

August 19, 2019

RE: 180 Jefferson Oaks
Ruston, la



Dear :Twin Creeks Realty

At your request, a visual inspection of the above referenced property was conducted on August 19, 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.

ELECTRICAL SYSTEM

Outlet:

Decks / Balcony:

outlet loose from wall.

HEATING - AIR CONDITIONING

Heating Equipment: Kitchen Side

Air Filters:

The filter at unit is in need of replacement.

Heating Equipment: Master Side

Air Filters:

The filter at unit is in need of replacement.

Heating Equipment: Upstairs

Air Filters:

The filter at unit is in need replacement.

Air Conditioning: Upstairs

System Condition:

Recommend further evaluation by a licensed competent a/c contractor due to poor temp drop and condensation noted in overflow pan.

PLUMBING SYSTEM

Hose Bibs / Hookups/Sink Faucets:

Laundry:

Sink faucet leaks. at faucet neck.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Type & Condition:

Gas, Top oven, does not function on the bake setting.

BATHROOMS

Tub/Shower And Walls:

Master Bath:

cracked mortar at step into shower. Caulk and seal all tub and shower areas as a precaution.

Hall Bath: Upstairs

cracked mortar at step into shower. Caulk and seal all tub and shower areas as a precaution.

INTERIOR ROOMS

Doors:

Living Room: Upstairs

Latch missing at top of door.

Game Room: Down Stairs

Closet door, latch at top of door missing.

Ceilings:

Kitchen Interior:

There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

Living Room: Upstairs

Patches noted around a/c vents.

Bedroom #2: Right Top Of Stairs

Hole in ceiling. wires visible, possibly for a alarm.

Bedroom #3: Left Top Of Stairs

Hole in ceiling. wires visible, possibly for a alarm.

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