

Request List for 13927 Park Terrace Dr Baton Rouge LA 70810

Last Modified: 2026-04-29 09:12:25

Exterior

1. WINDOWS



- **Repair Requested**
Customer Comment
- **Inspector's Comment**
2.2 Areas around the windows do not appear to be completely sealed. Recommend completely sealing around all windows as necessary.

Garage

2. GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

- **Repair Requested**
Customer Comment
- **Inspector's Comment**
3.5 The sensors are in place for the garage door and will reverse the door.

The garage door does not appear to reverse when met with resistance. Recommend further evaluation for safety by a qualified garage door specialist

Interiors

3. DOORS (REPRESENTATIVE NUMBER)

- **Repair Requested**
Customer Comment
- **Inspector's Comment**
4.5 (1) The kitchen pantry door, the closet door in the master bathroom, and the closet door near the laundry room do not appear to close and latch properly. Recommend a qualified professional repair as necessary.

4. WINDOWS (REPRESENTATIVE NUMBER)



- **Replace Requested**
Customer Comment
- **Inspector's Comment**
4.6 There is cracked glass in a window in the master bedroom. Recommend further evaluation by a qualified window specialist.

Structural Components

5. ROOF STRUCTURE AND ATTIC



- **Repair Requested**
Customer Comment Make sure there is no leak coming in from the dormer
- **Inspector's Comment**
5.5 (1) Discoloration due to apparent water intrusion appears to be present at the wall system under the front dormer window in the attic. Recommend further evaluation by a licensed contractor.

Plumbing System

6. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- **Repair Requested**
Customer Comment
- **Inspector's Comment**
6.0 The toilets appear loose at the floor in both bathrooms. Repairs may involve re-setting the toilets on new wax seals. Recommend a licensed plumber repair or correct as needed.

Electrical System

7. CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

- **Replace Requested**
Customer Comment
- **Inspector's Comment**
7.3 (1) An exterior outlet cover at the left side of the home appears damaged. Recommend further evaluation by a qualified electrician.

8. CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

- **Replace Requested**
Customer Comment
- **Inspector's Comment**
7.3 (2) Outlets appear loose at walls in areas throughout the home. Recommend further evaluation by a qualified electrician.

9. CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

- **Replace Requested**
Customer Comment
- **Inspector's Comment**
7.3 (3) Light bulbs appear to be burnt out in the living room and master bedroom and at the range hood vent in the kitchen. Recommend replacing the burnt out light bulbs. If problem persists, contact a qualified electrician for further evaluation.

10. SMOKE DETECTORS

- **Replace Requested**
Customer Comment Make sure there are carbon Monoxide detectors as well
- **Inspector's Comment**
7.6 Smoke detectors are present. To fully check them a qualified alarm company may be called.

11. CARBON MONOXIDE DETECTORS

- **Repair Requested**
Customer Comment Same as previous.

- **Inspector's Comment**

7.7 Could not determine if the detectors installed are also Carbon Monoxide detectors. Recommend a qualified alarm technician verify.

Insulation and Ventilation

12. VENTING SYSTEMS (Kitchens, baths and laundry)

- **Repair Requested**

Customer Comment

- **Inspector's Comment**

9.4 (2) The exhaust fan above the toilet in the master bathroom appears to make an odd noise while operating. Recommend further evaluation by a qualified electrician.