



HEDDERMAN SERVICES

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MECHANICAL INSPECTION

201 Vanderpool Ln #13
Houston TX 77024



Inspector

Daniel Koteles

TREC #21157

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PROPERTY INSPECTION REPORT

Prepared For: Glen Priestley
(Name of Clients)

Concerning: 201 Vanderpool Ln #13, Houston TX 77024
(Address or Other Identification of Inspected Property)

By: Daniel Koteles - TREC #21157 07/07/2021 9:00 am
(Name and License Number of Inspector) (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.

According to HAR, the house was built in 1970.

Orientation - House Facing West:

For the purpose of the inspection, North is considered to be the left side of the house.

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Electrical System Description :

The electrical service is provided by a 120/240 volt, single-phase, 150-ampere service to an electric meter located at the mud room closet.

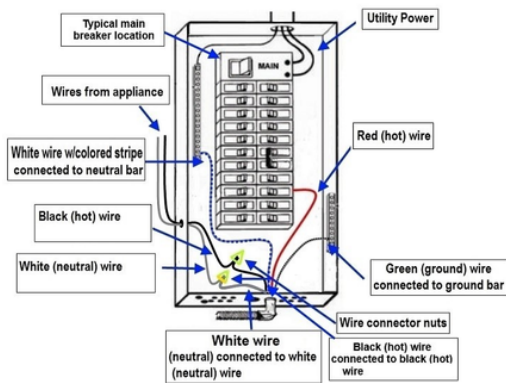
Electrical Wiring Information

<u>Service Wires</u>	<u>Branch Circuit Wires</u>	<u>Grounded or Ungrounded System</u>
2/0 aluminum	Aluminum	Grounded

Breaker Panel Information

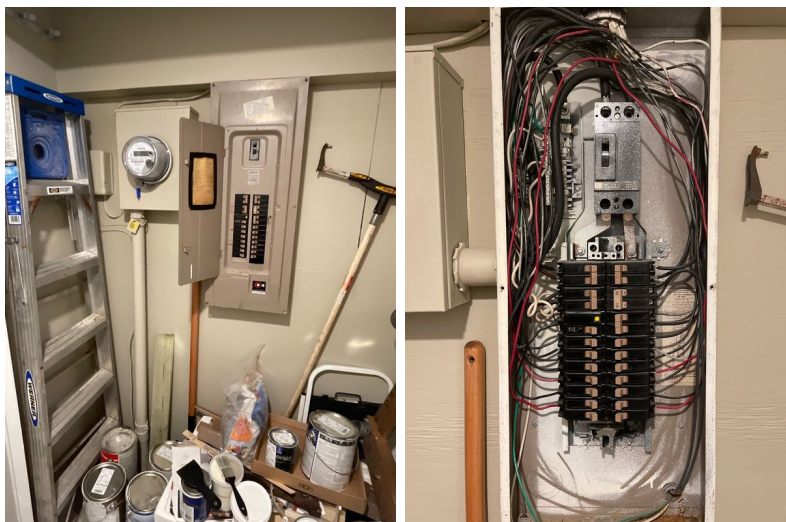
<u>Location</u>	<u>Manufacturer</u>	<u>Rating - Amps</u>
Mud closet	Cutler Hammer	150 amps

Circuit Breaker Wiring Diagram



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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 - Home built pre-AFCI :

The breaker panel(s) did not contain any Arc Fault Circuit Interrupters (AFCI). This is an “as-built” condition, that does not meet current building code standards. AFCI 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 devices. Since this home 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: No Antioxidation Solution

The aluminum conductors were not coated with an anti-oxidation solution. Per the standards set forth by The Texas Real Estate Commission, we are compelled to recommend that the wires should be coated with an anti-oxidation solution, however this is not required by the current building codes.

Obtain cost estimate

2: Neutral wires double lugged

The neutral wires were improperly double lugged in the grounding buses inside the breaker panel. Each wire should be connected to its own lug.

Obtain Cost Estimate

3: Cover Plate - Missing knock out clip

The dead front cover plate was missing one or more knock-out clips.

