

July 17, 2019

RE: 3104 English Turn  
Ruston, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on July 17, 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.

#### **GROUNDNS**

Landscaping: Condition:

Trim plants away from structure.

#### **EXTERIOR - FOUNDATION**

Exterior Walls:

Materials & Condition:

Walls are constructed with Synthetic stucco appears to be a form of EIFS. General condition appears serviceable. Recommend consulting with a EIFS stucco inspector or licensed competent stucco contractor for proper maintenance and evaluation.

Exterior Store Room:

Materials & Condition:

Stains on walls. Likely from humidity.

Exterior Doors:

Main Entry Door:

Wood, double doors. Wood door is worn, maintenance recommended.

*Rear Entry Door:*

Wood, double doors. Wood door is worn, maintenance recommended.

*Rear Entry Door: Living Room*

Metal, with glass. Small section of Deterioration noted at base of frame exterior.

Exterior Windows: Overall Condition:

Recommend caulking around exterior edge of the windows.

## **ROOF SYSTEM**

Flashings:

No kick out flashing at wall flashing left side above side entry door.

Ventilation Provisions:

power vent rear of house, not plugged-in in attic. Does not appear to be functioning.

## **ELECTRICAL SYSTEM**

Electrical Distribution Panels: Sub panel- Exterior:

Rear of house. 30 amp 220 outlet, serviced by a 40amp breaker. Outlet is over fused, recommend replacing 40amp with 30amp breaker.

## **HEATING - AIR CONDITIONING**

Heating Equipment #1: Down Stairs

*Flue, Vents, Plenum:*

The flue pipe is metal Rust and corrosion noted.

Heating Equipment:#2 Upstairs

*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 is recommended at unit side wall for protection if flex is used.

Heating Equipment:#3 Master

*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 is recommended at unit side wall for protection if flex is used.

*General Operation & Cabinet:*

Clips missing from unit door.

*Flue, Vents, Plenum:*

Rust and corrosion noted. There is a hole in flue.

Air Conditioning: #2 Upstairs

*Condensate Line:*

Condensate line installed, A condensate overflow pan is present. safety switch installed. Overflow pan drain line is not plumbed it is capped.

Air Conditioning: #3 Master

*Condensate Line:*

Overflow pan drain line not plumbed, line is capped. Condensate noted in overflow pan. Further evaluation recommended by a licensed competent a/c contractor.

## **BATHROOMS**

### Toilet:

#### *Bath Between Bedrooms:*

General condition appears serviceable. Loose at floor.

### Bath Ventilation:

#### *Bath Between Bedrooms:*

General condition appears serviceable. Light fixture cover missing.

#### *Half Bath:*

None or inadequate ventilation noted.

## **INTERIOR ROOMS**

### Doors:

#### *Bath Between Bedrooms:*

Middle door latch needs some adjustments.

### Windows:

#### *Master Bath:*

Fogged window noted.

#### *Bedroom #2:*

Fogged window noted.

#### *Laundry:*

Fogged window.

### Ceilings:

#### *Dining Room:*

Patch noted. Appears to be old. Owner stated, it was there when they moved in.

### Floors:

#### *Bedroom #3:*

Stain noted.

## **GARAGE**

### Ceilings:

#### *Condition:*

Typical cracks in drywall are noted. Seams peeling. typical of garages with high humidity.

### Garage Door:

#### *Service Door:*

Metal door. Chipping paint and some deterioration of wood trim 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