



MEP REPORT

604 Northwood St
Houston TX 77009



MARCH 2, 2020



Inspector

Scott Gillis TREC#22819

281-355-9911

office@heddermanengineering.com



PROPERTY INSPECTION REPORT

Prepared For: [REDACTED]
(Name of Client)

Concerning: 604 Northwood St, Houston TX 77009
(Address or Other Identification of Inspected Property)

By: Scott Gillis TREC#22819 03/02/2020 12:00
(Name and License Number of Inspector) pm (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Hedderman Engineering Inc.:

>It is the purpose of this report to give our client my educated and experienced opinion of the condition and function of the stated property as visually inspected by Hedderman Engineering Inc. The inspection performed on this property is of a general nature and includes the following systems: electrical, mechanical, and plumbing. This does not include any specialized inspections and/or inspections of any hazardous materials (such as done in environmental inspections) or any of the following; structural systems, mold, audio/visual components, hazardous materials and gases, rated walls, lead paint, destructive insects or pest, security items, water or air treatment systems, etc. This inspection is limited to those components which were visible and accessible at the time of the inspection. It is noted that this report contains the opinions of this inspector of the stated property as it appeared on the day of the inspection and is in no way a warranty of any component in the days and future following the inspection. All mechanical

components are judged on the basis of age, condition, and the function of those items as they appeared on the day of the inspection and are not guaranteed to continue functioning in that manner in the future. It is recommended that the our client purchase a home warranty policy to protect oneself from both unexpected and anticipated problems that may occur in the future.

>It is noted that Hedderman Engineering Inc. is not responsible for any problems found in the house during or after components are opened up, disassembled, uncovered, made visible, or made accessible by another entity after the inspection is completed.

>If a builder or service contractor examines an area of question and comes to the conclusion that there is no repair needed, have them present to you in writing that the item is in compliance with a prevailing code and is functioning properly, not in need of repair.

>It is the intent of this inspector to work in compliance with the Standards Of Practice For Real Estate Inspectors. It is not required of this company to exceed these standards. You may obtain a copy of the document referred to above by contacting the Texas Real Estate Commission. It is also noted that this inspection is not a “code inspection”, but rather an inspection of the condition and function of the stated property.

>Although this report may include observations of some building code violations, total compliance with mechanical, plumbing, electrical codes, specifications, and/or legal requirements are specifically excluded. We do not perform “code” inspections, and since building codes change every few years, our inspections are not performed with the intention of bringing every item in the property into compliance with current code requirements. Rather, the standard of our inspections is a performance standard to determine if the items inspected are functioning at the time of the inspection, or are in need of repair. This is particularly applicable to Home Warranty policies, where the standards of the Home Warranty service company are often different than our stated performance standard for judging whether a piece of equipment is functional or in need of repair. If you intend to rely on a Home Warranty policy, then it is recommended that you contact the appropriate service companies for a more in-depth analysis of what may be required to meet their standards should a claim be made against the policy.

>If there are any questions or concerns please contact Hedderman Engineering, Inc. at 281-355-9911 or Office@HeddermanEngineering.com.

I. STRUCTURAL SYSTEMS

- A. Foundation**
Comments:
- B. Grading and Drainage**
Comments:
- C. Roof Covering Materials**
Comments:
- D. Roof Structures & Attics**
Comments:
- E. Walls (Interior and Exterior)**
Comments:
- F. Ceilings and Floors**
Comments:
- G. Doors (Interior and Exterior)**
Comments:
- H. Windows**
Comments:
- I. Stairways (Interior and Exterior)**
Comments:
- J. Fireplaces and Chimneys**
Comments:
- K. Porches, Balconies, Decks and Carports**
Comments:

The structural portions of this property were inspected by an engineer from Hedderman Engineering Inc. per the inspection agreement between this firm and our client. All comments regarding the structure and property grade are found in the structure report that is created and provided by the engineers at Hedderman Engineering Inc.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The electrical service is provided by a 120/240-volt, single phase, 125-ampere overhead service to a meter and breaker panel located at the north side of the house.

North Side of the house.



Service Conductors - Below 10 feet:

The service entrance conductors were observed to be too low and need to be raised so the lowest point is a minimum of 10 feet above grade.

Obtain Cost Estimate
E3504.2.2

North Side



Electrical System Description :

Electrical Wiring Information

<u>Service Wires</u>	<u>Branch Circuit Wires</u>	<u>Grounded or Ungrounded System</u>
#2 copper.	Copper	Grounded

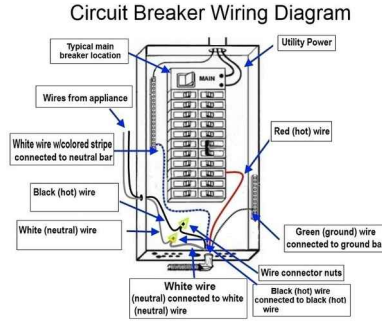
Breaker Panel Information

<u>Location</u>	<u>Manufacturer</u>	<u>Rating</u>
1. North side.	General Electric.	125-amperes

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Breaker panel - No repairs:

No items requiring repair were visible inside the breaker panel at the time of the inspection. The breakers were all properly sized for the circuits they were protecting, the panel was properly grounded, no knockout clips were missing, and no items in were visible that were in need for repair for the electrical wiring.

Breakers - Routine Check:

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit. If this condition occurs, it can be a fire hazard.

AFCI Breakers Not Present - House built pre-AFCI :

The breaker panel(s) did not contain any Arc Fault Circuit Interrupters (AFCI's). This is an "as-built" condition, that does not meet current building code standards. AFCI's devices are intended to protect against fires caused by electrical arcing in the wiring, by shutting off the power to the circuit when an electrical arc is detected in the circuit. Homes built prior to 2002 were not required by the National Electrical Code (NEC) to be protected by AFCI's. Since this house was built prior to 2002, the breaker panel is not required to be retrofitted with new AFCI breakers. If adding AFCI breakers is desired, it is recommended that you contact an electrician for further information.

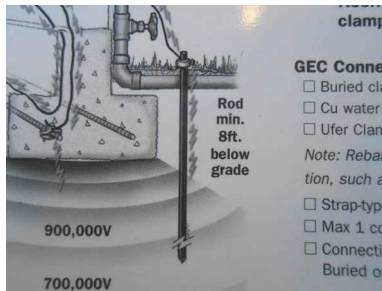
Breaker panel legend :

The circuit breakers were labeled to identify the circuits they were protecting. We did not trip off every breaker and, therefore, could not verify the accuracy of the labeling. If further investigation is desired, it is recommended that an electrician be contacted.

1: Ground Rod - Not flush with grading

The ground rod was sticking out of the ground a few inches, and, since ground rods are typically 8 feet long and all 8 feet of the rod are required to be in the ground, it is recommended that the ground rod be pounded down flush with the top of the ground. The clamp on the rod should be an acorn clamp approved for direct burial in the ground.

Obtain Cost Estimate



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper - Non-metallic sheathed

GFCIs - Functional:

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Outlets that were protected by ground fault circuit interrupt (GFCI) devices were present and functioning properly at the time of the inspection. The GFCI devices were checked and the power to the outlets turned off when the test buttons were pressed. It is pointed out that GFCI devices can stop tripping/resetting properly at any point and should be tested periodically and replaced when necessary.

Locations included: kitchen, bathrooms, exterior of the house, garage

1: Cover Plate - Damaged/Missing

The shed.

A missing or damaged cover plate was observed.

Obtain Cost Estimate



2: GFCI - Not tripping off

The electrical power to one or more ground fault circuit interrupt (GFCI) devices did not shut off when the "test" buttons were depressed, or when the devices were tested with a GFCI testing device. Have an electrician make any necessary repairs to the devices, and then check the appropriate outlets that should be protected by a GFCI device, to verify that they are protected.

Obtain Cost Estimate

Locations included: The hall bathroom and the front porch soffit.



3: GFCI - Missing at outlet

Utility Room and Back Porch

GFCI outlets were not installed at one or more locations that are currently required to have GFCI protection. It is recommended that an electrician install GFCI devices at all of the currently required locations.

Obtain Cost Estimate

4: Outlets - Ungrounded at several locations

West Bedroom and throughout Attic

Several three prong outlets that were not grounded properly and need to be repaired. It is recommended that an electrician be contacted, and the necessary repairs made to the outlets.

Obtain Cost Estimate

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Kitchen Under-Cabinet Lights

A light fixture that was non-functional when the switch was on was observed. The problem may be a burned out bulb, defective light fixture, or defective switch.

Further investigation is recommended.

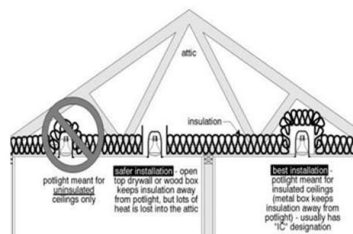
6: Recessed lights - Unknown IC rating

Attic

The recessed lights did not have clearance to the attic insulation to prevent overheating. Typically, a minimum clearance of three inches is recommended for safety purposes. It is noted that some recessed light fixtures are rated for contact with insulation. Further investigation is recommended with an electrician to determine if these lights need clearance from the insulation.

Further investigation is recommended.

Obtain Cost Estimate

**7: Light Fixture - Cover missing/damaged**

Garage and Shed.

A fluorescent light fixture had a missing cover.

Obtain Cost Estimate

8: Switch - Missing cover plate

Attic

The cover plate was missing on the switch.

Obtain Cost Estimate



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Southwest Bedroom

The ceiling fan was unbalanced and needs to be adjusted.

Obtain Cost Estimate**10: Ceiling Fan - Nonfunctional**

Living Room

The ceiling fan was non-functional. We recommend further investigation with the home owner as the ceiling appears to be operated by remote control.