Obtain Cost Estimate

4: Cover Plate - Missing screw

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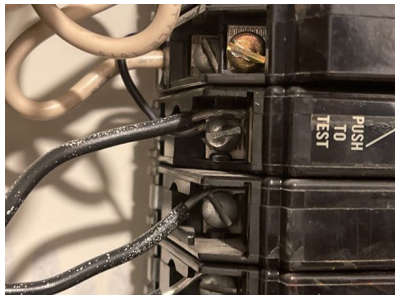
The dead front cover for the breaker panel was missing one or more screws.

Obtain Cost Estimate

5: Breaker - Double lugged

A breaker was observed inside the panel with more than one wire attached. Each wire should be on its own breaker.

Obtain Cost Estimate



6: Panel - Acoustical material

Foreign matter was observed in the panel box, which can be a safety hazard. The interior of the panel was covered with sprayed on acoustical material, and the breaker panel needs to be cleaned, or completely replaced.

Obtain Cost Estimate

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper - Non-metallic sheathed

Outlets - Some inaccessible:

Some of the receptacle outlets in the home were inaccessible and could not be reached for inspection due to furniture, heavy storage items, personal effects, or conditions outside the control of the inspector.

1: GFCI - Missing at outlet

Exterior of the house -

A GFCI device was 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

2: Aluminum Wiring - No retrofits

Some of the interior wiring for the switches, outlets, and light fixtures was aluminum. A random check of the switches and outlets in the house showed that the Underwriters Laboratory listed retrofit for aluminum wiring has not been installed. Contact an electrician to install the retrofit at all switches, outlets, and light fixtures.

Obtain cost estimate for any necessary repairs.

3: Outlet - Ungrounded

Front exterior

A three prong outlet that was not grounded properly and needs to be repaired. It is recommended that an electrician be contacted, and the necessary repairs made to the outlet.

Obtain Cost Estimate

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4: Switch - Hot to touch

Dining room

A dimmer switch that was hot to the touch was observed. We observed that the switch controlled several light fixtures and the light fixtures may be pulling more wattage through the switch than the switch is rated for. It is recommended that the switch be checked by an electrician to ensure that it is rated to carry the load from the light fixtures and to make any needed repairs.

Obtain Cost Estimate

5: Smoke and Carbon Monoxide Detectors

We could not determine if the smoke and/or carbon monoxide detectors are connected to the security alarm system as is common practice, therefore, to avoid triggering the security alarm we did not operationally check each device. Further investigation is recommended with a service company who specializes in this field to determine if the devices are interconnected as currently required and functioning properly. For safety purposes, it is recommended that smoke detectors and carbon monoxide detectors be replaced every ten years. Further investigation is recommended.

6: Low Voltage Systems - Not inspected

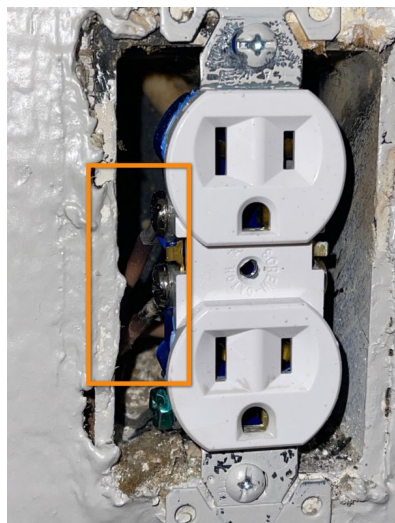
It is pointed out that low voltage systems, low voltage wiring, and low voltage connections were not included in the scope of the inspection and were not checked, including: audio/visual systems, alarm systems, data lines, and phone lines. If further investigation is desired, it is recommended that a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

7: Outlet - Wiring Damaged/Burned

Master Bedroom

The wiring on the side of the outlet was damaged/melted/burned. This an extremely hazardous condition as aluminum wiring is know to cause electrical fires at these connections. Have a service company determine the source of the problem and make any necessary repairs.

