

April 23, 2019

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RE: 3910 Woodburn
Ruston, la



Dear :Patrick

At your request, a visual inspection of the above referenced property was conducted on March 29, 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.

GROUND

Paving Conditions:

Walks:

Sidewalk type: Concrete, Surface raised/settled, Tripping hazards, Front side of house.

Exterior Steps / Stoops:

weathering noted at rear deck steps.

Patio / Porch: Rear

Slab:

Wood deck. Chipping paint.

Patio:pool

Slab:

No hand rails at step down.

EXTERIOR

Exterior Walls:

Materials & Condition:

Walls are constructed with Wood siding. Some small areas of chipping paint noted.

Flashing & Trim:

Wood materials. Some small areas of chipping paint noted.

Exterior Doors:

Rear Entry Door: Living Room

Wood, with glass. patch work noted.

Chimney:

Chimney Exterior:

Chimney is constructed of wood materials. Chipping paint.

CRAWLSPACE

Crawlspace:

Moisture:

There are signs of moisture passing through brick at corner of house. There are multiple signs of washing of soil in crawlspace, at this time it does not appear to be adversely affecting the foundation.

ROOF SYSTEM

Roof:

Roof Covering Condition:

Damaged ridge shingles rear side of house. damaged shingle where lower roof meets upper roof. Some blistering noted. Recommend having a licensed competent roofing contractor further evaluate and make repairs as needed.

Eaves - Soffits - Fascias:

Type & Condition:

Loose soffit board right side of the house. deterioration noted rear side of house.

Gutters & Downspouts:

Type & Condition:

Debris in gutter.

Attic & Insulation:

Flues:

Flue disconnected. Attic access in bedroom. appears to be flue for down stairs living area.

ELECTRICAL SYSTEM

Electrical Outlets: Bedroom #4:

Damaged outlet.

HEATING - AIR CONDITIONING

Heat: #1: Lower Living Area

Plenum:

Tape loose at top of unit.

Air Filters:

Recommend sealing base of closet door.

Heat #3: Upstairs

Air Filters:

Recommend sealing base of closet door.

Air Conditioning: Living Side Of House

System Condition:

General condition appears serviceable. recommend service and cleaning.

Condensate Line:

stains under condensate line at unit. possible leak.

A/C #2: Upstairs

System Condition:

Recommend further evaluation due to poor temp drop.

A/C #3: Master Side Of House

System Condition:

general condition appears serviceable. recommend service and cleaning.

Condensate Line:

Condensate line installed, A condensate overflow pan is present. overflow pan is rusted, a safety switch is recommended on overflow pan when in attic.

PLUMBING SYSTEM

Supply Lines: Condition:

there is a whole home water filter noted in crawlspace, it does not appear to be in use.

KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Type & Condition:

Electric, Separate cook top, Glass top cracked.

Ventilation:

Type & Condition:

External, Downdraft, Vent flue loose in cabinet.

Garbage Disposal:

Condition:

Rubber sink guard damaged.

BATHROOMS

Tub/Shower And Walls:

Hall Bath:

Ceramic Tile, Cracks noted.

INTERIOR ROOMS

Doors:

Master Bath:

Toilet room door damaged. Closet door missing hardware. Closet door damaged.

Hall Bath:

Rubs floor.

Hall Bath Upstairs:

Door rubs floor.

Master Bedroom:

Door damaged.

Bedroom #2:

Damaged closet door.

Downstairs Office:

Rubs frame, needs some adjustments.

Windows:

Bedroom #2:

Fogged or dirty windows.

Bedroom #3:

Possible fogged or dirty windows.

Walls:

Dining Room:

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

Ceilings:

Master Bath:

Stains.

Hall Bath Upstairs:

Stain over tub.

Living Room:

Stain.

Upstairs Office:

Stain over door.

Laundry:

Stains.

Floors:

Kitchen Interior:

Worn.

Entry / Foyer / Hall:

Worn at door.

Bedroom #3:

Damaged floor covering.

Upstairs Office:

Damaged floor covering.

GARAGECeilings:Condition:

Typical cracks in drywall are noted.

Possible termite activity, ceiling near door to outside. There are what appears to be mud tubes on ceiling. Further evaluation recommended.

POOL HOUSE:Plumbing System

Sprayer at sink capped.

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