Further Investigation Recommended**11: Gas and Water Piping - Bonding Not visible**

The location(s) where the water supply piping and gas supply piping were bonded together and/or back to the electrical ground system were not visible at the time of the inspection. It is recommended that an electrician be contacted to determine if the plumbing in the house is properly bonded and to make any needed repairs.

Obtain Cost Estimate**12: Carbon Monoxide Detectors - Current standards not met**

Carbon monoxide detectors were not installed at all of the currently required locations and it is recommended that approved carbon monoxide detectors be installed. Currently, carbon monoxide detectors are required outside each sleeping area.

Obtain Cost Estimate**13: Low Voltage Systems - Not inspected**

It is pointed out that low voltage systems, low voltage wiring, and low voltage connections were not included in the scope of the inspection and were not checked, including: audio/visual systems, alarm systems, data lines, and phone lines. If further investigation is desired, it is recommended that a service company be contacted.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS **A. Heating Equipment***Limited visual inspection:*

It is pointed out that our inspection of the air conditioning and heating system(s) is a limited, visual inspection where we check the equipment as it has been installed to determine whether or not the system(s) is cooling and/or heating at the time of the inspection. Our inspection is necessarily a cursory inspection, as we do not determine the sizing, adequacy, or design of any component in the system, or the compatibility of the individual components, nor the installation of the system(s) to be in conformity to the latest building code requirements. If you desire an in-depth analysis of the HVAC system(s), then it is recommended that a service company be contacted to analyze the system(s). This is particularly important if the system(s) is an older system and has only a limited amount of remaining life due to its age and/or condition.

*Comments:**Type of System: Forced Air**Energy Sources: Natural Gas.*

Attic

Gas Furnace Description :

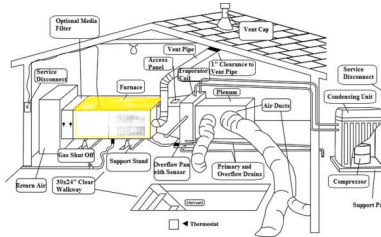
The heating for the property was provided by one or more natural gas-fired furnaces. The heating

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equipment for the property was as follows:

<u>ZONE</u>	<u>BRAND</u>	<u>BTUs</u>	<u>DATE</u>	<u>LOCATION</u>
House	Goodman	60,000	2017	Attic

**Heating Performance - Functional:**

The heating equipment was operationally checked at the time of the inspection, and no repairs were indicated to the operation of the equipment. The heating equipment responded to the thermostat and the equipment appeared to be heating the air adequately.

Heat Exchanger - Information:

Gas furnaces are constructed in such a way that the units must be dismantled in order to view the entire heat exchanger inside. The equipment was not dismantled, and the heat exchanger was not able to be viewed for evidences of cracks. If further investigation is desired, it is recommended that a service company be contacted to dismantle the equipment. It is pointed out, for safety purposes, the heat exchanger should be inspected by an HVAC service company once a year.

1: Vent Pipe - Inadequate Clearance

Double wall vent pipes require a minimum of one-inch clearance to any material that is combustible.

The vent pipe was located too close to a combustible material (roof decking), which is a fire hazard.

Obtain Cost Estimate**2: Vent Pipe - Fastened with tape.**

The vent pipe was fastened with tape, which is improper. The vent pipe is to be mechanically fastened only, and repair is needed. Have a service company provide a cost estimate to properly install the vent pipe.

Obtain Cost Estimate

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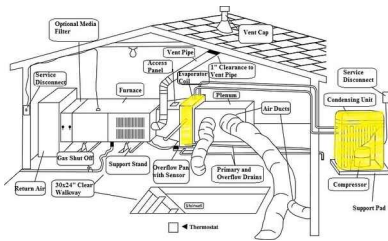
B. Cooling Equipment

Comments:
Type of System: Split system

A/C Equipment Description :

The air conditioning for the house was provided by one or more forced air split systems. The cooling equipment for the property was as follows:

<u>Zone</u>	<u>Condenser Brand</u>	<u>Condenser Size/Age</u>	<u>Coil Size/Age</u>	<u>Temp. Drop</u>
House	Nordyne	4-Ton / 2008	4-Ton / 2009	20 degrees.



Condensing Unit - Functional:

The condensing unit was functional at the time of the inspection. The equipment responded to the thermostat, also, the compressor and fan motor were operating.

North Side



Condensing Unit - Limited Life:

Due to the age and/or condition of the equipment, it is our opinion that the equipment has only a limited amount of life remaining, and it would be a prudent thing to have the equipment thoroughly checked by a licensed air conditioning service company.

Coil - Functional:

No items that were in need of repairs were observed at the time of the inspection.

Attic

Report Identification: 604 Northwood St, Houston TX 77009

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The cooling performance of the equipment was observed to be adequate according to industry standards. The air conditioning equipment was observed to be cooling between 20 degrees across the indoor coil at the time of the inspection.

Limited Life:

Due to the age and/or condition of the equipment, it is our opinion that the equipment has only a limited amount of life remaining, and it would be a prudent thing to have the equipment thoroughly checked by a licensed air conditioning service company.

Overflow Pan - Water sensor present:

The overflow pan under the evaporator coil was equipped with a water sensor that is intended to shut off the air conditioning equipment if the pan fills with water.

Cooling Performance:

We measure the temperature drop (ΔT) across the indoor coil(s) at the time of the inspection and our observations have been recorded in this report. It is pointed out that our measurements of the cooling performance of the equipment is only at a "point in time", and cannot reflect whether the equipment has been recently serviced, or what the future performance of the equipment will be after the day of the inspection. Further investigation with the homeowner is recommended to determine when the equipment was last serviced.

1: R22 Refrigerant

The condensing unit label indicate that the equipment operates with the old R-22 refrigerant, rather than the currently required R410A refrigerant. R-22 is no longer the current standard in the industry and will be more expensive to refill when servicing. It is recommended that a service company be contacted for further investigation. **Further investigation is recommended**

2: Overflow Pan - Rust

Rust was observed in the overflow pan under the coil, apparently due to water backing up at the primary drain line and overflowing into the pan. No water was observed in the overflow pan at the time of the inspection, however since the equipment was only operated for a short time during the inspection, It is recommended that the primary drain line and the coil be checked by an air conditioning service company.

Obtain Cost Estimate**3: Primary Drain Line - Terminated outside**

North Exterior

The primary condensate drain line terminates outside at the side of the foundation. Over time, the constant moisture that is produced by the HVAC system and emptied onto the ground can contribute to foundation settlement. The drain line should be rerouted to an approved location.

Obtain Cost Estimate

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C. Duct System, Chases, and Vents

Comments:
Type: Flex duct.

Attic

Duct Work - good condition:

The ductwork appeared to be in good condition at the time of the inspection and air was blowing out of each of the registers. The airflow may need to be adjusted in each room to meet your specific needs. (information)

1: Ductwork - No clearance between ducts

We observed that some of the air ducts in the attic were in contact with each other, which can cause condensation to form on the outside of the ductwork. It is recommended that the ducts that are touching be separated. Typically, this is done by inserted a piece of fiberglass batt insulation between the ducts.

Obtain Cost Estimate



2: Ductwork - Not supported properly

The ducts were laying on the insulation and ceiling joints and are not supported properly. The ducts should be supported in accordance with the manufacturer's installation instructions, which typically includes hanging the ducts from the rafters supported by 1 1/2 inch straps spaced approximately every four feet. Have a service company make the necessary repairs.

Obtain Cost Estimate



IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Location of water meter: The curb

Location of main water supply valve: The south exterior of the house.

Static water pressure reading: 42 PSI

Water Supply Material: CPVC and PEX.

A plumbing system typically consists of three major components, including the potable water supply piping; the waste or drain piping; and the plumbing fixtures. The distribution piping brings the water from the public water main or a private well to the individual fixtures throughout the house. The water distribution system is under pressure, usually from 40 psi to 70 psi. The waste or drain piping carries the waste water and products underground to the sewer system or septic tank, and the waste piping is not under pressure, but operates by gravity flow. We typically run water down the drains from the sinks, tubs, showers, and toilets, but this cannot simulate the waste flow characteristics of full occupancy. There may be partial blockage of the underground waste lines from debris, broken pipes, or tree roots that cannot be detected by a visual inspection. If you desire a more in-depth inspection, it is recommended that you contact a qualified plumber.

Shut Off Valve - Exterior location:

The shut-off valve for the main inlet water line was located at the south exterior of the house, behind the lattice at the crawlspace.

South Exterior



Static Water Pressure :

The static water pressure to the house at the time of the inspection was measured with a pressure gauge at the hose bibb nearest the shut off valve, and the static pressure was observed to be 42 PSI.



Sinks & Lavatories - Functional :

No items requiring repair were visible at the time of the inspection to the operation of the sinks and/or lavatories. The sinks were filled with water, and were observed to be draining properly, with no leaking piping or slow drains.

Toilets - Functional:

No items requiring repair were visible at the time of the inspection to the operation of the toilets. The toilets were flushing properly, with no leaks visible in the plumbing, the wax seal, or the internal

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valves.

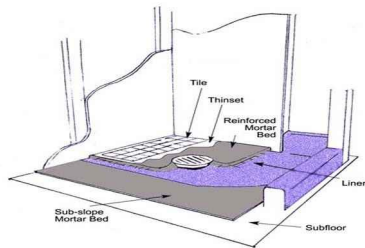
Tub/Shower - Functional:

No items requiring repair were visible for the tub and/or shower at each bathroom. The tubs were partially filled with water and water was run in the showers, and they were observed to be operating adequately at the time of the inspection.

Shower - No evidence of shower pan leak:

No evidence of a current shower pan leak were visible at the time of the inspection for the shower(s). It is pointed out, our shower inspection is limited to a visual inspection and we did not perform a shower pan leak test. It is recommended that a plumber be contacted to perform a shower pan leak test to determine if any water is leaking past the shower pan.

Master Bath



Water supply material - Pex observed:

The water supply piping for the house appears to be PEX piping. The PEX piping was connected at the inlet water supply shut off valve.