Obtain Cost Estimate



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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

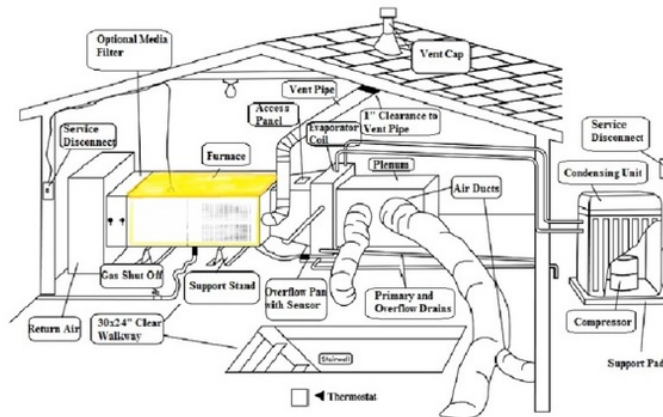
Type of System: Forced Air

Energy Sources: natural gas

Gas Furnace Description :

The heating for the property was provided the following natural gas-fired equipment:

<u>ZONE</u>	<u>BRAND</u>	<u>BTU</u>	<u>DATE</u>	<u>LOCATION</u>
2nd floor	American	80,000	2004	Attic
1st floor	American	80,000	2004	



Heating Equipment - Functional:

The heating equipment was observed to be operating and functional at the time of the inspection. The heating equipment responded to the thermostat and the equipment appeared to be heating the air adequately.

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 remaining life.

Heat Exchanger - Information:

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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.

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.

B. Cooling Equipment

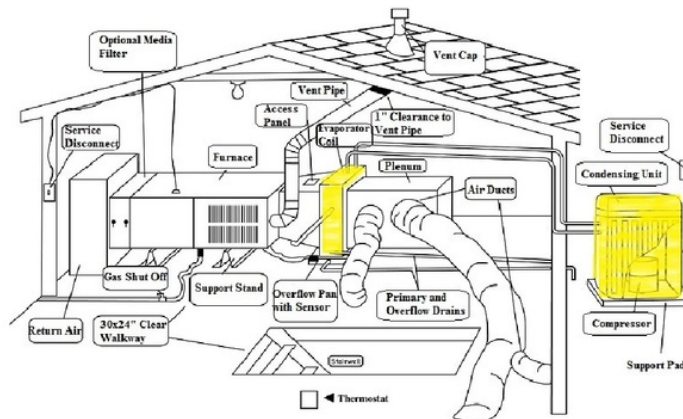
Comments:

Type of System: Split system

A/C Equipment Description :

The type of air conditioning for the property is a forced air split system. The cooling equipment for the property was as follows:

Zone	Brand	Size/Age Condenser	Size/Age Coil	Temp Drop Degrees
Upstairs	Trane	3-ton 2016	3-ton 2016	15
Downstairs	American	3-ton 2003	3-ton 2004	11



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Condensing Unit Equipment - Functional:

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

Coil Equipment - Functional:

The coil equipment was operating and was providing a degree of cooling 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. It would be a prudent to have the equipment thoroughly checked by a licensed air conditioning service company and further investigation is recommended.

1st Floor

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: Low temperature drop

The system had a less than normal temperature differential across the evaporator coils (less than 16 degrees). Have a service company find the source of the problem and provide a cost estimate to make any necessary repairs.

Obtain Cost Estimate

2: A/C Equipment - Possibly oversized

The total tonnage of the cooling equipment was 6-tons. As a ballpark method of estimation, approximately one ton of air conditioning can cool approximately 500 square feet of living area. By this standard, 6-tons of air conditioning can cool approximately 3,000 square feet of living area. It is pointed out that a house that has an oversized air conditioning system cannot be expected to properly remove the humidity from the air. Further investigation is recommended by an air conditioning service company to determine if the existing equipment is sized properly to adequately and efficiently cool this house.

Obtain Cost Estimate

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3: 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

4: Coil - Dirty

The coil was dirty and needs to be cleaned and serviced at this time. Have a service company clean the coils to allow for proper operation.

Obtain Cost Estimate



5: Primary Drain Line - Terminated in plumbing trap in attic

The primary condensate drain line terminates into an plumbing trap in the attic. This condition can allow sewer gases to back up into the house and HVAC system. The drain line should be rerouted to an approved location.

Obtain Cost Estimate

6: Primary Drain - Open/Stains Below

The primary drain line was not sealed in the attic and water stains were observed on the ceiling below in the bedroom closet. Have a service company make any necessary repairs to the drain line and any water damage.

Obtain Cost Estimate



C. Duct System, Chases, and Vents

Comments:

1: Return Air - Not sealed

The chase was not sealed properly and was drawing unconditioned air from the floor and/or wall cavities into the system. Have the chase sealed against air leaks.

