



HEDDERMAN SERVICES

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## STRUCTURAL INSPECTION

13515 St Marys Ln  
Houston TX 77079

Ronald Mays

JULY 12, 2021



Inspector

**Dennis Polk**

Engineer

281-355-9911

[office@hedderman.com](mailto:office@hedderman.com)

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# 1: COVER LETTER

## Information

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### **HEDDERMAN ENGINEERING, INC.**

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07/12/2021

TO: Ronald Mays

REF: CONDITION OF PROPERTY SURVEY

Dear Ronald Mays:

At your request, a visual survey of the house located at 13515 St Marys Ln, Houston TX 77079 was performed by Dennis Polk. Transmitted herewith is the inspection report 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

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#### **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. Due to COVID 19 restrictions, our inspectors are sometimes required to wear masks indoors. This restricts the inspector from using his full set of senses that are needed during the inspection process by inhibiting the inspector from possibly detecting odors that may be indicative of a problem, including but not limited to, mold, musty odors, natural or LP gas odors, pet odors, urine or fecal odors, etc. 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.

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 conducted at a single point in time, 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

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**Occupancy**

Occupied

**In Attendance**

Owner, Termite Inspector

**Weather**

Cloudy, Temperature - 60-70 degrees

**Age of Home - HAR**

According to HAR, the house was built in 1967.

**North-Front**

For the purpose of the inspection and report, NORTH will be assumed to be from the rear of the house towards the front.

**Note when reviewing the report**

It is pointed out that when reviewing the report, the reader should be aware that photos and comments regarding specific issues are a **REPRESENTATIVE SAMPLE** of what we observed at the time of the inspection, and are not necessarily an exhaustive list of all instances of that item on the property.

# 4: FOUNDATION

## Information

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### **Description: FOUNDATION OBSERVATIONS AND CONCLUSIONS:**

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

#### **Description: Concrete Rebar slab with builders piers**

The foundation was a concrete slab on grade, and appeared to be reinforced with steel reinforcing rods (rebar). There were reportedly builders piers installed under the concrete slab. No documentation outlining building pier installation was provided.

#### **Differential Movement: Reference point**

See our field sketch below showing the elevation readings for this structure. 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. Height adjustments were made for variations in the height or thickness of the various floor coverings. 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 ¾ 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.

#### **Differential Movement: Levelness - Some Sloping-Multi Story**

The floors were checked with an electronic level, and were observed to be sloping from the master bathroom and stair area towards the rest of the house.

##### First Floor:

The difference in elevation between the high point and low point was 1.3 inches. The high point was located at the master bathroom, and the low points were located at the study and bar. The unlevelness takes place over a horizontal distance of approximately 45-50 feet.

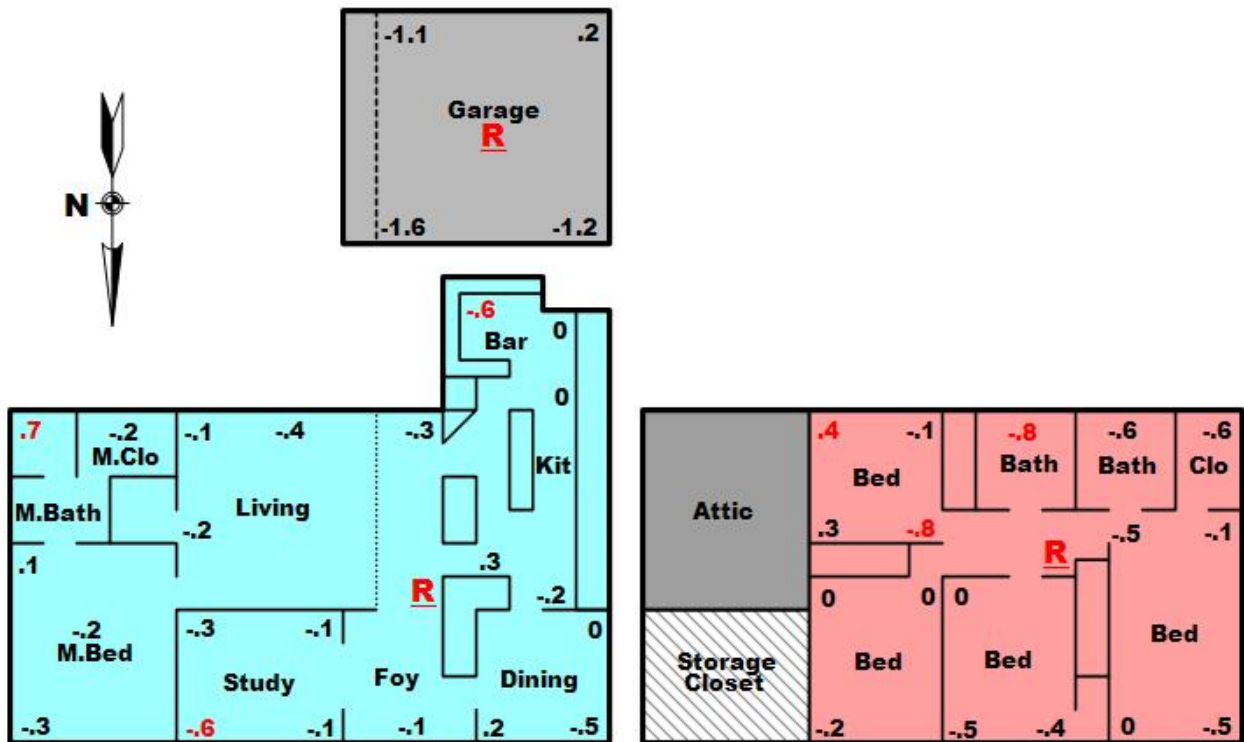
##### Second Floor:

