

October 8, 2019

RE: 2706 Belcara Dr  
Ruston, la

Dear :Twin Creeks Realty

At your request, a visual inspection of the above referenced property was conducted on October 8, 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 concerns that need further evaluation or repair by appropriately Licensed Contractors.

#### **GROUNDS**

Paving Conditions:

*Driveway:*

Driveway Type: Concrete, Cracks noted are typical, Surface raised/settled, Tripping hazards.

*Walks:*

Sidewalk type: Concrete, Cracks noted are typical, Surface raised/settled, Tripping hazards.

#### **EXTERIOR**

Exterior Doors:

*Side Entry Door: Family Room*

Metal, double doors, with glass. Damage noted at base of trim on interior. Possible moisture intrusion from rain splash.

*Rear Entry Door: Right*

Metal, double doors, with glass. Damage at base of trim noted on interior. Possible moisture intrusion from rain splash.

Chimney:

*Chimney Exterior:*

Chimney is constructed of brick materials. Recommend further evaluation by a brick siding specialist, damaged bricks noted.

*Flashing:*

Maintenance recommended.

## **ROOF SYSTEM**

Roof: Roof Covering Condition:

damaged edge shingles noted left side of house. Blistering noted at ridge shingles.

## **ELECTRICAL SYSTEM**

Ceiling Fans:

Master Bedroom:

Off balance or rubbing internally.

## **HEATING - AIR CONDITIONING**

Heating Equipment:

Fuel Source:

Natural Gas, it is recommended that a solid gas line be used when entering the side of a unit not a flex gas line, a rubber bushing or grommet is recommended for protection if flex line is used.

Ductwork / Distribution:

Ducts / Air Supply:

Return under unit. Bowel noted under a/c unit it was Dry at time of inspection.

## **PLUMBING SYSTEM**

Waste Lines:

Condition:

Cast iron plumbing is prone to rusting, the only way to view drain lines is with special video scopes this is out of the scope of this inspection, a licensed competent plumber should be called in to scope lines if desired.

Water Heater:

Condition:

Corrosion at fitting top of tank and at water shut off valve. Older unit limited life expectancy.

## **KITCHEN - APPLIANCES**

Refrigerator: Condition:

Controls for icemaker at door appear to be damaged.

## **BATHROOMS**

Toilet: Master Bath:

Stain on floor around base of toilet. Wax seal may need replacement.

Tub/Shower Fixtures: Hall Bath:

There is a gap between the wall and the faucet.

Tub/Shower And Walls: Master Bath:

Tile. Caulk and seal all tub and shower areas as a precaution.

## **INTERIOR ROOMS**

Closets: General:

General condition appears serviceable. Globes are recommended on light fixtures in closets.

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