

September 25, 2019

RE: 6027 Quitman Hwy  
Quitman, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on September 25, 2019 . 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.

### **GROUNDS**

Paving Conditions: *Exterior Steps / Stoops:*

Hand rails are recommended on all steps with three or more risers. Handrails missing steps right side of building.

Patio / Porch: *Front Structure:*

It is recommended balusters be no more than 4 inches apart.

Landscaping: *Condition:*

Trim plants away from structure.

### **EXTERIOR**

Exterior Walls: *Condition:*

Multiple small areas of chipping or peeling paint.

Exterior Doors: *Main Entry Door: Right*

Wood, Light visible around door, weather stripping recommended. Door needs some adjustments, hard to latch.

Exterior Windows: *Condition:*

Wood sills rear of building weathered.

## ROOF SYSTEM

### Roof: Roof Covering Condition:

Metal is rusting in multiple areas, Missing and loose screws noted.

### Flashings:

The types of flashings installed for plumbing vents and flues are not proper for metal roofs, regular maintenance recommended.

### Eaves - Soffits - Fascias: Condition:

Deterioration of fascia board and soffit left side of building. Peeling paint noted in multiple areas.

### Gutters & Downspouts: Condition:

Debris noted. Possible leaks noted at seams.

## ELECTRICAL SYSTEM

### Electrical Distribution Panels:

#### Main Circuit Rating:

100 amps, 100 amp service is considered minimal by current day standards. Consideration should be made to upgrading the electrical service if any other upgrades or increased electrical loads are contemplated in the future.

#### Subpanels- Exterior:

Service lugs of left panel double tapped to provide power to right panel. Corrosion noted on some ground wires left panel.

#### Switches & Fixtures: General:

A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition. Lights are not operational in some areas, possibly due to bad bulbs, Multiple switches function not identified.

#### Electrical Outlets:

##### General:

(GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

##### Exterior Walls:

Cover for exterior outlet left side of building missing.

##### Kitchen Interior:

Some grounded type outlets did not appear to be properly grounded.

#### Attic Wiring:

Open junction boxes are noted.

## HEATING - AIR CONDITIONING

### Heating Equipment: Front Area Fuel Source:

Natural Gas, it is recommended that a solid gas line be used when entering the side of a unit not a flex gas line, a rubber bushing or grommet is recommended for protection if flex line is used.

### Heat #2: Rear Area Fuel Source:

Gas shut off valve inside unit. Not proper, valve should not be in a concealed place and should be separate from the unit.

### General Operation & Cabinet:

Unit fan turns on and pilot is lit, but burners do not turn on. Unit is past the normal life expectancy. Recommend further evaluation by a licensed competent a/c contractor.

Air Conditioning: Front Area System Condition:

Unit not functioning properly. No temp drop. Recommend further evaluation by a licensed competent a/c contractor.

A/C #2: Rear Area System Condition:

General condition appears serviceable. Recommend service due to age and marginal temp drop.

**PLUMBING SYSTEM**

Waste Lines: Condition:

One of the plumbing vent pipes vents to attic. Should vent to exterior. Vent is for kitchen.

Fixtures & Drain Kitchen Sink:

Sprayer not functioning. An improper S-trap is noted. P-traps are preferred.

**BATHROOMS**

Sink & Cabinetry:

*Bath: Front Office*

Leak at base of sink.

*Bath: By Kitchen*

Leak at faucet. Stains in cabinet.

Toilet:

*Bath: Front Office*

General condition appears serviceable. Loose at floor.

**INTERIOR ROOMS**

Walls: Bath: By Kitchen

Stains.

Ceilings: Condition:

Patched tiles noted. Stains noted ceiling front hall store room, large room middle of building, and the bath by kitchen.

Floors: General:

Multiple types of floor coverings. Normal wear and tear noted throughout.

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