

April 10, 2019

RE: 2907 Lafourche Ave  
Ruston, la



Dear :Twin Creeks Realty

At your request, a visual inspection of the above referenced property was conducted on April 10, 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 defects that need further evaluation or repair by appropriately Licensed Contractors.

#### **GROUNDS**

Grading:

*Site:*

Negative grade right side and rear of house. Grading has been done in the past to divert rain water, there are some signs of moisture intrusion on this side of the house. Some addition drainage may be needed.

Landscaping:

*Condition:*

Trim plants away from structure, Leaves and mulch against stucco siding.

#### **EXTERIOR**

Exterior Walls:

*Materials & Condition:*

Walls are constructed with Stucco. Cracks noted at some seams, appear to be typical in nature.

## **ROOF SYSTEM**

### Roof:

#### *Roof Covering Condition:*

Recommend further evaluation by a licensed competent roofing contractor, due to Cracking and wear.

### Gutters & Downspouts:

#### *Type & Condition:*

Building is partially guttered. Debris in gutter.

## **ELECTRICAL SYSTEM**

### Electrical Distribution Panels:

#### *Subpanels- Air Conditioner:*

A/C disconnect panel, double tapped to provide power to sub panel.

### Electrical Outlets:

#### *General:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

#### *Kitchen Interior:*

Some grounded type outlets did not appear to be properly grounded. Reverse polarity is noted.

#### *Dining Room:*

No power at outlet at wall driveway side of house.

## **PLUMBING SYSTEM**

### Water Heater:

#### *Condition:*

Due to location and style of tank unit should be on a stand 18 inches off of the floor. This standard was created after construction of this home, when unit is replaced in the future, it should be raised or a raised burner style unit should be installed. Do not store flammable products in the closet.

### Fuel System:

#### *Meter / Tank:*

Copper gas line on interior of house at water heater, appear to go to outside gas light or gas grill. coated flex or steel line is recommended.

## **BATHROOMS**

### Tub/Shower Fixtures:

#### *Master Bath:*

Faucet handles leak when on.

#### *Hall Bath:*

Faucet handles leak when on.

### Tub/Shower And Walls:

#### *Hall Bath:*

Cracked tile noted.

## **INTERIOR ROOMS**

### Walls:

#### *Master Bedroom:*

Stains and chipping paint at baseboards , wall correlates to negative grade of yard.

#### *Bedroom #2: middle*

Damage base of wall, correlates with negative grade of yard.

#### *Bedroom #3: front*

Chipping paint at base boards.

### Ceilings:

#### *Living Room:*

Patches noted over fireplace.

### Floors:

#### *General:*

Some stains in carpet noted.

## **GARAGE**

### Ceilings:

#### *Condition:*

Wood. Peeling paint noted.

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