The difference in elevation between the high point and low point was 1.2 inches. The high point was located at the southeast bedroom, and the low point was located at the southeast bedroom and south bathroom. The unlevelness takes place over a horizontal distance of approximately 15-20 feet.

7.12.21

HEI

Mays



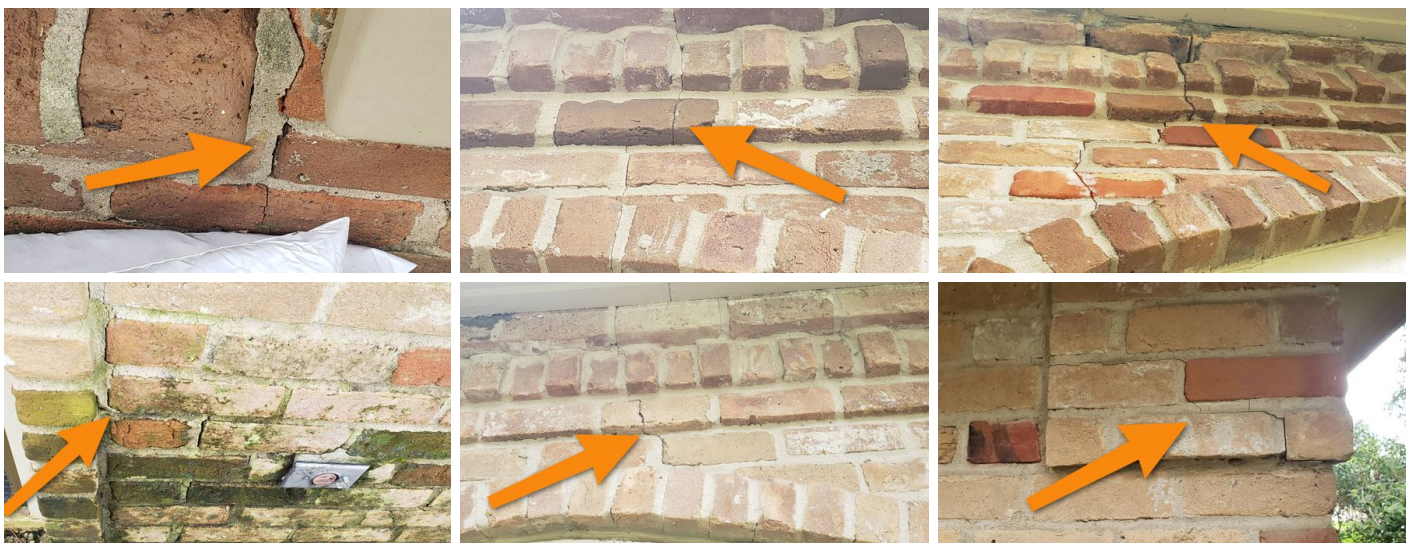
**Elevation Readings  
13515 St. Marys Ln.**

