

May 28, 2019

RE: 336 Norris Rd
Choudrant, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on May 28, 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: Condition:

Cracks stucco over front entry. Cracks and patch work, left of garage. Further evaluation of stucco is recommended.

Exterior Windows: Type And Condition Of Sills:

Stucco front window. separation around window. Maintenance recommended.

Chimney: Flue:

Flue is in need of cleaning.

Foundation: Condition:

Larger than typical, crack in kitchen floor continues to rear patio. Appears to be an evaporation or curing crack, does not appear to be raised on a side. Further evaluation is warranted.

ROOF SYSTEM

Roof: Roof Covering Condition:

Recommend further evaluation by a licensed competent roofing contractor due to damaged shingles and possible hail damage.

ELECTRICAL SYSTEM

Switches & Fixtures:

Master Bath:

Missing switch covers.

Electrical Outlets:

General:

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

Exterior Walls:

Right side of house, 220 outlet, recommend exterior grade outlet cover.

Master Bath:

Missing outlet covers.

Laundry:

Missing outlet cover.

Attic Wiring:

Appears serviceable, Open junction boxes are noted.

HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

Wood burning fireplace. Back wall, fire bricks damaged.

Ductwork / Distribution: Ducts / Air Supply:

Fiberglass Ductboard, Flexible Round. plenum has some damage, recommend sealing to prevent air loose.

PLUMBING SYSTEM

Hose Bibs / Hookups:

General:

Front side of house, hose bib plumbing exposed, gap around plumbing.

Fixtures & Drain

Kitchen Sink:

Cold water faucet handle hard to turn.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Type & Condition:

Gas, Combination, Appears serviceable, Burner caps need some adjustments.

Ventilation:

Type & Condition:

No vent fan installed. A flue is provided, it vents to attic, it is recommended to vent to the exterior.

BATHROOMS

Tub/Shower And Walls:

Hall Bath:

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

INTERIOR ROOMS

Doors:

Bedroom #4: Front

Door damaged.

Laundry:

Latch needs some adjustments.

Windows:

Kitchen Interior:

Lock needs some adjustments.

Bedroom #5: Upstairs

Does not lock properly.

Ceilings:

Kitchen Interior:

Patch work noted.

Living Room:

Patch work noted over kitchen entry.

Closets:

General:

Globs are recommended on light fixtures in closets.

Stairs & Handrails:

Condition:

No handrails installed.

LAUNDRY AREA

Laundry:

Dryer Vent:

Exterior vent cover damaged.

GARAGE

Garage Walls:

Condition:

Damaged wall covering around laundry room entry door.

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