1: Insulate Inlet Water Line

Crawlspace

The main inlet water line needs to be insulated at the house.

Obtain Cost Estimate

2: Vacuum Breaker - Missing

The atmospheric vacuum breaker devices were missing at one or more of the hose bibbs, and it is recommended that they be installed to prevent cross connections, which can allow contaminated water to enter the potable water supply.

Obtain Cost Estimate

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3: Hose Bibb - Handle missing

South Side

The fastener for the valve handle at the hose bibb was missing at the south side of the house.

Obtain Cost Estimate



4: Faucet - Loose

Kitchen

A faucet assembly was loose and needs to be repaired/secured.

Obtain Cost Estimate



5: Bellows Drain Piping

Master Bath at both sinks.

Bellows piping was used on a portion of the drain piping. In the plumbing industry the use of bellows piping is considered amateur workmanship as bellows piping is prone to frequent clogs. Consideration should be given to replacing the Bellows piping.

Obtain Cost Estimate

Report Identification: 604 Northwood St, Houston TX 77009

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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6: Toilet - Loose on floor

Master Bath

The toilet was loose on the floor and needs to be reset and secured to the floor.

Obtain Cost Estimate

7: Tub - Caulk needed

Hall Bathroom.

The tub needs to be caulked.

Obtain Cost Estimate

8: Tub - Chipped

The surface of the bathtub was chipped. The chip was cosmetic and did not affect the ability of the tub to perform its function. No leaks were observed at the time of the inspection.

Obtain Cost Estimate

B. Drains, Wastes, & Vents

Comments:

Sewer Piping Material: PVC

Crawlspace

Sewer Clean Out - Present :

A sewer clean out was present. The clean out is needed in the event of a stoppage in the main sewer drain line, and the clean out is where a sewer snake would be utilized to remove a clog in the sewer line.

South Side



Sewer System - Function:

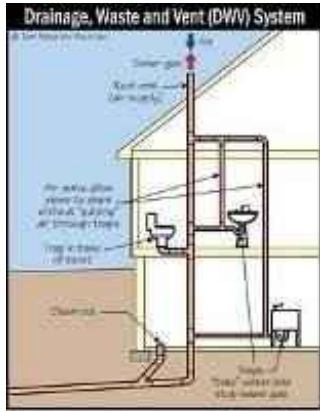
No items requiring repair were visible for the operation of the drain system at the time of the inspection. No evidences of a system wide problem were observed when the system was operationally checked by running water through each of the plumbing fixtures during the duration of the inspection.

It is noted that most of the drain waste system in the walls, under the house, and in the ceilings is not visible. If further investigation is desired, it is recommended that a plumber be contacted to perform an in depth survey with a camera or hydrostatic test.

Report Identification: 604 Northwood St, Houston TX 77009

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I	NI	NP	D
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Sewer Piping - Cast iron replaced :

The visible sewer piping at the crawlspace under the house was observed to be PVC piping. The PVC extended underground and a PVC clean out was visible at the paver walkway at the south side of the house. We could not determine if all of the underground sewer piping between the house and the sewer main has been replaced with PVC. Further investigation is recommended with the homeowner to determine the extent of the underground sewer pipe replacement. It is also recommended that a sewer inspection be performed by a plumber to determine the extent of the repairs and the condition of the underground piping.

Further investigation is recommended



C. Water Heating Equipment

Comments:
Energy Source: Natural Gas.

Capacity: 40 Gallons.

Report Identification: 604 Northwood St, Houston TX 77009

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

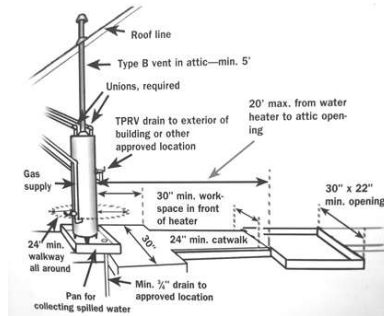
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Attic

Water Heater Description:

The hot water for the property was provided by the following water heater(s):

Location	Brand	Capacity	Age	Energy Type
Attic	A.O. Smith	40 Gallons	2014	Natural Gas



Water Heater - Functional:

No items requiring repair were visible at the time of the inspection to the operation of the water heater. The water heater was functional at the time of the inspection and providing hot water to the house.

Hot water - Temperature :

The generally recommended maximum temperature setting for a hot water heater, to prevent accidental scalding, is 120-125 degrees. It is recommended that the water heater thermostat be adjusted to and maintained in this temperature range.

The temperature of the hot water at the kitchen sink was measured to be 113 degrees.



WATER TEMPERATURE	Time required for a third-degree burn to occur	
	Adults (skin thickness of 2.3 mm)	Children (skin thickness of .68 mm)
150°F 65°C	1 second	0.5 second
148°F 64°C	2 seconds	1 second
140°F 60°C	5 seconds	1 second
132°F 56°C	15 seconds	4 seconds
127°F 52°C	1 minute	10 seconds
124°F 51°C	3 minutes	1.5 minutes
120°F 48°C	8 minutes	2.5 minutes
100°F 37°C	Safe temperature for bathing	Safe temperature for bathing

For SI: °C = (°F) - 32 ÷ 1.8 or (°F) ÷ 1.8 - 32
 Figure P2708.3
 TEMPERATURE BURN CHART

Temp/Pressure Relief Valve - Information :

The temperature/pressure relief valve was not operationally checked at the time of the inspection. Valves typically do not reseat properly when they are operated, which causes the valves to leak. It is best to replace the temperature/pressure relief valve every 2-3 years to prevent them from getting clogged with mineral deposits.

D. Hydro-Massage Therapy Equipment

Comments:

Hydro - therapy equipment was not present at the time of the inspection. :

E. Gas Supply System

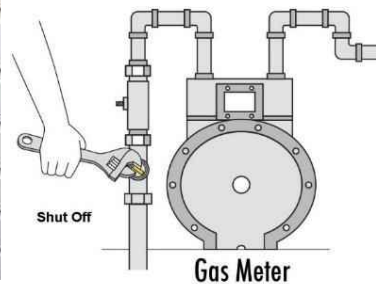
Comments:

North Side

Gas Meter Location :

The main gas shut off valve was located at the inlet side of the gas service meter.

Report Identification: 604 Northwood St, Houston TX 77009

I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient****I** **NI** **NP** **D****Gas System Inspection :**

A cursory visual inspection was performed on the gas supply piping. The inspection was limited to the gas pipes that were visible and accessible at the time of the inspection. The use of specialized equipment to detect leaks is not included in the scope of this inspection, nor is determining the gas supply pressure or adequacy. If further investigation is desired, it is recommended that a plumber be contacted.

1: Exterior gas piping rusted

A section of the exterior gas piping was observed to be rusted. It is recommended that the rust be removed and the gas piping be painted to prevent further deterioration.

Obtain Cost Estimate**2: Flexible gas line inside furnace casing**

Attic

The flexible gas line extended up inside the furnace casing to connect to the gas valve. The gas piping located inside the furnace casing should be solid steel, and the steel piping should extend outside the furnace casing. The connection between the flexible gas line and the steel gas line should then be made outside of the furnace casing.

Obtain Cost Estimate

Report Identification: 604 Northwood St, Houston TX 77009

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I	NI	NP	D
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3: Sediment trap missing

Attic

Sediment traps were not installed at the gas supply lines for the gas fired furnace. A sediment trap is intended to catch sediment/moisture/debris in a gas supply line before it can enter into the gas equipment.

Obtain Cost Estimate

V. APPLIANCES

A. Dishwashers

Comments:

Kitchen

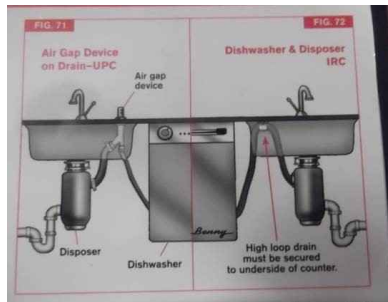
Functional :

No items requiring repair were visible at the time of the inspection for the operation of the dishwasher. The unit was run through a cycle at the time of the inspection and appeared to be operating properly.

1: No Anti-Siphon

The drain line under the sink was not equipped with an anti-siphon device, nor was it looped up so that the top of the loop is at least six inches above the entrance of the drain line into the disposal. It is recommended at least that the drain line be looped to prevent the water from the garbage disposal from siphoning back into the dishwasher, or an anti-siphon device installed.

Obtain Cost Estimate



B. Food Waste Disposers

Comments:

The disposal was functional at the time of the inspection.

Kitchen

1: Noisy - Determine if repairable

The disposal was excessively noisy while it was running, which may indicate faulty bearings in the motor. Have the unit checked by a service company, who should make any necessary repairs.

Obtain Cost Estimate

C. Range Hood and Exhaust Systems

Comments:

Kitchen

Range Vent - Functional:

No items requiring repair were visible at the time of the inspection to the operation of the range vent. The vent fan was observed to be venting properly at the time of the inspection.

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I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Kitchen

Gas Cooktop - Functional:

No items requiring repair were visible for the operation of the gas cooktop. All of the burners and controls were operating properly at the time of the inspection.



1: Oven - Not calibrated properly

The oven thermostat was checked and was not properly calibrated. The thermostat was set at 350 degrees, and the oven did not heat to within the allowable ± 25 degrees. The oven was checked with an oven thermometer and found to heat to 320 degrees. Have a service company make the necessary adjustments to the thermostat.

Obtain Cost Estimate

E. Microwave Ovens

Comments:

Kitchen

Functional:

No items requiring repair were visible at the time of the inspection for the heating operation of the microwave. A cup of water was placed in the unit, and the microwave heated the water adequately. It is pointed out that the unit was not checked for microwave leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Mechanical Vents - Functional:

No items requiring repair were observed to the operation of the bath vent fans at the time of the inspection. The bath vent fans responded to the switches and were functional at all the bathrooms.