**Foundation has been in tolerance since the current homeowner has occupied the house (1996)**

**Differential Movement: Veneer - Cracks/Patches**

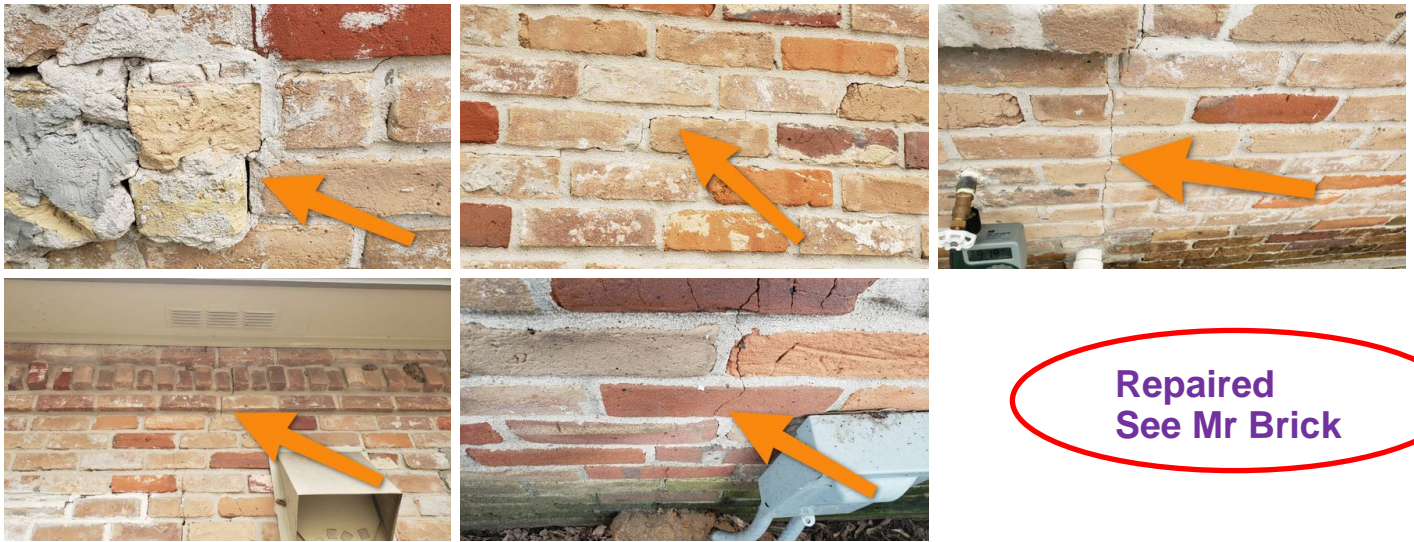
Front West East

Cracks and/or patches were observed in the exterior veneer at the time of the inspection, including at the locations shown in the photos.



**Repaired  
See Mr Brick**





**Differential Movement: Sheetrock Cracks/Patches/Compression ridges**

Throughout the house

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



**Differential Movement: Sheetrock - Nail pops**

Master Closet

Nail pops were observed in the surface of the sheetrock at the time of the inspection including at the above locations.

**Differential Movement: Sheetrock/Wrinkled Tape**

Living Room

The sheetrock tape was observed to be wrinkled at some locations during the inspection including at the above locations.



Repaired

**Differential Movement: Corner Chipped**

Northwest Southwest

The corner of the foundation was observed to be chipped at the above locations. This condition is typically caused by differences in thermal expansion between the brick veneer and the concrete foundation. Also, this condition can be caused by a lack of reinforcement in the corner of the foundation during original construction. In our opinion, this condition does not affect the overall structural integrity of the foundation, nor is it an indication of foundation movement.



**Differential Movement: Slab Not visible - High Soil**

It is pointed out that a portion of the foundation concrete could not be viewed due to soil that was graded near or above the top of the foundation and/or heavy foliage growing against the house. The soil and/or foliage should be removed, and 3-4 inches of foundation concrete exposed.



