

April 8, 2019

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RE: 603 Whispering Pines  
Ruston, la



Dear :Twin Creeks Realty

At your request, a visual inspection of the above referenced property was conducted on April 8, 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.

#### **ELECTRICAL SYSTEM**

Switches & Fixtures:

*General:*

Not all switches were identified.

#### **HEATING - AIR CONDITIONING**

Heating Equipment:: Bedrooms

*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 for protection if flex is used. .

Ductwork / Distribution:

*Ducts / Air Supply:*

plenums above units, are not sealed well, they are leaking area at tape seams.

## **PLUMBING SYSTEM**

### Water Heater:

#### *Condition:*

Due to location and style of tank, unit should be on a stand 18 inches off the ground. this is a older house and these standards were created after the construction. if a water heater is replaced in the future it should be placed on a stand or a unit with a raised burner should be installed.

Flue damaged in attic.

### Water Heater #2:

#### *Condition:*

Flue damaged in attic.

## **BATHROOMS**

### Tub/Shower And Walls:

#### *Hall Bath:*

Ceramic Tile, Caulk and seal all tub and shower areas as a precaution.

### Tub/Shower And Floor:

#### *Master Bath:*

Cracked and missing grout noted.

### Bath Ventilation:

#### *Half Bath:*

does not appear to be functioning.

## **INTERIOR ROOMS**

### Doors:

#### *Bedroom #3:*

Folding door off track.

### Windows:

#### *General Type & Condition:*

some of the knobs for the casement window are missing or stripped.

#### *Hall Bath:*

Cracked glass.

#### *Dining Room:*

Chipping paint 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