

July 22, 2019

RE: 308 Woods Rd
Ruston, la



Dear :Twin Creeks Realty

At your request, a visual inspection of the above referenced property was conducted on July 22, 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.

HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

Vent less gas logs not tested. Gas line disconnected.

Air Conditioning:#2

Condensate Line:

Condensate line installed, A condensate overflow pan is present. safety switch installed. Overflow pan is not plumbed, It is recommended overflow pan to be plumbed to exterior.

Ductwork / Distribution:

Ducts / Air Supply:

Possible condensate build up issue at main unit duct. bucket under ductwork appears to be set to collect condensation. Bucket was dry at time of inspection.

PLUMBING SYSTEM

Water Heater:

Condition:

Pressure relief valve drain line is missing or ends prematurely. We recommend this drain line be extended to a safe location.

Septic System:

System Condition:

Private waste systems are not included in this inspection. During inspection a whistle was noted, Air hose appears to be damaged.

KITCHEN - APPLIANCES

Other Built-ins:

Microwave:

Unit turns on, but does not appear to be heating.

INTERIOR ROOMS

Doors:

Master Bath:

Latch needs some adjustments, installed backwards.

Master Bedroom:

Door needs some adjustments, rubs frame.

Closet door needs some adjustments, rubs frame.

Bedroom #2: Left Front

Door needs some adjustments, rubs frame.

Bedroom #3: Left Rear

Door needs some adjustments rubs frame.

Closet door latch needs some adjustments, installed backwards.

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