**Differential Movement: Slab not Visible - Patio**

It is pointed out that a portion of the foundation concrete could not be viewed due to the concrete patio that adjoined the foundation.



**Separation of Materials: Sticking doors**

Front Entry

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

**FOUNDATION CONCLUSIONS: Levelness Normal/Acceptable**

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 evidences of movement observed do not indicate excessive or unusual foundation settlement. The overall degree of the foundation movement for this structure is within an acceptable amount for a house of this age and type construction. The foundation is, at this time, functional and is not in need of releveling. It is pointed out for your information that,

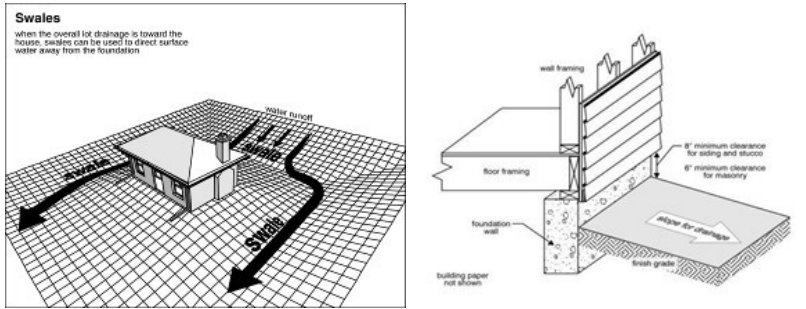


due to the nature of the soils in this area, it is reasonable to expect that some movement of the foundation will happen in the future.

**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.



**Recommendations/repair**

4.4.1 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.



Recommendation

Contact a qualified professional.

4.4.2 Other Observations

**FOUNDATION - HONEYCOMBED**

WEST

The foundation concrete was observed to be honeycombed due to poor original construction workmanship. The honeycombed area should be grouted to present a smooth surface finish.

**Obtain Cost Estimate**

**Repaired**

Recommendation

Contact a qualified professional.



4.4.3 Other Observations

**SETTLEMENT ON WING WALL**

EAST

We observed movement on the wing wall. While this is not the house foundation, you may want to give consideration to doing further investigation with a service company should you desire repairs.

**Obtain Cost Estimate**

**Not addressed**



Recommendation

Contact a qualified professional.

4.7.1 Perimeter Grading/Drainage

**HIGH GRADING/FLOWER BED**

The perimeter grading and/or flower beds was too high at some areas, and was graded near or above the top of the foundation. It is recommended that the beds/soil be regraded as needed to prevent water penetration into the house, and to allow for proper drainage.

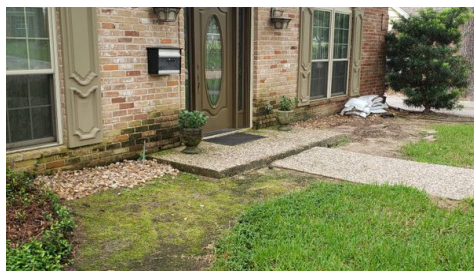
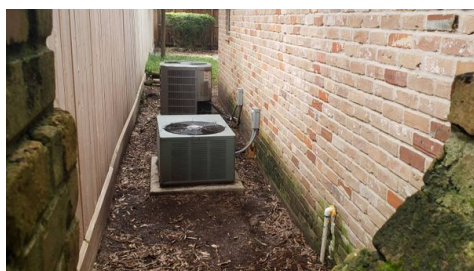
**R401.3**

**Obtain Cost Estimate**

**Not addressed**

Recommendation

Contact a qualified landscaping contractor



4.7.2 Perimeter Grading/Drainage

**GRADING POOR**

The perimeter drainage was observed to be poor at some areas where the lot is not sloped away from the house (6 inch drop in the first 10 feet) and water will pond. Poor drainage conditions near the foundation can contribute to foundation movement. It is recommended that a company specializing in drainage solutions be contacted to provide a recommended solution, along with a cost estimate to provide proper drainage.