Master Bath and Guest Bath

1: Exhaust Fan - vent pipe disconnected

The vent duct for the exhaust fan was disconnected in the attic and needs to be repaired.

Obtain Cost Estimate

Report Identification: 604 Northwood St, Houston TX 77009

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Garage

1: Opener - did not auto-reverse

The garage door opener did not stop the descent of the door when the door was subjected to a reasonable resisting pressure. This could cause possible personal injury or damage to house, and the opener is in need of adjustment. It is pointed out that the unit was equipped with the infra-red sensing safety device, and the device was operational at the time of the inspection.

Obtain Cost Estimate **H. Dryer Exhaust Systems***Comments:*

Utility Room

Vent - check for lint:

It is recommended that the vent be checked periodically for an excess of lint and that it be cleaned if necessary. (Information)

 I. Other*Non Built-in Equipment - Not inspected :*

It is pointed out that non built-in refrigerators, wine coolers, small refrigerators, clothes washers, and clothes dryers are not included in the scope of this inspection and were not checked. If further investigation is desired, it is recommended that a service company be contacted.

Further investigation is recommended*Dryer Connection - No Gas - Electric 3 prong :*

The 240-volt outlet for the electric dryer connections was observed to be the older style 3-prong outlet rather than the newer 4-prong outlet. You may want to check your clothes dryer to determine if you have the correct power cord for this outlet. A gas connection was not installed.

VI. OPTIONAL SYSTEMS **A. Landscape Irrigation (Sprinkler) Systems**

Sprinkler System: Control Panel - Rainbird, Controls located in garage, 6 zones - An automatic sprinkler system was installed. The system included a control panel, one or more solenoid valves, underground water lines and with sprinkler heads.

Garage

Report Identification: 604 Northwood St, Houston TX 77009

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I	NI	NP	D
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Backflow Prevention Device - present:

The backflow prevention device, with the two shut off valves on the water supply line to the sprinkler system, was located at the south side of the house.

South Side



Rain Sensor: Rain Sensor - Present -

It is currently required for automatic sprinkler systems to be equipped with a rain sensor device that will prevent the sprinkler system from operating during and shortly after a significant rain.

1: Head - Leaning

The northeast corner of the back yard.

Sprinkler heads were leaning and need to be adjusted at zone 5.

Obtain Cost Estimate



INFORMATION FROM HEDDERMAN ENGINEERING INC.

Closing Comments :

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected. It is recommended that a Home Warranty Policy be provided to protect the appliances and mechanical equipment against unforeseen breakdowns during the first year. Check with your agent for details.

As an additional service, we strongly recommend using a new tool we have on our website that can quickly turn your inspection report into an easy-to-read estimate of repairs for a nominal fee. These

Report Identification: 604 Northwood St, Houston TX 77009

I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I	NI	NP	D
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pricing reports from a third party company called Repair Pricer not only make the inspection report easy to understand in terms of dollars and cents, but they are also useful negotiation tools. Just visit the page below on our website and upload your report into Repair Pricer. If you have any questions when you receive your report, you can contact them at info@repairpricer.com

<http://www.heddermanengineering.com/repair-cost-estimates>



HEDDERMAN ENGINEERING, INC.

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STRUCTURAL INSPECTION

604 Northwood Street
Houston TX 77009

~~Joe J. Phipps~~
MARCH 2, 2020



Inspector

Dennis Polk

281-355-9911

office@heddermanengineering.com

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1: COVER LETTER

Information



HEDDERMAN ENGINEERING, INC.

www.heddermanengineering.com Office 281-355-9911 Fax 281-355-9903 office@heddermanengineering.com

03/02/2020

TO: Joey Philippi

REF: CONDITION OF PROPERTY SURVEY

Dear Joey Philippi:

At your request, a visual survey of the house located at 604 Northwood Street, Houston TX 77009 by Dennis Polk.

Transmitted herewith are the inspection reports stating our professional opinions on whether the items of construction included in the survey are functional on the day of the inspection, or are in need of repair.

The scope of our inspection and other important information, particularly in the area of dispute resolution should a question arise, is contained in our Service Agreement, which has been included at the end of this report.

Thank you for asking HEDDERMAN ENGINEERING, INC. to perform this important inspection work for you. If you have any questions after reviewing this report, please feel free to call me at my office.

At your service,

HEDDERMAN ENGINEERING, INC.

Tim Hedderman, President

2: PURPOSE/SCOPE

Information

INTRODUCTION

The purpose and scope of the inspection are detailed below, as well as in the executed Service Agreement at the end of this report. Also included are the limitations of the inspection.

PURPOSE

The purpose of the inspection was to view the components of the house included in the inspection and to give our opinions on whether or not these specific items were functioning at the time of the inspection, or were in need of repair. Although this report may include observations of some building code violations, total compliance with structural, mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded. This also applies to all non-code making bodies, including but not limited to, the Brick Institute of America and the Texas Lathing and Plastering Contractors Association and their respective recommendations of building construction details. We do not perform "code" inspections, and since building codes change every few years, our inspections are not done with the intention of bringing every item in the house into compliance with current code requirements. Rather, the standard of our inspections is a performance standard to determine if the items inspected are functioning at the time of the inspection, or if they are in need of repair. This is particularly applicable to Home Warranty policies, where the standards of the Home Warranty service company may differ than the scope of our stated performance standard for judging whether a piece of equipment is functional or in need of repair. If you intend to rely on a Home Warranty policy, then it is recommended that you contact the Home Warranty company of your choice for a more in-depth analysis of what may be required to meet their standards should a claim be made against their policy. It has been our experience that Home Warranty companies may require the equipment to be in total compliance with current code (even if it was installed before the current code was adopted) to be covered under their policy, and if so, it is recommended that you contact the appropriate service companies for a code compliance certification inspection. This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted to perform the inspection. If a third party chooses to use this inspection report, they do so without HEDDERMAN ENGINEERING, INC. permission or authorization, and they do so at their own risk. It is our purpose to provide information on the condition of the house on the day of the inspection. It is not our purpose to provide discussions or recommendations concerning the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other engineers/inspectors may have contrasting opinions to those given in this report. Items that we find that in our opinion are in need of repair will typically include the recommendation to Obtain a Cost Estimate from qualified contractors. The scope and cost of the actual repairs can vary significantly from company to company, and it is your responsibility to see that the scope of work needed and actual cost of repairs is confirmed by contacting one or more qualified service companies before your option period ends or before closing on the property. This report may also contain informational items which are included as a courtesy to help you become more aware of the condition of the house. In the performance of this inspection, HEDDERMAN ENGINEERING, INC. has acted as an engineering consultant subject to the standards of the State Board for Professional Engineers.

SCOPE

The scope of the inspection included limited, visual observations at the interior and exterior of the structure.

Only those items readily visible and accessible at the time of the inspection were viewed and are included in this report. Any items causing visual obstruction, including, but not limited to furniture, furnishings, floor or wall coverings, pictures, foliage, registers and grills on HVAC ductwork, soil, appliances, insulation, etc., were not moved. The basis of our opinions will be the apparent performance of that portion of the house readily visible at the time of the inspection. Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical equipment is beyond the scope of this inspection. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, insurability, merchantability, workmanship, and/or need for repair of any item inspected. The components of the house included in scope of the inspection, if present and applicable, include:

Structural: Foundation, primary load-carrying framing members, roof surface, water penetration, and miscellaneous items related to the house.

Mechanical: Air conditioning and heating systems, water heaters, built-in kitchen appliances, and garage door openers.

Plumbing: Water and gas supply lines, sinks, toilets, tubs, showers, visible drain lines inside the house, and vents.

Electrical: Service entrance conductors, electric meter, distribution panel, visible wiring, light fixtures, switches, and receptacle outlets.

Sprinkler: Control panel, solenoid valves, backflow prevention device(s), piping, and sprayer heads.

Items specifically excluded from our inspection include:

Tainted and Corrosive sheetrock (Chinese Sheetrock).

All pests, wood destroying insects, conducive conditions, ants, or rodents.

All equipment related to mosquito control.

All items related to major geological conditions such as faults or subsidence.

All underground piping, including water, sewer, and gas piping.

Water softening and water treatment systems.

Identifying products that have been recalled.

Pressure testing of gas system.

All low voltage lighting systems and/or photocells.

All low voltage data systems such as telephone, cable TV or data lines.

All fire detection, carbon monoxide, smoke alarms and/or security alarm systems.

All environmental hazards, or any toxic/hazardous materials including, but not limited to: radon gas, lead, formaldehyde, electromagnetic, any and all items related to asbestos.

A backup generator and transfer switch panel.

Any electrical load analysis on the electrical system to determine adequacy of the service or any branch circuit.

If you desire information or inspections concerning the items listed above, or any other items, then it is recommended that you contact the appropriate service companies. Also excluded from the scope of the inspection are any and all items related to mold and/or all microbial substances. Due to the current limitations of coverage on most homes by the insurance industry in Texas, where damages due to mold and/or other microbial substances may not be covered, we routinely recommend that you have a mold inspection by a qualified professional before you close on the house. Built-in appliances and mechanical equipment were operated in at least one, but not all, of their operating modes, where possible. If you desire for every operating mode of each piece of equipment to be operationally checked, then it is recommended that you contact a service company. Equipment and materials that are not visible, including structural components, underground plumbing and gas lines, and all other items not normally available for ready viewing, are excluded from the scope of this inspection. If you desire an inspection on the underground plumbing pipes or a hydrostatic test to determine if the plumbing pipes are leaking under the house, then it is recommended that you contact a plumber. No electrical circuit or load analysis will be performed on the electrical system. We make no representation regarding the condition of this house other than as contained in this written report. Any verbal discussions concerning this house that were made at the time of the inspection, and not contained in this written report, are not to be relied upon. Although the structural portion of this inspection was made by an engineer, it cannot be considered to be a formal engineering study since no calculations, structural analysis, or physical material testing were performed. If engineering drawings/specifications have been made available during this inspection and, if they have been viewed, it is pointed out that all such viewing is strictly cursory, and in no way should our cursory examination be construed as providing engineering judgments concerning the adequacy or acceptability of the drawings/specifications. It is pointed out that it is possible for latent defects to exist in the structure and its related equipment, underground piping, and systems that are not visible at the time of the inspection, and may not be able to be viewed during a limited visual inspection. This is particularly applicable in items relating to water, such as roof leaks, water penetration conditions, etc., where the condition may exist, but not be visible at the time of the inspection (e.g. where it has not rained for a period of time, allowing materials time to dry out).