Obtain Cost Estimate

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

- Location of water meter: The street curb
- Location of main water supply valve: front
- Static water pressure reading: 58 PSI
- Water Supply Material: galvanized steel and CPVC

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 property. 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 exterior of the house.

Front



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 58 psi.



Water Supply Piping - Galvanized Steel:

All or portions of the water piping for the property was observed to be the original galvanized piping. It is pointed out that the galvanized piping will deteriorate with time, and will corrode on the inside of the piping, thereby reducing the inside diameter of the pipe, and restricting the flow of the water through the pipe. In addition, the piping will corrode through to the outside of the pipe and will eventually deteriorate to where the pipe will start leaking. It can be anticipated that the galvanized water piping

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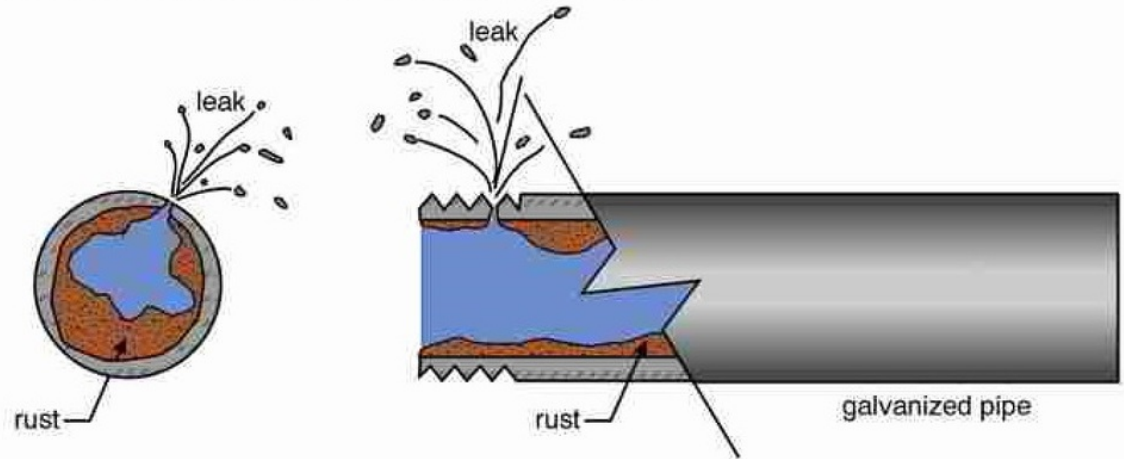
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throughout the house will need to be replaced when it is causing reduced water pressure or is corroded enough to start leaking.

Galvanized steel pipe

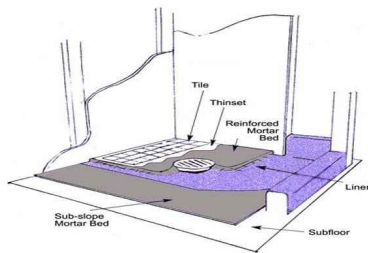
rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



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.



1: Shower/Tub - Shower head leak

1st Floor Bathroom

The shower head was leaking at the connection and needs to be repaired.

Obtain Cost Estimate

2: Shower/Tub - Door sticking

1st Floor Bathroom

The shower door was sticking on the bottom of the door and is in need of adjustment/repair.

Obtain Cost Estimate

B. Drains, Wastes, & Vents

Comments:

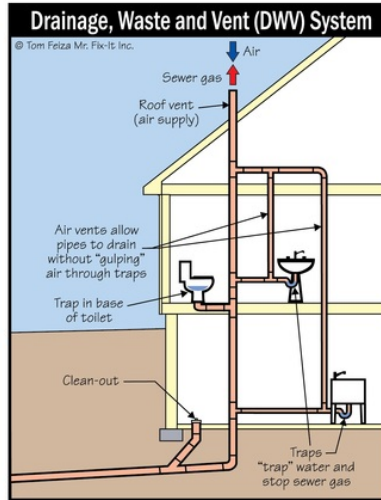
Sewer Piping Material: ABS

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Sewer System - Functional:

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 floors, 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.