**R401.3**

**Obtain Cost Estimate**

**Not addressed**

Recommendation

Contact a qualified landscaping contractor

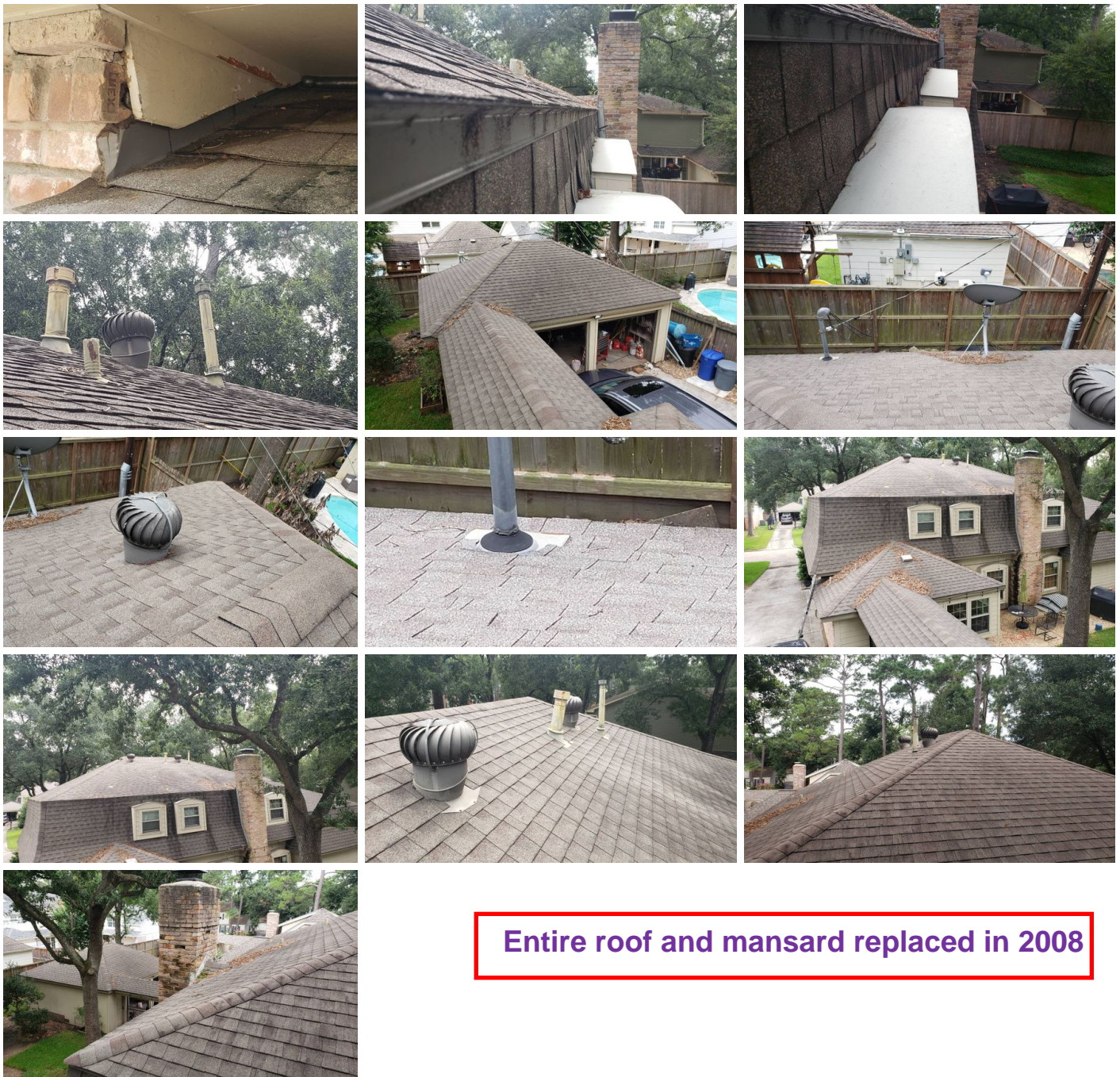


## 5: ROOF

### Information

#### Roof Descriptions: ROOF OBSERVATIONS AND CONCLUSIONS

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



**Entire roof and mansard replaced in 2008**

#### Roof Descriptions: Composition Shingles

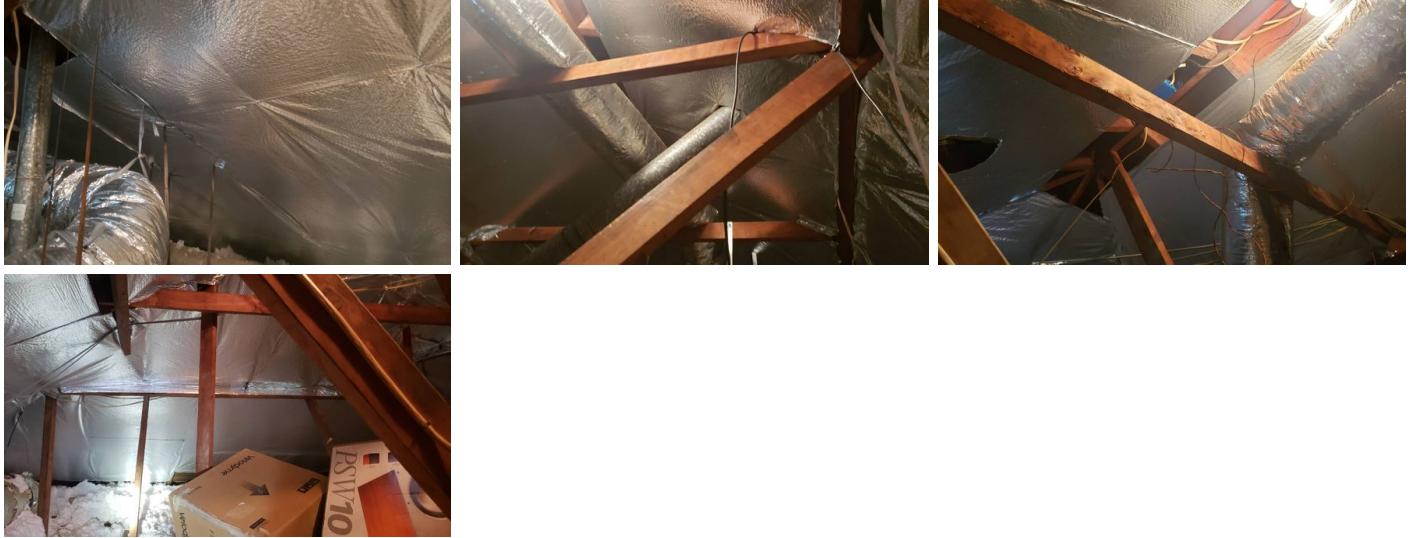
The pitched roof surface was constructed of composition shingles. The life expectancy of a composition shingle roof has been observed to vary from 15 to 20 years, with most requiring replacement at about 17-20 years.



**Roof Descriptions: Roof Decking - Description**

Plywood, Radiant barrier sheeting (along rafters)

The roof decking was observed from the attic space to be as described above.



**Roof Descriptions: Roof redecked-No Overlay**

It was observed that the original wood shingles were removed, and the roof has been redecked. Therefore, this roof is not an overlay.

**Age of Roof: 13 years**

The age of the roof, according to the sellers disclosure statement, was 13 years.

