

July 9, 2019

RE: 124 Red Oak
Ruston, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on July 9, 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.

GROUNDNS

Landscaping: Condition:

Trim plants away from structure.

EXTERIOR

Exterior Windows: Condition:

Fogged window right side of house.

ROOF SYSTEM

Attic: Garage Access:

Attic ladder spring out of place.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Subpanel: Kitchen

Double tap breaker noted.

Electrical Outlets:

Out Door Kitchen:

GFCI was tripped at start of inspection. Does not reset.

HEATING - AIR CONDITIONING

Heat Upstairs:

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.

Heat: Down Stairs

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.

Fireplaces / Solid Fuel Heating:

Vent less gas logs. Logs damaged. Not tested.

A/C : Down Stairs

System Condition:

Recommend further evaluation by a licensed competent a/c contractor due to poor temp drop and age. Limited life expectancy.

Ductwork / Distribution:

Ducts / Air Supply:

Some vents have dust build up, cleaning may be needed.

PLUMBING SYSTEM

Water Heater #2: Out door Kitchen

Condition:

Pressure relief valve drain line is missing or ends prematurely. We recommend this drain line be extended to a safe location.

Water Heater #3: Tankless

Condition:

No overflow pan under unit. When water heating devices are placed in attics a overflow pan is recommended.

KITCHEN - APPLIANCES

Ventilation:

Type & Condition:

No fan/hood present.

BATHROOMS

Sink & Cabinetry:

Master Bath:

stoppers missing from sink drains.

Toilet:

Master Bath:

General condition appears serviceable. Loose at floor.

Tub/Shower And Walls:

Master Bath:

No access to jet pump provided.

INTERIOR ROOMS

Doors:

Master Bath:

Closet door has been removed.

Windows:

Living Room:

Window side of rear door, needs some adjustments. Does not lock.

Ceilings:

Bedroom #2: Front

Stain noted, appears to correlate with the a/c unit in attic. not determined if old or active.

Floors:

Master Bath:

Cracked tiles noted.

Bath Between Bedrooms:

Cracked tiles noted.

Hall:

Cracked tile near laundry room.

Living Room:

Damaged plank noted.

Bedroom #3: Rear

Curling at edge of some planks noted.

GARAGE

Garage Door:

Service Doors:

Metal with glass, door rubs frame at top.

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