

March 8, 2019

RE: 143 Stable Rub Cir
Ruston, la

Dear :Twin creeks realty



At your request, a visual inspection of the above referenced property was conducted on March 8, 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

Patio/Porch: Side

Loose trim over door.

Corn light fixture not I stalled, or junction box cover not installed.

Patio/Porch: Rear

Structure:

Small Crack over fireplace.

EXTERIOR - FOUNDATION

Exterior Doors:

Rear Entry Door: Sun Room

Metal, double doors, with glass. Could not open double section.

Exterior Windows:

Overall Condition:

Recommend Caulking around exterior edge of windows.

Lentils not painted, rust streaks on some windows noted.

Living Room Chimney:

Chimney Cap:

No rain cap or spark arrester installed at living room fire place flue, right side of house.

Rear Patio Chimney

Chimney Cap:

There is no chimney cap installed. There is no metal rain hat installed. There is no metal spark arrester installed.

ROOF SYSTEM

Flashings:

drive way side of house. parapet wall flashing tapped in place.

drive way side of house. base of valley tar noted at parapet wall. sign of past leak.

HEATING - AIR CONDITIONING

A/C #2: Upstairs

Condensate Line:

overflow pan, drain line missing.

PLUMBING SYSTEM

Water Heater:

Condition:

Tpr-valve not plumbed, drains to interior of box.

Water heater box, gap open to interior of wall at base of box.

BATHROOMS

Tub/Shower And Walls:

Master Bath:

cracked tile noted base of glass wall, crack in grout noted base of glass wall.

INTERIOR ROOMS

Windows:

Master Bath:

Stain on interior of window. cause not determined.

Ceilings:

Master Bath:

What appears to be condensation stains at crown molding.

LAUNDRY AREA

Laundry:

Dryer Vent:

Missing exterior dryer vent cover.

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