HEDDERMAN ENGINEERING, INC. does not claim or warrant that the observations listed in this report represent every condition that may exist. In using the information supplied by this inspection, one must recognize the limitations of a limited, visual inspection, and accept the inherent risk involved. It is recommended that you obtain as much history as is available concerning this house. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, building drawings and/or specifications, bids to perform repair work on the house, knowledge of any drainage problems, receipts from repair work that has been performed, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this house.

3: SITE CONDITIONS

Information

Occupancy

Vacant

In Attendance

buyer, buyers agent

Weather

Cloudy

Age of Home - HAR

According to HAR, the house was built in 1920.

North-Left

For the purpose of the inspection and report, NORTH will be assumed to be from the right side of the house towards the left, when facing the house from the front.

4: FOUNDATION

Information

FOUNDATION OBSERVATIONS AND CONCLUSIONS:

The following items were inspected, with our Observations and Conclusions noted.

DESCRIPTION: Block and Beam

The foundation was a block and beam type foundation, with individual support piers (blocks) and wood beams spanning between the piers at the crawlspace under the house.



Reference point

See our field sketch showing the elevation readings at the end of this report. Note that the "R" on the sketch is our randomly chosen starting reference point, where the elevation is 0, and all other elevation readings are taken relative to the reference point, and are measured in inches to the nearest 1/10 inch. If there is a step up or a step down into an area such as a garage, sunken room, balcony/patio area, or raised rooms, the elevation readings will have larger numbers due to the amount of the step.

We typically point out that foundations are rarely constructed perfectly level, so most properties have some unlevelness (typically $\frac{3}{4}$ to 1-1/2 inches) built into the foundation as part of original construction. We have no knowledge as to how much unlevelness was built into this house foundation during original construction.

Note that it is not HEI's purpose to exhaustively document each and every evidence that may be related to foundation movement, but rather to document a representative sample and/or the most significant evidences of movement upon which we base our opinion on the condition of the foundation.

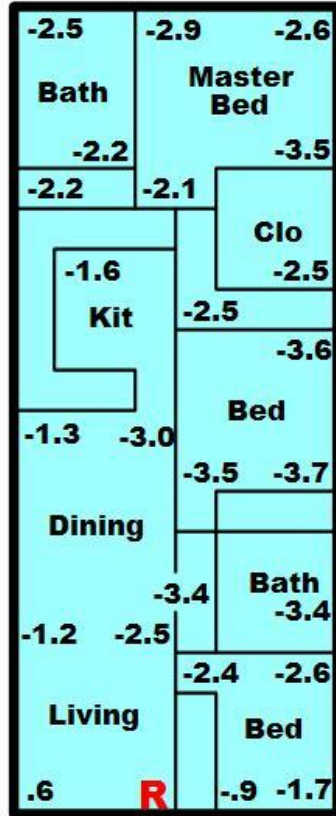
Unlevelness - More than normal

The floors were checked with an electronic level, and were observed to be sloping a more than normal degree from the living room to the center of the house and bedroom areas. The difference in elevation between the high point and low point was 4.1 inches. The high point was located at the living room, and the low point was located at the center bedroom. The unlevelness takes place over a horizontal distance of approximately 30-35 feet.

3.2.20

HEI

Phillipi

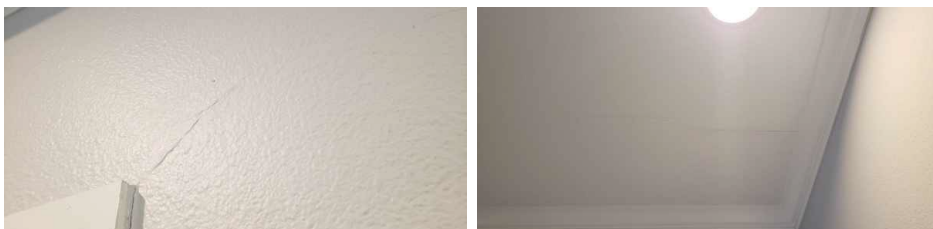


**Elevation Readings
604 Northwood Street**



Sheetrock Cracks/Patches/Compression ridges

Sheetrock cracks, patches, and/or compression ridges were observed in the house during the inspection, including at the above locations.



Sticking doors

Master Bedroom Exterior Door

Doors that were sticking due to movement of the house were observed at the time of the inspection.

Other Observations: Trees - Recommend root barrier

Trees and/or foliage were observed in the vicinity of the house, which can contribute significantly to differential movement of the house foundation. Care should be taken to prevent the trees and foliage from removing an excessive amount of water from near the foundation of the house. Consideration should also be given to cutting the tree roots that extend under the foundation, and installing a root barrier to prevent any further moisture from being removed from under the interior of the house.

Other Observations: Trees and/or Foliage

Trees and/or foliage were observed in the vicinity of the house which can contribute significantly to differential movement of the house foundation. Care should be taken to prevent the trees and foliage from removing an excessive amount of water from near the foundation of the house.

Crawlspace: Access

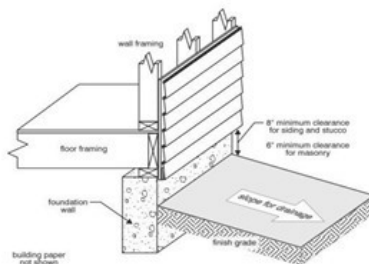
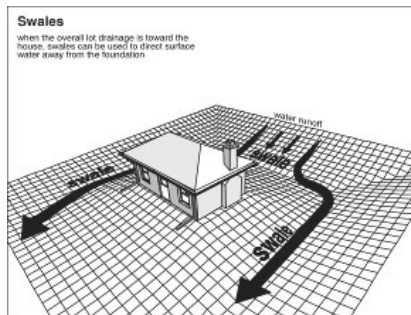
The access to the crawlspace under the house was located as described above, and we entered the crawlspace during the inspection. It is pointed out that the inspector only crawls to those areas under the house that can be safely accessed without having to crawl through water or other hazardous conditions.



Perimeter Grading/Drainage: FLOOD PLAIN

100 Year Floor Plain

This inspection does not include determining if the property is in the 100 year flood plain. For further information regarding the elevation of this lot, check with your survey and/or a land surveyor.



Perimeter Grading/Drainage: Wood Deck

We could not determine if any provision has been made at the rear of the house for drainage under the wood deck. It is recommended that you check with the owner to determine if there are any drainage problems at the deck area, and if any provision for drainage has been made.



FOUNDATION CONCLUSIONS: REPAIR RECOMMENDED

Most of the structures previously inspected by this firm have experienced some degree of differential foundation movement, and this structure was no exception. After careful examination, it is our opinion that the degree of the foundation movement is more than what is acceptable. The most significant movement was located at the center and southeast section of the house.

Due to the more than acceptable amount of movement of the foundation of this structure, it is our opinion that releveling of the foundation is needed at this time. It is recommended that at least three foundation repair contractors be contacted in order that they may make their own assessment of the scope and cost of the work needed to bring this foundation back to an acceptable degree of levelness.

Obtain Cost Estimate

Recommendations/repair

4.2.1 Crawlspace

RECOMMENDED REPAIRS - LEAVES IN CRAWLSPACE

The underside of the house at the crawlspace was covered with dried leaves. This is a fire hazard and the leaves need to be removed from under the house.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.

4.2.2 Crawlspace

RECOMMENDED REPAIRS - PIERS SETTLED

FRONT CRAWLSPACE

We observed piers under the house at the crawlspace under the house that have settled, and are no longer supporting the house framing. It is recommended that a foundation repair contractor be contacted to make the needed repairs.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.



4.2.3 Crawlspace

RECOMMENDED REPAIRS - PIERS LEANING

FRONT, CENTRAL, AND NORTH CRAWLSPACE

We observed piers under the house that were leaning out of a vertical position. The degree of the leaning was more than normally observed in the inspectors opinion, and repairs are recommended to the leaning piers. Further investigation with a foundation repair contractor is recommended to obtain a cost estimate to make the needed repairs.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.



4.3.1 Perimeter Grading/Drainage

CRAWLSPACE DRAINAGE

The underside of the house at the crawlspace was lower than the surrounding perimeter of the house. This condition presents a vulnerability to water running and pooling under the house, which can adversely affect the stability of the piers supporting the foundation. This also can cause differential foundation movement along with other problems, such as excessive humidity, warped floors, mold growth, musty odors, etc. . It is recommended that proper drainage be maintained around the house to prevent water from running under the house. This would typically include gutters with downspouts to drain the water away from the house or possibly into an underground drainage system and regrading the perimeter of the house as necessary to provide a positive slope away from the house to facilitate drainage.

R401.3

Obtain Cost Estimate

Recommendation

Contact a qualified professional.

5: ROOF

Information

ROOF OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

ROOF DESCRIPTION: Composition Shingles

The roof surface was constructed of composition shingles. The life expectancy of a composition shingle roof has been observed to vary from 15 to 20 years, with most requiring replacement at about 17-20 years. We estimate that the age of the roof is approximately 15-18 years.



Roof redecked

It was observed that the original wood shingles were removed, and the roof has been redecked.

Roof Viewed from Surface

The roof was viewed from the surface of the roof at the time of the inspection.

