

August 2, 2019

RE: 112 Deerfield
Ruston, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on August 2, 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.

GROUND

Patio / Porch: Front

Structure:

Wood columns. Chipping paint and rust stains, loose trim noted.

Decks / Balcony:

Condition:

Chipping paint noted at decking.

EXTERIOR

Exterior Doors:

Side Entry Door:

Metal, double doors, with glass. Doors rub, some adjustments recommended.

Store Room:

Metal, Door does not close, adjustments needed.

Dinning Entry Doors:

Wood, double doors, with glass. Doors rub, some adjustments recommended.

Balcony Entry Doors:

Wood, double doors, with glass. Doors rub, top lock on right door does not lock. some adjustments recommended.

ROOF SYSTEM

Gutters & Downspouts: Condition:

Building is partially guttered. Debris in gutter.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

Multiple double tapped breakers, these breakers are not designed to except two wires.

Electrical Outlets:

Kitchen Interior:

Outlet right of sink not GFCI protected.

Wires under cook top exposed, they it does not appear to be live, but wire caps are recommended for protection.

Master Bath:

Outlet left of sinks not GFCI protected.

Hall Bath:

Outlet left of sink not GFCI protected.

Bedroom #4/Office:

Cover plate missing.

HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

Logs do not appear to be set properly, excessive soot noted. unit appears to need service.

Air Conditioning:#2

Normal Controls:

Thermometer for controls appears to be incorrect. Recommend upgrading controls.

PLUMBING SYSTEM

Water Heater #2: Attic

Condition:

Unit off at time of inspection. Inspector could not get unit to light. Gap noted between flue at unit. Appears to service the master bathroom.

Fixtures & Drain

Kitchen Sink:

Leak at sprayer.

Instant Hot Water Dispenser:

Other Built-ins:

Does not appear to be functional.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven: Type & Condition:

Gas, Separate cook top, Middle rear and left rear burners, igniter does not turn off when burners light, some adjustments needed.

Kitchen Interior: Sink Cabinet:

Sign of leak, appears to be from sprayer leak.

BATHROOMS

Toilet:

Hall Bath:

General condition appears serviceable. Tilt noted. Shims Recommended.

Half Bath:

General condition appears serviceable. Wobbles, shims recommended.

Tub/Shower Fixtures:

Master Bath:

Shower handles, right valve, hard to turn off.

Hall Bath:

Diverter valve corroded, water still flows from faucet when shower is on.

INTERIOR ROOMS

Windows:

Kitchen Interior:

Fogged windows noted.

Master Bedroom:

Fogged windows noted.

Bedroom #3: Rear

Fogged windows noted.

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