

January 14, 2020

RE: 901 Orleans Dr  
Ruston, la



Dear :Twin Creeks Realty

At your request, a visual inspection of the above referenced property was conducted on January 14, 2020 . 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 concerns that need further evaluation or repair by appropriately Licensed Contractors.

#### **GROUNDS**

Patio / Porch: Rear

Slab:

Patio type: Concrete, Cracks noted - typical. Surface raised/settled, Tile floor covering popping up.

Cover / Roof:

Leak around fireplace.

#### **EXTERIOR**

Chimney:

Flashing:

Step flashing installed. Leak noted at patio.

## **ROOF SYSTEM**

Eaves - Soffits - Fascias:

*Type & Condition:*

Chipping paint noted at fascia.

## **ELECTRICAL SYSTEM**

Electrical Outlets:

*General:*

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

Attic Wiring:

Appears serviceable, Open junction boxes are noted.

## **GARAGE - CARPORT**

Garage Door:

*Material - Condition:*

Deterioration noted at base of door trim.

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