

February 20, 2019

RE: 306 Creeks Edge  
Ruston, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on February 19, 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 major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### **GROUNDNS**

##### Patio / Porch: Front

###### *Structure:*

Damaged stucco by door.

###### *Cover / Roof:*

Water leak against wall at ceiling from above.

##### Front Small Balcony:

###### *Structure:*

Leak at wall from above. cracks in stucco.

##### Front Right Side Porch

###### *Structure:*

Cracked stucco seams at top of columns.

###### *Cover / Roof:*

Leaks at wall from above.

### Rear Side Patio

#### *Structure:*

Damaged stucco at top of columns.

#### *Cover / Roof:*

Leak at wall from above.

### Landscaping:

#### *Condition:*

Trim plants away from structure.

## **EXTERIOR**

### Exterior Doors:

#### *Entry Door:*

Doors are all locked with an interior key lock. this is not recommended due to limited fire egress.

## **ROOF SYSTEM**

### Gutters & Downspouts:

#### *Type & Condition:*

Leak front left side of house, gutter is holding water.

## **ELECTRICAL SYSTEM**

### Out Door Gas Light:

#### *Exterior Walls:*

typical flame for a gas lantern should have three points, this flame only has one, unit may need cleaning.

### Ceiling Fans:

#### *Master Bedroom:*

Did not find controls.

## **HEATING - AIR CONDITIONING**

### Fireplaces / Solid Fuel Heating:

Gas logs. some soot is noted, unit may need cleaning or logs repositioned.

### A/C#1: Kitchen

#### *Condensate Line:*

Condensate line installed, over flow pan installed. a safety switch is recommended on overflow pans in attics.

### A/C #2: Master

#### *System Condition:*

insulation at exterior unit compressor line is missing.

### Ductwork / Distribution:

#### *Bedroom #3: Left Of Stars Front*

Vibration noted, possible vent or a/c.

## **PLUMBING SYSTEM**

### Water Heater:

#### *Condition:*

no tpr-valve is installed, no flush valves are installed. overflow pan is not set properly.

Fixtures & Drain

*Kitchen Sink:*

Stains in cabinet. no leak noted.

**INTERIOR ROOMS**

Doors:

*Bedroom #3: Left Of Stairs Front*

Closet door needs some adjustments does not latch.

*Bedroom#5: Right Of Stairs Rear*

Door needs some adjustments.

Floors:

*Front Sitting Area*

Wear noted in front of windows.

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