Composition - Advanced Deterioration

Brittle, Aggregate Missing, Nail Heads not Sealed, Discolored, Cracked, Broken Corners/Tabs, Shingle Loose/Missing, Deteriorated Ridge Shingles

The composition roof surface was showing evidences of advanced deterioration of the roof surface as shown above.



ROOF CONCLUSIONS: Serviceable condition - Replace in 1-2 years

After observing the condition of the roof surface, it is my opinion that the roof surface is in just serviceable condition at this time and has only a little life remaining with some repairs needed at this time. The roof surface is nearing the end of its life, and it can be anticipated that replacement of the roof surface will become needed within the next 1-2 years. Due to the age and condition of the roof, it would be a prudent thing to have one or more roofing contractors examine the roof for functionality and/or insurability. Since it can be anticipated that the roof will need replacement in the near future, it is recommended that a budget be established to provide the necessary funds for the new roof.

Obtain Cost Estimate

Recommendations/repair

5.1.1 Roof Leaks

REPAIRS - OBSERVED AT ATTIC ROOF DECKING AND/OR FRAMING MEMBERS

After observing the interior of the structure, evidences of roof leaks were visible in the attic, where the roof decking and/or roof framing members were water stained. It is recommended that a roofing contractor be contacted to find the source of the leaks, and to make any needed repairs.

Locations included: whirlybird vents

Obtain Cost Estimate

Recommendation

Contact a qualified professional.



5.2.1 Roof Repair Details

PVC VENT PIPES

Not Painted

We observed PVC plumbing vent pipes at the roof surface that were in need of some repairs as described above. Have a service company provide a cost estimate to make all needed repairs.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.

6: STRUCTURAL FRAMING

Information

FRAMING OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

DESCRIPTION: One story house wood frame

The house was observed to be a one story wood frame structure that includes the standard major framing components, including wall framing and ceiling joists, and roof framing.



Hurricane Clips/Straps: Hurricane clips/straps - None

We did not observe metal hurricane clips/straps installed at the attic framing members. These clips/straps provide a stronger structure that will be more resistant to wind uplift from hurricane and tornadoes.

Crawlspace Framing: Only safely accessible areas accessed

The crawlspace was viewed from only those areas under the house determined by the inspector to be safely accessible.

Wood Destroying Insect Damage: Damage at Crawlspace - Minor

Central Crawlspace

We observed damage from wood destroying insects to the framing members under the house at the crawlspace. The degree of the damage was minor and has not significantly affected the structural integrity of the framing members.



STRUCTURAL FRAMING CONCLUSION: REPAIRS NEEDED

The primary load carrying members of the structural framing that were accessible and viewed at the time of the inspection were generally functional with the exception of the item(s) listed above. Have a contractor confirm the scope of repairs needed, along with a cost estimate for all repairs.

Obtain Cost Estimate

Recommendations/repair

6.2.1 Attic Rafters

RECOMMENDED REPAIR - SPLIT RAFTER

One or more rafters in the attic were observed to be split, and need to be repaired.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.



6.15.1 Crawlspace Framing

FLOOR JOIST DAMAGED

CENTRAL CRAWLSPACE

The floor joist was damaged, and needs to be repaired.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.



7: WATER PENETRATION

Information

OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

No Water Penetration - Moisture Meter

No visual evidences of water penetration to the interior of the structure were observed at the time of the inspection. It is pointed out that this statement is based upon the limitations of a visual inspection, without the moving or removal of items causing visual obstruction, including, but not limited to, furniture, furnishings, floor or wall coverings, foliage, soil, etc.

We checked around all window and door openings with a moisture meter, and found no evidence of elevated moisture at the time of the inspection.

Recommendations/repair

8: ATTIC

Information

OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Ladder: 350 pound capacity and fire treated

The access ladder was observed to be rated at 350 pound capacity, and the assembly was listed as having been treated with a fire retardant.

Recommendations/repair

8.3.1 Service decking/platform decking

INADEQUATE WALKWAY DECKING

The attic did not have adequate service decking to all the equipment in the attic. The service decking should be a continuous deck that is a minimum of 24 inches wide, that extends from the attic access opening to all equipment in the attic. In addition, the decking should be free from any obstructions, such as gas lines, electrical wiring, ductwork, framing members, etc. The decking was thin in areas and presents a tripping hazard

Obtain Cost Estimate



Recommendation

Contact a qualified professional.

8.4.1 Insulation

VERY THIN - 1-3 INCHES

The insulation in the attic was very thin by today's standards. This attic appeared to have approximately 1-3 inches of insulation in the ceiling. It is recommended that consideration be given to installing additional insulation. Current construction standards for new homes have insulation that is a minimum of an R-38 rating.

Table 1102.1.1

Recommendation

Contact a qualified professional.

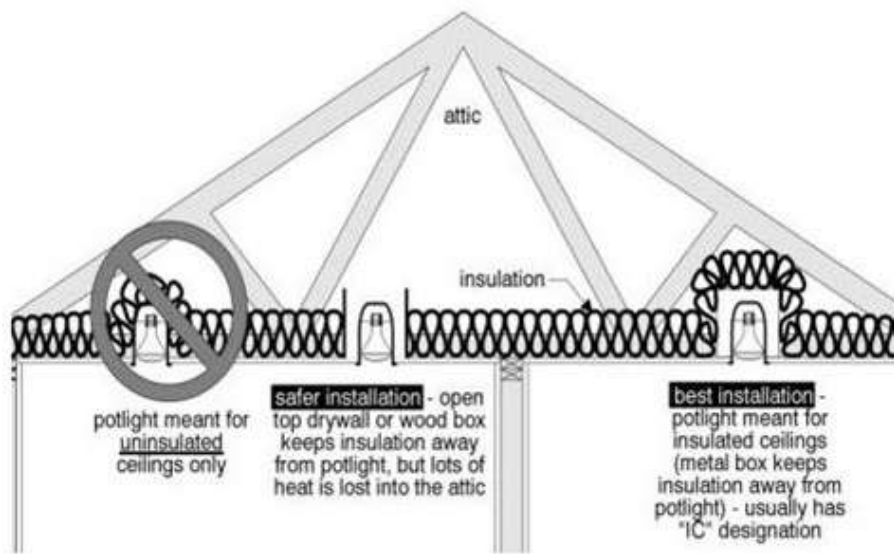
8.4.2 Insulation

CONTACT WITH RECESSED LIGHTS

The insulation was in contact with the recessed lights, which can be a fire hazard and shorten the life of the light bulbs. It is recommended that the insulation be pulled back to provide a three inch air space.

Obtain Cost Estimate

Potlights in insulated ceilings



Recommendation

Contact a qualified professional.

8.5.1 Ventilation

LACK OF SOFFIT VENTS

The ventilation for the attic was minimal due to a lack of soffit vents in the eaves, and the lack of air flow through the attic could cause higher utility bills, as well as condensation and other problems. It is recommended that soffit vents be installed to allow for proper air flow through the attic.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.

9: EXTERIOR CLADDING

Information

OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Siding Material

Wood

10: EXTERIOR ITEMS

Information

OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Flatwork Concrete/Patios/Walkways: Cracks Driveway

Cracks and some separations were observed in the driveway concrete. In our opinion, the driveway is still in serviceable condition at this time.



Sheds/Playground Equipment: Shed OK

The shed was in generally good condition, with no significant repairs needed.

Recommendations/repair

10.2.1 Wood Rot

EXTENSIVE

Extensive wood rot was observed and it is recommended that the damaged wood be replaced. It is pointed out that additional damage could be present under the rotted material that will not be visible until the outer rotted materials are removed. Have a service company determine the entire scope of wood rot throughout the house, and provide a cost estimate to replace all rotted wood.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.





10.4.1 Gates and Fences

WOOD FENCE

Damaged

The wood fence was in need of some repairs.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.



11: INTERIOR ITEMS

Information

OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Doors: Keyed deadbolts

We observed exterior doors that were equipped with keyed deadbolts, rather than thumbed deadbolts. In case of emergency, you would have to find a key to unlock the door, which could be hazardous. It is recommended that the keyed deadbolts be replaced with thumbed deadbolts. It is pointed out for informational purposes that current code requirements prohibit the use of keyed deadbolts.

R311.4.4

Windows: No repairs

No items requiring repair were observed concerning the operation of the windows. The windows that were accessible were opening and closing properly.

Recommendations/repair

11.1.1 Doors

STICKING DOORS

Doors were observed that were sticking and are in need of adjustment. Contact a service company to make the needed repairs.

Obtain Cost Estimate

Recommendation

Contact a qualified professional.

11.5.1 Smoke alarms

SMOKE ALARMS NOT OPERATIONALLY CHECKED

We could not determine if the smoke alarms are connected to a security alarm system as is common practice, therefore, to avoid possibly triggering a security alarm we did not operationally check each device, nor did we check the interconnectivity of the alarms. For safety purposes, it is recommended that smoke detectors and carbon monoxide detectors be replaced every ten years.

Recommendation

Contact a qualified professional.

11.6.1 Carbon monoxide detector

MISSING

The house does not meet the current code concerning smoke alarms which can be a safety issue. If bringing the house up to current code standards is desired, the section below from the 2012 International Residential Code is the current requirements for carbon monoxide alarms in a home.

Obtain Cost Estimate

R315.1 Carbon monoxide alarms.

For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Recommendation

Contact a qualified professional.

12: CLOSE

Information

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected. It is suggested that it would be a prudent thing to purchase a Home Warranty Policy to protect the appliances and equipment against unforeseen breakdowns during the first year and for preexisting conditions. It is recommended that you research the various options available and protect yourself with a policy. Check with your agent for details and please read our comments concerning Home Warranty policies on page 2 of this report.

