

September 9, 2019

RE: 2201 Desiree
Ruston, la

Dear :Twin Creeks Realty



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

GROUNDS

Grading: Site:

Washing front right corner.

Landscaping: Condition:

Trim plants away from structure.

EXTERIOR

Exterior Walls:

Materials & Condition:

damage at base of vinyl siding in some areas. appears to be weed eater damage.

Exterior Doors:

Rear Entry Door:

Metal, with glass. Latch needs some adjustments.

ROOF SYSTEM

Roof: Roof Covering Condition:

Heavy wear noted in some areas. nail popped through shingle rear side of house. Recommend further evaluation by a licensed competent roofing contractor.

HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

Vent less fireplace. Gas logs installed. It was not determined if they are vent less style. Not tested. Logs appear to be out of place.

Air Conditioning: System Condition:

Compressor coils exterior, coil fins damaged. recommend further evaluation by a licensed competent a/c contractor due to age and wear at exterior unit.

KITCHEN - APPLIANCES

Dishwasher: Condition:

rust on racks.

Kitchen Interior: Counters:

Counters are tile, General condition appears serviceable. Cracked tiles noted.

BATHROOMS

Sink & Cabinetry:

Master Bath:

Sink drains slow.

Toilet:

Master Bath:

Loose at floor. Stains at floor around toilet.

Tub/Shower Fixtures:

Hall Bath:

There is a gap between the wall and the faucet.

INTERIOR ROOMS

Doors:

Laundry:

Off track.

Windows:

Master Bath:

It was not determined if window is tempered glass. tempered glass is recommend over tubs.

Walls:

Hall Bath:

Drywall damaged above shower wall, appears to be from shower splash.

Living Room:

Corner at dinning area damaged.

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