

September 9, 2019

RE: 2309 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**

Landscaping: Condition:

Trim plants away from structure.

#### **EXTERIOR**

Exterior Walls: Trim:

Vinyl materials. Damaged corner trim.

#### **ROOF SYSTEM**

Roof: Roof Covering Condition:

Heavy wear noted in multiple areas. Recommend further evaluation by a licensed competent roofing contractor.

#### **ELECTRICAL SYSTEM**

Electrical Distribution Panels: Main Panel Observations:

Scorched wire noted at 50amp breaker top left of panel, labeled range. Further evaluation and repair as needed is recommended by a licensed competent electrician.

Switches & Fixtures:

Master Bath:

Can light loose from ceiling.

Entry / Foyer / Hall:

Switch cover missing.

## HEATING - AIR CONDITIONING

### Fireplaces / Solid Fuel Heating:

Vent less gas logs. Logs not set properly and damaged. Could not get pilot to stay lit.

### Ductwork / Distribution:

#### *Ducts / Air Supply:*

Hole in garage wall, it is at a/c return duct under unit. A/c is drawing air from garage. Possible cause of dust at ceiling vents. possible safety hazard.

## PLUMBING SYSTEM

### Water Heater: Condition:

There is a do not use sign on the water heater, it was placed by the gas company appears to be 2017, a list of issues was placed by unit, it is red paper. unit is functioning. Gas sniff test is outside the scope of this inspection. Recommend consulting with owner for receipt of repairs.

### Fixtures & Drain Kitchen Sink:

Sprayer leaks at head.

## KITCHEN - APPLIANCES

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

Heat gasket around range door is damaged.

## BATHROOMS

### Sink & Cabinetry: Master Bath:

Sink drains slow.

## INTERIOR ROOMS

### Doors:

#### *Bedroom #2: Front*

Door not proper size.

#### *Bedroom #3: Middle*

Door frame damaged.

#### *Laundry:*

Latches at top of door missing.

### Ceilings:

#### *Living Room:*

Signs of smoke, lines in ceiling above fireplace. they follow joists. possibly caused from gas fireplace not operating properly.

## GARAGE

### Garage Walls: Type & Condition:

Drywall, General condition appears serviceable, Hole in wall.

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