As an additional service, we strongly recommend using a new tool we have on our website that can quickly turn your inspection report into an easy-to-read estimate of repairs for a nominal fee. These pricing reports from a third party company called **RepairPricer** not only make the inspection report easy to understand in terms of dollars and cents, but they are also useful negotiation tools. Just visit the page below on our website and upload your report into **RepairPricer**. If you have any questions when you receive your report, you can contact them at info@repairpricer.com

<http://www.heddermanengineering.com/repair-cost-estimates>

Thank you again for asking HEDDERMAN ENGINEERING, INC. to perform this inspection for you. If you have any questions after reviewing this report, please feel free to call the office. It is emphasized that the executed Service Agreement contract, which has been included at the end of this report, contains a provision under "Dispute Resolution" for you to contact HEI to resolve any disputes.

At your service,



Tim Hedderman

Registered Professional Engineer #51501

Texas Firm Number: 7942

13: RECEIPT PAGE

Information



HEDDERMAN ENGINEERING, INC.

www.heddermanengineering.com Office 281-355-9911 Fax 281-355-9903 office@heddermanengineering.com

03/02/2020

TO: [REDACTED]

REF: Inspection of the house at 604 Northwood Street, Houston TX 77009.

Total Cost: 825.00

Total Paid: 825.00

Total Due: - 0 -

14: SERVICE AGREEMENT

Information

For your records, following is the Service Agreement that you executed for this inspection.

HEDDERMAN ENGINEERING, INC.

Office: 281-355-9911 Fax: 281-355-9903

office@heddermanengineering.com www.heddermanengineering.com

Real Estate Inspection Service Agreement

NOTICE: THIS AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

NAME OF CLIENT(S): [REDACTED]

DATE OF INSPECTION: 03/02/2020

PROPERTY ADDRESS: 604 Northwood Street, Houston TX 77009

COST OF INSPECTION: 825.00

Purpose of inspection

The purpose of the inspection is to view selected accessible components and/or systems, and to inform you, our client, of our observations and professional opinions from a NON-INVASIVE VISUAL SURVEY on whether or not those selected components and/or systems appear to be functioning on the day of the inspection, or appear to be in need of repair. Although this report may include observations of some building code violations, total compliance with structural, mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded. HEI does not perform Code inspections. Since building codes change every few years, our inspections are not done with the intention of bringing every item in the house into compliance with current code requirements. Rather, the standard of our inspections is a **PERFORMANCE STANDARD** to determine if the items inspected in the opinion of HEI appear to be functioning at the time of the inspection, or appear to be in need of repair. It is pointed out that other engineers/inspectors may have different opinions to those given in this report. It is also not our purpose to verify the adequacy and/or design of any component of the house.

It is also not within the purpose and/or scope of this report to determine the insurability, habitability, merchantability, future performance, suitability of use, economic life span, or deferred maintenance issues, and/or issues unnamed in this report. This report is not an insurance policy, neither is it an express or implied warranty or guarantee as to future life and/or continued performance of the items inspected. Our inspection and report are intended to express HEI's perceived impression of the apparent performance of the inspected components and systems viewed on the date of the inspection. HEI's intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk, nor assume your risk. Any items pointed out as in need of repair or further investigation should be evaluated by a qualified repair specialist or service company who should provide estimated repair costs **PRIOR TO CLOSING ON THE PROPERTY**. By accepting this agreement, the Client understands that the services provided by HEI are the types of services described in the Professional Services Exemption of the Texas Deceptive Trade Practices-Consumer Protection Act ("DTPA) and agrees that no cause of action exists under the DTPA related to the services provided.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, building drawings and/or specifications, bids to perform repair work on the property, receipts from repair work that has been performed, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovations, remodeling, additions or other such activities have taken place at this property.

Scope of inspection

The scope of the inspection includes limited, visual observations at the interior and exterior of the structure, the attic (if applicable) as viewed only from the areas determined by the inspector to be safely accessible, the underside of the house (if applicable) as viewed only from the crawlspace areas determined by the inspector to be safely accessible, and the roof as viewed from the ground and/or only from the locations on the roof **if the roof is determined by the inspector to be safely accessible**. Only those items **readily** accessible and visible at the time of the inspection will be viewed and included in this report. Any items causing visual obstruction, including, but not limited to, furniture, furnishings, floor or wall coverings, registers and grills on HVAC ductwork,, foliage, soil, appliances, stored items, insulation, etc., will not be moved or removed. Only those electrical outlets that are readily accessible will be operationally checked. Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical equipment is beyond the scope of this inspection.

The components of the property included, if applicable, in the scope of the inspection:

Structural:

Foundation, elevation survey including sketch of house and level readings, primary load-carrying framing members, roof surface, water penetration, grading and drainage, fireplace/chimney, and miscellaneous items related to the house.

Mechanical:

Air conditioning and heating systems, water heater, built-in appliances, and garage door opener.

Plumbing:

Water and gas supply lines that are visible, sinks, toilets, tubs, showers, visible drain lines, and vents.

Electrical:

Service entrance conductors, electric meter, distribution panel, visible wiring, light fixtures, switches, and accessible receptacle outlets.

Lawn Sprinkler:

Control panel, solenoid valves, backflow prevention device, visible piping, and sprayer heads.

Pool:

Basin, deck, waterline tiles, pumps, filters, piping, heater, timer, and electrical.

The following items, even if present in the subject property, are not inspected and do not constitute any part of the inspection services to be performed hereunder unless a specific notation is made on this report stating its condition:

Tainted and Corrosive drywall (Chinese Drywall), Clock Timers, Landscape Lighting, Sump Pumps, Wood Destroying Insects/Pests, Antennas, Environmental Hazards, Laundry Equipment, Water Filters, Geological faults/subsidence, Automatic Oven Cleaners, Fire Sprinklers System, Mold/Microbial, Water Wells, Mosquito Misting Systems, Buried/Concealed Plumbing, Fire/Smoke Alarm Systems, Septic Systems, Indoor Air Quality, Asbestos, Low Voltage and data Systems, Lights on Photo-cell/timers, Carbon Monoxide Alarms, and Water Softeners/Water Treatment systems/Reverse Osmosis systems with all related piping.

Reinspections:

HEI typically does not perform reinspections on the property. However, if we agree to return to the property, it is with the understanding that we are not certifying the adequacy of any repair work that has been done, and there will be an additional fee charged. This is also true for conditions that are beyond the control of the inspector and hinder the inspector during the inspection, such as inclement weather, lack of adequate access to attics, crawlspaces, or other areas, utilities that are off, non-functional equipment, etc. If a return trip to the house is requested to finish items that were not able to completed at the time of the originally scheduled inspection, then an additional fee will be charged.

Limitations of Inspection

A visual inspection method will generally produce a competent first impression assessment of the apparent performance of the structural, mechanical, plumbing, and electrical components, provided repairs have not been performed which would cover distress patterns normally produced by problems. Because the inspection procedure is visual only, and is not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted with to perform an inspection. If a third party chooses to use this inspection report, they do so without HEI's permission or authorization, and they do so at their own risk.

Dispute Resolution

In the event of a complaint concerning the inspection services provided pursuant to this agreement, Client must notify HEI in writing of such complaint within ten (10) business days of the date of Client's actual discovery and thereafter allow a prompt re-inspection of the item relating to the claimed condition. Client further agrees that

client and he/she/it's agents, employees or independent contractors **will make no alterations, repairs or replacements to the item complained about prior to a re-inspection by HEI as agreed above.** You agree that failure to comply with this procedure shall result in your express release of all claims Client may have against HEI, known and unknown, related to the item complained about and any related alleged act or omission by HEI.

LIMITATION OF LIABILITY:

In any event HEI fails to fulfill its obligations under this agreement, Client agrees that **CLIENTS EXCLUSIVE REMEDY AT LAW OR IN EQUITY AGAINST HEI IS LIMITED TO AN AMOUNT EQUAL TO THE INSPECTION FEE PAID HEREIN.** Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that HEI charges for making the inspections when compared with the potential of exposure that HEI might otherwise incur in the absence of such limitation of liability, and that a much higher fee would be charged if HEI were subject to greater liability.

Statute of Limitations

The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against HEI, or its officers, agents, or employees MORE THAN TWO YEARS AND ONE DAY AFTER THE DATE OF THE INSPECTION OR THE DATE ANY PURPORTED CAUSE OF ACTION ARISING OUT OF THE INSPECTION ACCRUES. TIME IS EXPRESSLY OF THE ESSENCE HEREIN. Client understands that this time period may be shorter than otherwise provided by law.

Acceptance of Report

By signing I confirm that I have read, understood, and agree to the above pre-inspection service agreement, and that I agree to be bound by these terms and conditions. In the absence of Client signing this service agreement prior to or at the time of the inspection, then acceptance of the report and/or payment for the inspection shall constitute agreement with all of the terms of this agreement. The report to be prepared by HEI shall be considered the final and exclusive findings of HEI regarding the inspection of the property which is the subject of this agreement. Client shall not rely on any oral statements made by HEI or its representatives prior to issuance of the printed report.

NOTE: IF THE INSPECTION IS CANCELLED LESS THAN ONE FULL BUSINESS DAY BEFORE THE SCHEDULED TIME, THE CLIENT WILL BE CHARGED ½ OF THE ORIGINAL INSPECTION FEE AND AGREES TO PAY SUCH PENALTY FEE.



I HAVE READ AND ACCEPT THIS AGREEMENT



HEDDERMAN PEST CONTROL
281 - 355 - 9980 HPC@Hedderman.com

Wood Destroying Insect Report

Inspection Performed by Gabe Fitzpatrick #774342 TPCL 3/2/2020



604 Northwood Street

A Division of Hedderman Services

604 Northwood Street

Houston

77009

Inspected Address

City

Zip Code

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture

604 Northwood Street

Houston

77009

Inspected Address

City

Zip Code

1B. HEDDERMAN PEST CONTROL

1A.

0816143

Name of Inspection Company

SPCS Business License Number

1C. 10678 Ehlers Rd.

