

February 13, 2019

RE: 202 Brookside
Choudrant, la



Dear :Twin Creeks Realty

At your request, a visual inspection of the above referenced property was conducted on February 13, 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.

GROUNDS

Paving Conditions:

Exterior Steps / Stoops:

Steel stairs starting to rust at edge of platform.

Patio/Porh: Left Side Of House

Structure:

Brick retaining wall, green stains, indicating possible moisture penetration of wall.

Landscaping:

Condition:

Recommend trimming trees front side of house.

EXTERIOR

Exterior Windows:

Type And Condition Of Sills:

Front and Rear bay style window, cracks at stucco sill. Further evaluation recommended.

ROOF SYSTEM

Gutters & Downspouts:

Condition:

Gutter down spout rear side of house at patio. Debris noted in gutter, stain on wall and soffit. Gutter may be leaking from buildup of debris, or flashing may need maintenance.

Attic:

Access door in upstairs kitchen, latch needs adjustment.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Subpanels- Air Conditioner:

Panel appears serviceable, Outlet below panel at exterior unit is missing cover.

HEATING - AIR CONDITIONING

Heat : Basement

Air Filters:

Electric filter installed at unit is unplugged, does not appear to be in use.

Humidifier:

Unit is unplugged, does not appear to be in use.

Heat: Upstairs

General Operation & Cabinet:

Condensation leak appears to be from furnace flue, Further evaluation and repair is recommended.

Fireplaces / Solid Fuel Heating:

Recommend cap on gas line when not in use.

Air Conditioning:

System Condition:

Insulation worn at compressor lines exterior units.

All units have humidifiers, ventilators, and electronic air filters. These are out of the scope of this inspection, recommend having a licensed competent a/c contractor evaluate and service.

BATHROOMS

Tub/Shower Fixtures:

Hall Bath: Upstairs

Needs a new shower head. leaks around sides when on.

Bath Bedroom #3:

Shower head water filter leaks when on.

Tub/Shower And Walls:

Hall Bath: Upstairs

Ceramic Tile, Shower walls appear serviceable, Caulk and seal all tub and shower areas as a precaution.

Tub/Shower And Walls:

Bath Bedroom #2:

Ceramic Tile, Shower walls appear serviceable. Caulk and seal all tub and shower areas as a precaution.

Bath Bedroom #3:

Ceramic Tile, Shower walls appear serviceable. Caulk and seal all tub and shower areas as a precaution.

INTERIOR ROOMS

Doors:

Bedroom #4 End Of Hall: Basement

Latch needs some adjustments.

Bedroom #5: Upstairs

Latch needs some adjustments at both doors.

Windows:

Upstairs Kitchen:

Appears to be some deterioration at bottom of window.

Living Room Upstairs: Game Room

Some windows are painted shut.

Master Bedroom:

Multiple lock levers missing.

Bedroom #3 Hall Basement:

Window missing crank handle, louver missing. extra handle noted upstairs at a window.

Bedroom #4 End Of Hall: Basement

Lock lever missing from left window.

Parlor:

Lock lever loose .

Office:

Section of deterioration noted, at sill of right window.

Left window does not close properly.

Walls:

Living Room: 1st Floor

Patch work noted left of front windows, what appears to be moisture damage at base boards. This correlates with stains on the brick below the roof valley. possible past flashing leak.

Dining Room: 1st Floor

Stains under windows, appears to correlate with the cracked stucco window sills.

Ceilings:

Lower Patio/ Out Door Kitchen:

Stains noted, possibly from humidity.

Living Room: 1st Floor

Stain noted above fireplace. appears to correlate with chimney flashing.

Ceilings:

Living Room Upstairs: Game Room

Stain on ceiling, near rear dormer. cause not determined.

LAUNDRY AREA

Basement Laundry Room:

Dryer Vent:

Vent loose at back of dryer.

GARAGE

Garage Door:

Service Doors:

Metal door. Deterioration of of base of frame.

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