

January 9, 2020

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RE: 501 W. Alabama Ave
Ruston, la

Dear : Twin Creaks Realty



At your request, a visual inspection of the above referenced property was conducted on January 9, 2020 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of concerns that need further evaluation or repair by appropriately Licensed Contractors.

GROUND

Paving Conditions:

Exterior Steps / Stoops: Rear

General condition appears serviceable. When steps have three or more risers, it is recommended that a hand rail be provided.

Patio / Porch: Front

Structure:

Some hand rail fasteners loose.

Patio/Porch: Rear And Side

Structure:

Chipping paint at lattice.

EXTERIOR

Exterior Windows:

Overall Condition:

Cracked storm window front side of house.

CRAWLSPACE

Crawlspace:

Moisture:

Moisture under kitchen at damaged drain line area.

ROOF SYSTEM

Roof:

Roof Covering Condition:

Recommend further evaluation by a licensed competent roofing contractor..

heavy wear and tear noted. moss growth noted. Patch noted front side of house. Multiple patches noted left side of house. Damaged shingles rear patio. Decking visible, area of deterioration noted. Damaged shingles noted at garage.

Valleys:

Caulking noted in valley left side of house.

Attic:

Structure:

Some stains noted on decking.

ELECTRICAL SYSTEM

Switches & Fixtures:

Bedroom #2: Rear

Switches functions not identified, light and ceiling fan controlled by pull string. Closet light fixture loose from ceiling.

Electrical Outlets:

General:

(GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Some grounded type outlets did not appear to be properly grounded. Reverse polarity is noted at multiple outlets throughout house. Recommend further evaluation and repair by a licensed competent electrical contractor.

Sun Room:

Open neutral noted outlet behind door.

Attic Wiring:

Visible knob and tube, visible cloth rapped. It was not determined if knob and tube is live or abandoned. Recommend further evaluation.

HEATING - AIR CONDITIONING

Heating Equipment:

Burners / Heat Exchangers:

Some rust noted. Regular service recommended by a licensed competent a/c contractor.

Fireplaces / Solid Fuel Heating:

Wall heater in hall not tested. it was not determined if unit is functional.

PLUMBING SYSTEM

Waste Lines:

Condition:

Cast iron plumbing is prone to rusting, the only way to view drain lines is with special video scopes this is out of the scope of this inspection, a licensed competent plumber should be called in to scope lines if desired.

Drain line under kitchen has rusted through and drains onto ground.

BATHROOMS

Bath Ventilation:

Hall Bath:

None or inadequate ventilation noted.

INTERIOR ROOMS

Doors:

Hall Bath:

Door rubs frame, adjustments recommended.

Bedroom #2: Rear

Door to kitchen knob not functioning properly.

Sun Room:

Knob not functioning properly.

Laundry:

Wood door. Hard to close, adjustments recommended.

Windows:

General Type & Condition:

Wood, All windows appear to be painted shut. It is recommended there be at least one openable window in any room that does not have an exterior door.

Living Room:

Cracked window noted.

Dining Room:

Cracked window.

Bedroom #1: Side

Cracked window.

Ceilings:

Living Room:

Multiple small stains noted , cause not determined.

Closets:

General:

General condition appears serviceable. Globes are recommended on light fixtures in closets.

GARAGE

Garage Door:

Material - Condition:

Wood doors. Deterioration noted maintenance recommended.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely, Robert Smith LHI#10796 InspectionSmith