Conroe

Texas

77302

281 - 355 - 9980

Address of Inspection Company

City

State

Zip

Telephone No.

Gabe Fitzpatrick #774342 TPCL

Name of Inspector (Please Print)

1E. Certified Applicator

Technician

(check one)

Click or tap here to enter text.

March 2, 2020

1F.

Inspection Date

2. [Redacted]

Seller Agent Buyer Management Co. Other:

Click or tap here to enter text.

Click or tap here to enter text.

Name of Person Purchasing Inspection

Unknown

3. Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee Purchaser of Service Seller Agent Buyer

(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. House and Garage

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:

Foundation: Slab Pier & Beam Pier Type: Click or tap here to enter text. Basement Other: Click or tap here to enter text.

Siding: Wood Hardie Plank Brick Stone Stucco Other: Click or tap here to enter text.

Roof: Composition Wood Shingle Metal Tile Other: Click or tap here to enter text.

6A. This company has treated or is treating the structure for the following wood destroying insects: No

If treating for subterranean termites, the treatment was: Partial Spot Bait Other

If treating for drywood termites or related insects, the treatment was: Full Limited

6B. N/A

N/A

N/A

Date of Treatment by Inspecting Company

Common Name of Insect

Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes No List Insects: N/A

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

Signatures:

7A. Gabe Fitzpatrick #774342 TPCL

Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. Andrew Dabbs

Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box 8B. Date Posted: 3/2/2020

Water Heater Closet

Beneath the Kitchen Sink

9A. Were any areas of the property obstructed or inaccessible? Yes No

(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic Insulated area of attic Plumbing Areas Planter box abutting structure

Deck Sub Floors Slab Joints Crawl Space

Soil Grade Too High Heavy Foliage Eaves Weepholes

Other Specify: Inside wall voids, under floor coverings, behind stored and decorative items

10A. Conditions conducive to wood destroying insect infestation: Yes No

(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)

Debris under or around structure (K) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)

Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)

Insufficient ventilation (T) Other (C) Specify: _____

Click or tap here to enter text.

604 Northwood Street

Houston

77009

Inspected Address

City

Zip Code

11. Inspection Reveals Visible Evidence in or on the structure:

11A. Subterranean Termites

Active Infestation

Yes No

Previous Infestation

Yes No

Previous Treatment

Yes No

11B. Drywood Termites

Yes No

Yes No

Yes No

11C. Formosan Termites

Yes No

Yes No

Yes No

11D. Carpenter Ants

Yes No

Yes No

Yes No

11E. Other Wood Destroying Insects

Yes No

Yes No

Yes No

Specify: [Click or tap here to enter text.](#)

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

Bait stations observed behind Shed & stickers observed under sink and in breaker box stating treatment for Subs & Drywoods

11G. Visible evidence of: Drywood termites has been observed in the following areas: Under Crawlspace and Closet

Previous Subterranean termites observed under structure and on the side of Garage

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection) Yes No

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes No

Specify reason: The conditions listed in "Conductive Conditions" and "Additional Comments" promote WDI activity.
Repairing these conditions is recommended to help control Insect activity.

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

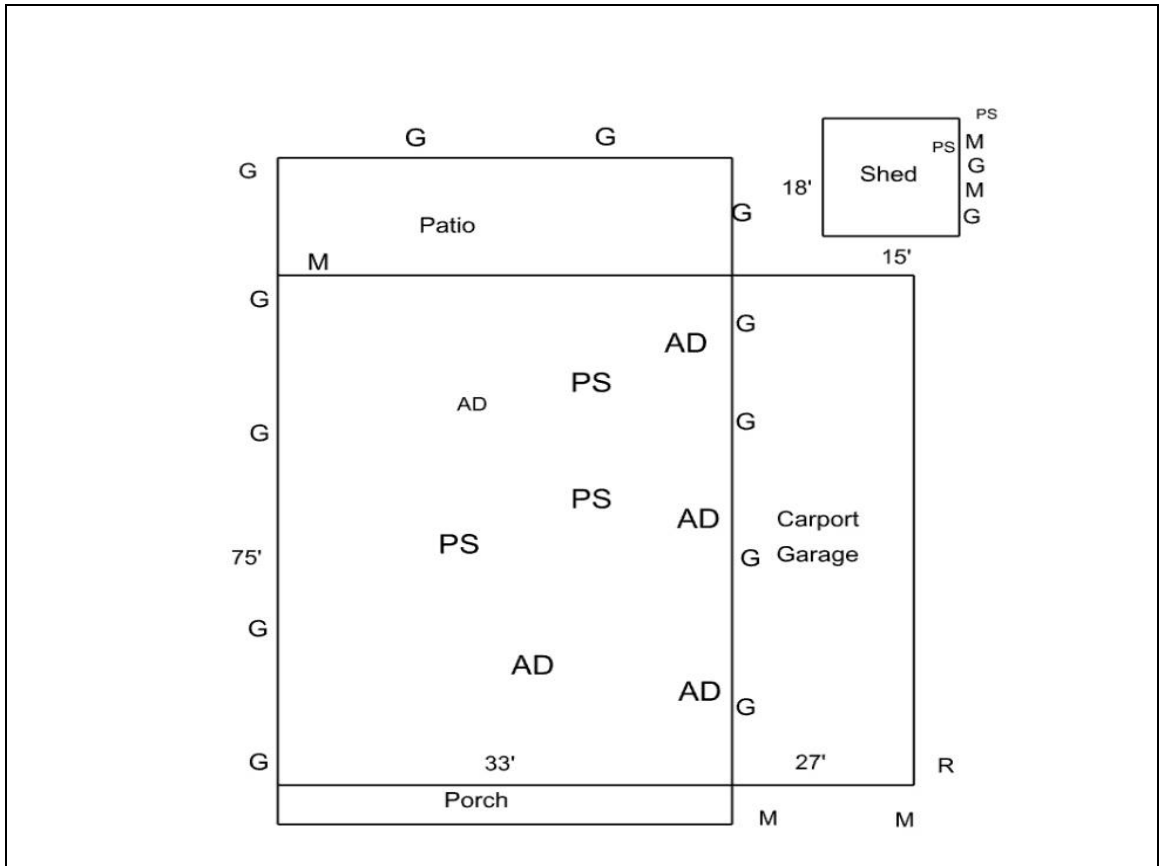
The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conductive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) – Specify:

Conductive Conditions

- G - Wood to ground contact
- I - Formboards left in place
- J - Excessive moisture
- K - Debris under / around structure
- L - Footing low / Soil too high
- M - Wood rot
- N - Heavy foliage
- O - Planter box abutting structure
- Q - Wood pile contact structure
- R - Wooden fence contact structure
- T - Insufficient ventilation
- C - Other

Types of Insects

- E - Evidence of infestation
- A - Active
- P - Previous
- D - Drywood
- S - Subterranean Termites
- F - Formosan Termites
- C - Conducive conditions
- B - Wood boring beetles
- H - Carpenter ants
- E - Other(s)



Additional Comments: All damaged and rotten wood needs to be replaced.

Wood to ground contact needs to be corrected.

Evidence of Drywood termites and previous Subterranean termites was observed in crawlspace.

The Subterranean termites appear to be previous with previous treatment.

Drywood termites appear to be active and treatment is recommended

It is recommended that clearance be provided between wood fences and structure.

[Click or tap here to enter text.](#)

604 Northwood Street

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Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: 1 Cover Page, 1 Receipt Page, and/or One or More Photo Pages

Signature of Purchaser of Property or their Designee

Date

Customer or Designee Not Present

Buyer's Initials _____

604 Northwood Street

Houston

77009

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Addendum to Report

Evidence of Wood Destroying Insects



Evidence of Drywood termites



Previous Subterranean termites.



Evidence of Drywood termites observed in Closet.

Conducive Conditions



Wood Rot

604 Northwood Street

Houston

77009

Inspected Address

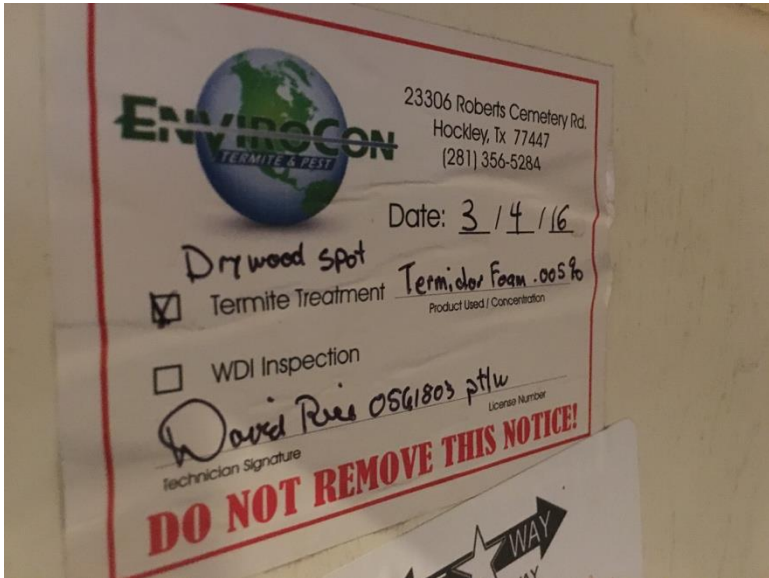
City

Zip Code



Wood to ground contact

Other Conditions



Evidence treatment of Drywood termites



Evidence of Subterranean termites treatment



Bait stations

604 Northwood Street

Houston

77009

Inspected Address

City

Zip Code



Obstructed view in attic

604 Northwood Street

Houston

77009

Inspected Address

City

Zip Code



HEDDERMAN PEST CONTROL

281 - 355 - 9980 HPC@Hedderman.com

RECEIPT

DATE: 3/2/2020

TO: [REDACTED]

REF: WDI inspection for the house located at 604 Northwood Street

Total cost of inspection: \$200.00

Total Paid: \$200.00

Total Due: - 0 -