

This photo shows prior repairs that were incorrect. What we have is new wood that has been placed on top of wood with rot. All decayed wood should have been replaced.



More new wood on top of rotten wood.



This repair was incorrect due to the non pressure treated wood coming in contact with concrete blocks, plus the floor has not support on the outer edges. There should have been an outer floor sill made of pressure treated wood.



Part of the root cause of all of this wood decay under vinyl siding is improperly installed asphalt roof shingles. There was no starter shingle used which allows rain water to flow between the tabs and penetrate the vinyl siding which was not properly installed either.



Before



The photos at the top of this section are of this house which is condemned and in non livable condition. After a considerable investment and a watchful eye, this structure is sound and in very livable condition. All phases of construction were permitted and a new certificate of occupancy has been issued for this property. At last communication with the owner, he is very pleased.
(See the After photo next page).

After



Sewer vent on right side of structure does not extend above roof.



Tub and shower faucet is not properly secured.



Internal parts of the electrical panel are not accessible, trim that is around the panel face restricting access. (Make Accessible).



Decks:

Floor joists are not properly supported by joists hangers or a ledger board. No positive attachment to structure with lag bolts.



Area under front porch has lots of debris and is sloped negatively.



Fill dirt should be placed under porch and sloped away from structure.

Debris is scattered over crawlspace underneath plastic vapor barrier.(Remove)



Girder has inadequate support at the end spans where Girder butts up against the wall.



This method of framing is unacceptable. One end is supported by 2x4 blocks that are mechanically attached to foundation wall.

The back end of Girder has makeshift support that is an unacceptable construction practice.



Drain pipe from A/C unit is not continuous to the outside and will discharge into the crawlspace.



Stringer attachments are inadequate. The upper set of steps has the wrong type of metal strap attachment, stair stringers are too short, and there is no bottom support for stair stringer.



The proper type of joist hanger or stringer attachment should be, Simpson Strong Tie (LSU 26).

These are just a few of the issues that have come out of inspections of investment properties. With no one to pay attention to detail, you might wind up with a property that could cost you thousands in litigation and possibly someone a serious injury. Be safe and not sorry that you did not go that extra mile to make sure that your investment is sound.