

May 31, 2019

RE: 225 Valley View Dr  
Ruston, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on May 31, 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.

#### **ROOF SYSTEM**

Roof:

*Roof Covering Condition:*

Recommend further evaluation by a licensed competent roofing contractor due to signs of possible hail strikes.

Gutters & Downspouts:

*Type & Condition:*

Debris in gutter.

#### **ELECTRICAL SYSTEM**

Electrical Distribution Panels:

*Main Panel Observations:*

Spare wires in panel, recommend caps for protection.

## HEATING - AIR CONDITIONING

### Fireplaces / Solid Fuel Heating:

Vented gas logs. Electric ignition. Batteries in remote are corroded, manual controls do function.

### Air Conditioning: Living Area

#### Condensate Line:

Condensate line installed, A condensate overflow pan is present. safety switch installed. The overflow pan does have a drain line but is capped, Recommend extending drain line to a visible location.

#### Normal Controls:

Controls for living area a/c may need some adjustment, temp does not match thermometer.

### A/C#2: Master Side

#### Condensate Line:

Condensate line installed, A condensate overflow pan is present. safety switch installed. The overflow pan does have a drain line but is capped, Recommend extending drain line to a visible location.

### Ductwork / Distribution:

#### Ducts / Air Supply:

Tap loose at plenum at main unit.

## PLUMBING SYSTEM

### Water Heater: Condition:

Water heater is leaking. Pan has water in it. Further evaluation recommend by a licensed competent plumbing contractor. stain on kitchen ceiling correlates.

## KITCHEN - APPLIANCES

### Range/ Cooktop / Oven: Type & Condition:

Rear left burner is not heating up.

### Kitchen Interior: Sink:

Under counter sink, only glued in place, brackets or a strap is recommended.

## INTERIOR ROOMS

### Ceilings: Kitchen Interior:

Stain on ceiling dining area. correlates with water heater.

### Floors: Master Bath:

Cracked mortar closet.

## LAUNDRY AREA

### Laundry: Dryer Vent:

A dryer vent is provided, Exterior vent cover 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