C. Water Heating Equipment

Comments:

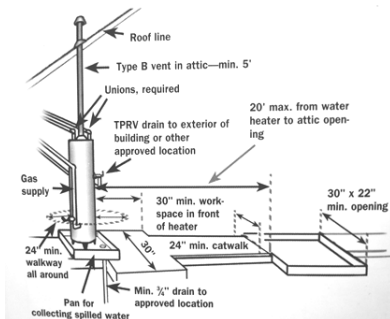
Energy Source: natural gas

Capacity: 40 gallon

Gas Water Heater Description:

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

<u>Location</u>	<u>Brand</u>	<u>Capacity</u>	<u>Age</u>	<u>Energy Type</u>
Attic	Rheem	40	2015	Gas



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Water Heater Equipment - Functional:

The water heater equipment was functional at the time of the inspection and providing hot water to the applicable plumbing fixtures.

Temp/Pressure Relief Valve - Information :

Temperature/pressure relief valves are not operationally checked by this firm during the inspection.

Valves typically do not reseal properly when they are operated, which causes the valves to leak. It is best to replace the temperature/pressure relief valves for water heaters 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. :

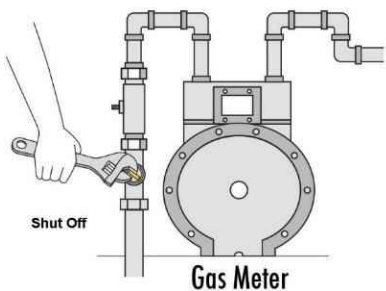
E. Gas Supply System

Comments:

Gas Meter Location :

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

Front



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.

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

I NI NP D

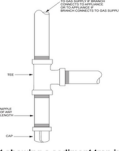
1: Sediment Trap - Missing

Sediment traps were not installed at the gas supply lines for one or more of the gas fired equipment. 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



HEI file photo showing sediment trap



Clip art showing a sediment trap in gas line

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

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V. APPLIANCES

A. Dishwashers

Comments:

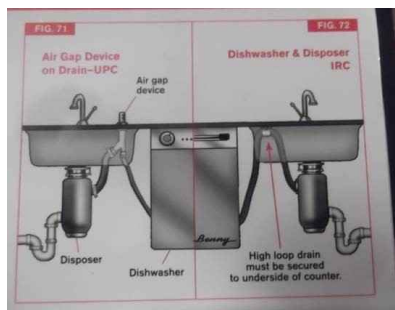
Functional :

The dishwasher was functioning and responded to the controls. 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:

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:

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.

D. Ranges, Cooktops, and Ovens

Comments:

Electric Cooktop - Functional:

The electric cooktop was functional at the time of the inspection and responded to the controls. All of the elements and controls were operational at the time of the inspection.

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I NI NP D



Electric Oven - Functional:

The electric oven was observed to be functioning and no items requiring repair were visible at the time of the inspection.

Ovens - Upper/Lower calibrated properly:

Both oven thermostats were checked and were properly calibrated. The thermostats were set at 350 degrees, and the ovens heated to within the allowable ± 25 degrees. The ovens were checked with an oven thermometer and found to heat to 350 degrees for the upper oven, and 350 degrees for the lower oven.

E. Microwave Ovens

Comments:

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:

The mechanical vent fans were functional at the time of the inspection. The bath vent fans responded to the switches and were functional at all the bathrooms.

G. Garage Door Operators

Comments:

Functional - Autoreverse and sensors:

The garage door opener equipment was functional at the time of the inspection and opened/closed when the controls were operated. The auto-reverse mechanism was operational, and the sensitivity setting on the mechanism was adequate. Also, the infrared auto reverse mechanism was functional.

H. Dryer Exhaust Systems

Comments:

Dryer Vent :

The dryer vent appeared to be properly installed at the time of the inspection. It is pointed out that a portion of the dryer pipe was not visible where it entered the wall/ceiling. Also, dryer vents need to be cleaned periodically for safety reasons and to allow the dryer to operate properly.

I. Other

Comments:

Non Built-in Equipment - Not inspected :

It is pointed out that non built-in refrigerators, wine coolers, small refrigerators, clothes washers, and

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

I NI NP D

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

I	NI	NP	D
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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.

Items identified in the report as Deficient and our Recommendations are provided in the above report. Many, but not all, recommendations are highlighted in bold red text. It is our intention, and your responsibility, that you follow up on these deficiencies and recommendations as part of your due diligence by contacting the appropriate service contractor for Further Investigation, Obtain cost estimate, and/or Contact the builder before your option period expires. It is pointed out that other related and/or underlying conditions may be present, and which may not be apparent without further investigation.

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 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>