

April 15, 2019

RE: 119 Sarah Dr  
Choudrant, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on April 15, 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 major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### **ROOF SYSTEM**

Roof:

*Roof Covering Condition:*

Recommend further evaluation of roof due to heavy granular loose.

Attic & Insulation:

*Structure:*

Sign of past repairs noted over front entry way. There are two buckets at that location, one of the buckets does have moisture in it. Some stains noted on building materials.

#### **HEATING - AIR CONDITIONING**

Heating Equipment:

*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 is recommended for protection if flex is used.

*Air Filters:*

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

Ductwork / Distribution:

*Ducts / Air Supply:*

Duct tape appears to be loose at unit. appears to be some air leakage.

**PLUMBING SYSTEM**

Water Heater:

*Condition:*

No shutoff valve at tank. The only way to stop the water supply to the water heater is the main water supply cutoff. A valve is recommended.

**KITCHEN - APPLIANCES**

Other Built-ins:

*Microwave:*

Unit functions. But does not appear to be properly fastened to wall.

**INTERIOR ROOMS**

Windows:

*Bedroom #2: Front*

Not an open able window. It is recommended that all rooms without a exterior door have a means of egress for fire escape.

Floors:

*General:*

General condition of flooring throughout the home are in serviceable condition. There are noted stains and wrinkles noted in carpeting.

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