Redemption Value: \$1,499.99

(ED-4) Improve :

Masonry joints need to be resealed in various locations.

Comments: reseal joint

Redemption Value: \$299.99

(ED-2) Due Diligence :

Stucco trim cracked in numerous locations around the structure. Photos are only examples.

Comments: repair stucco siding

Redemption Value: \$3,999.99

Exterior Doors

(ED-17) Review :

Metal doors damaged in various locations around the structure.

Comments: Repair to metal doors.

Redemption Value: \$5,000.00

(ED-18) Review :

Glass doors damaged.

Comments: Repairs to glass doors.

Redemption Value: \$4,999.98

Exterior Window Frames

(ED-20) Review :

front windows damaged.

Comments: Repair to windows

Redemption Value: \$4,999.99

Roof Materials

(RCG-1) Review :

Roofing blistering or lifted in numerous locations across the property.

Comments: repairs to roof

Redemption Value: \$19,999.99

Gutters and Downspouts

(RCG-4) Review :

The gutters are old and dented, damaged and leaking. I would plan of the need for constant repairs to the gutters and downspouts until updated.

Comments: Repairs to gutters

Redemption Value: \$9,999.98

Electric Service Equipment

(ES-1) Review :

Electrical junction boxes missing covers in various locations.

Comments: Repairs to junction box

Redemption Value: \$299.99

Sub Panel

(ES-3) Review :

Sub panel missing parts.

Comments: repairs to subpanel

Redemption Value: \$499.99

Branch Wiring

(EDFW-1) Review :

LB hub missing parts.

Comments: Repairs to LB hub

Redemption Value: \$24.99

(EDFW-2) Review :

Exposed electrical splice noted ceiling of front walkway.

Comments: Repairing exposed splices.

Redemption Value: \$299.99

Receptacles and Fixtures

(EDFW-5) Review :

Outlet missing cover on rear of structure.

Comments: replacing outlet cover

Redemption Value: \$49.99

(EDFW-6) Review :

Exterior light fixture damaged in numerous locations.

Comments: repairing light damage 150

Redemption Value: \$150.00

(EDFW-8) Review :

Light fixture in Piggy wiggly store appears damaged.

Comments: repairing damaged light fixtures

Redemption Value: \$150.00

(EDFW-9) Review :

Junction boxes missing or have loose covers noted in the walk in coolers and freezers.

Comments: Sealing open junction box

Redemption Value: \$99.99

Vents and Flues

(HCFV-1) Review :

a/c registers appear to be dirty and need servicing.

Comments: servicing and cleaning of duct system

Redemption Value: \$5,000.00

Cooling Systems and Heat Pumps

Description :

The following list is a minimum set of requirements to be expected of heat pump or air conditioning servicing. I provide these as a courtesy to show they types of check-ups that should be expected from a professional servicing.

- Check compressor efficiency
- Check refrigerant level

- Clean the condenser coil
- Change or clean air filters
- Inspect contactors and wiring
- Inspect drive-sheaves, pulleys and belts
- Check and adjust for proper air flow
- Clean the blower motor as needed
- Lubricate all motors and shaft bearings
- Check, calibrate and program the thermostats and be sure the thermostat has adequate batteries as needed
- Check unit smoke detector, clean filter if applicable
- Check safety disconnect, laser-temp -- check across contacts

Comments: Servicing of the HVAC system

Redemption Value: \$9,000.00

Water Heater

(P-4) Review :

Tank shows signs of rusting at base of the unit.

Comments: Repair / replace water heater

Redemption Value: \$2,499.99

Exterior Hose Bibs

(P-6) Review :

Signs of exterior hose bib leaking on front of the building.

Comments: repair exterior hose bib

Redemption Value: \$200.00

General Interior Photos

Comments: Repairs cost

Redemption Value: \$5,000.00

Refrigerators

(K-8) Review :

Floor at walkin cooler damaged.

Comments: Repairs to cooler door

Redemption Value: \$3,000.00

(K-9) Review :

Walking freezer icing up. Electrical junction box appear open and/ or missing cover.

Comments: repairs in freezer

Redemption Value: \$2,499.99

Toilet

(B-1) Review :

Loose on floor.

Comments: Commode repairs

Redemption Value: \$199.99

Redemption Totals

G-2: Grounds / Drainage and Site	\$1,499.99
G-4: Grounds / Drainage and Site	\$2,000.00
G-5: Grounds / Driveways/Walkways/Flatwork	\$9,999.98
G-7: Grounds / Exterior Stairs	\$399.99
ED-9: Exteriors and Decks / Siding and Trim	\$10,000.00
ED-11: Exteriors and Decks / Siding and Trim	\$1,499.99
ED-15: Exteriors and Decks / Siding and Trim	\$1,499.99
ED-4: Exteriors and Decks / Siding and Trim	\$299.99
ED-2: Exteriors and Decks / Siding and Trim	\$3,999.99
ED-17: Exteriors and Decks / Exterior Doors	\$5,000.00
ED-18: Exteriors and Decks / Exterior Doors	\$4,999.98
ED-20: Exteriors and Decks / Exterior Window Frames	\$4,999.99
RCG-1: Roof, Chimney and Gutters / Roof Materials	\$19,999.99
RCG-4: Roof, Chimney and Gutters / Gutters and Downspouts	\$9,999.98
ES-1: Electric Service / Electric Service Equipment	\$299.99
ES-3: Electric Service / Sub Panel	\$499.99
EDFW-1: Electric Distribution and Finish Wiring / Branch Wiring	\$24.99
EDFW-2: Electric Distribution and Finish Wiring / Branch Wiring	\$299.99
EDFW-5: Electric Distribution and Finish Wiring / Receptacles and Fixtures	\$49.99
EDFW-6: Electric Distribution and Finish Wiring / Receptacles and Fixtures	\$150.00
EDFW-8: Electric Distribution and Finish Wiring / Receptacles and Fixtures	\$150.00

EDFW-9: Electric Distribution and Finish Wiring / Receptacles and Fixtures	\$99.99
HCFV-1: Heating, Cooling, Fireplaces and Ventilation / Vents and Flues	\$5,000.00
P-4: Plumbing / Water Heater	\$2,499.99
P-6: Plumbing / Exterior Hose Bibs	\$200.00
I-3: Interior / General Interior Photos	\$5,000.00
K-8: Kitchen / Refrigerators	\$3,000.00
K-9: Kitchen / Refrigerators	\$2,499.99
B-1: Bathrooms / Toilet	\$199.99
Total	\$125,174.77