**Roof viewed from: Surface**

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

**Ventilation: Roof Vents**

Whirlybird Vents, Screened Soffit Vents

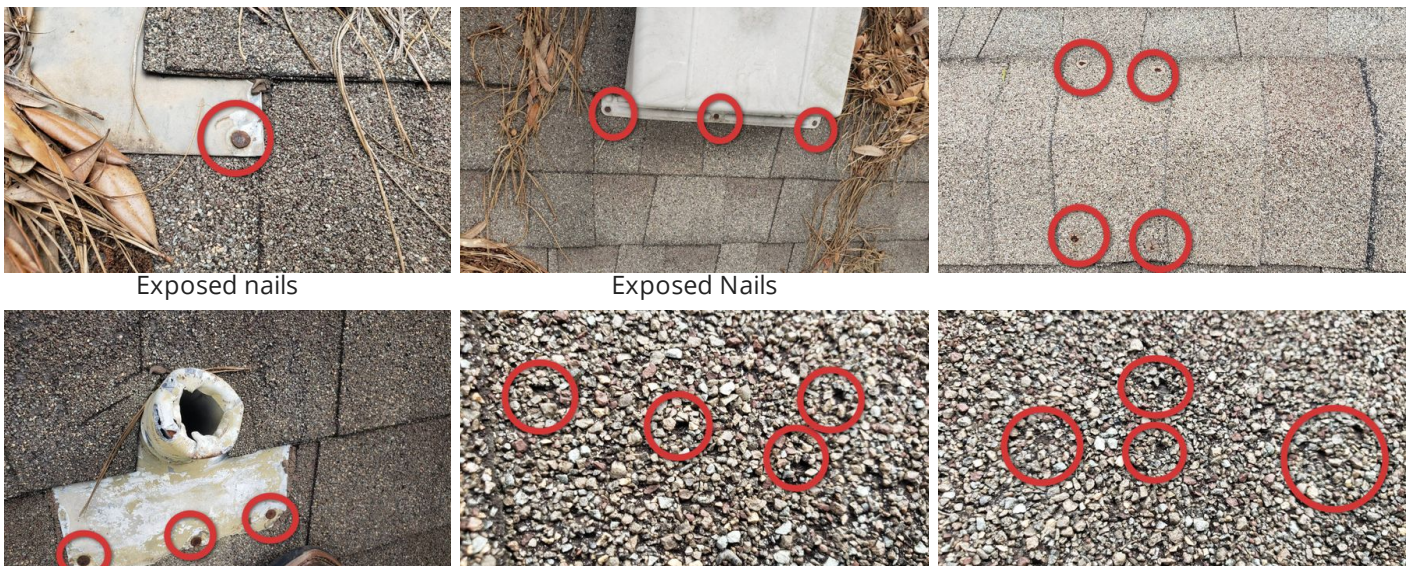
The ventilation for the attic space was observed to include the following vents listed above.

**Repaired  
See Amstill**

**Wear and Deterioration: Composition - Some**

Discolored, Brittle, Nail Heads not Sealed, Aggregate Missing, Rusted Roof Jack, Damaged Shingles

The composition roof surface was showing evidences of some deterioration of the roof surface as described above and shown below.



Exposed nails

Exposed Nails



Agregate loss



Rusted Roof Jack

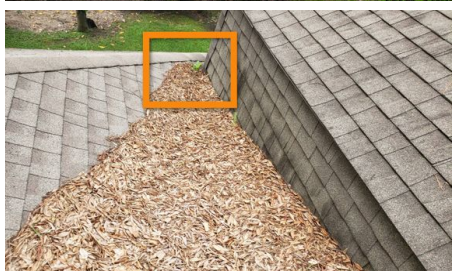
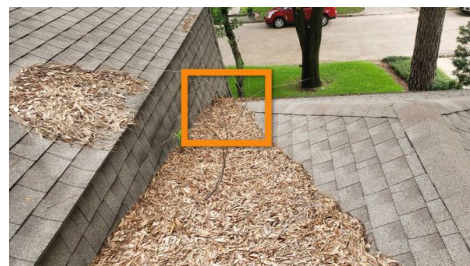
Rusted chimney cap

**Cleaned and painted**

**Roof Details: Valley Narrow**

Front-East, Rear-East

There was a narrow valley in the roof, where the valley narrows down and will be susceptible to the accumulation of leaves and other debris. This can cause a damming of water running down the valley, possibly causing a roof leak. It is recommended that this valley be monitored, and cleaned on a regular basis.



**Limitations**

Roof viewed from

**LIMITATIONS OF ROOF INSPECTION**

It is pointed out that our roof inspection is limited to viewing the surface of the roof from only those areas determined by the inspector to safely accessible at the time and conditions of the inspection. If the height of the roof, steepness of the pitch, or surface conditions due to wear or weather are such that the inspector determines that he cannot safely access some or all of the roof, then we will use a drone if possible (subject to weather limitations and/or No Fly Zones) to take photos of the surface of the roof. The roof will also be viewed from the underside of the roof, from the readily accessible attic access decking. For areas of the attic/roof that are not readily accessible from the safety of secure access decking, the inspector is not required to walk off the decking across the attic framing members to access all portions of the attic. Therefore, it is pointed out that there may be deficient roof conditions present in the attic that are not visible on the day of the inspection due to the limitations imposed on the inspector. This emphasizes the need and responsibility of the client to do further investigations with a roofing contractor to determine all deficiencies with the roof before any option period ends.

**Recommendations/repair**

## 5.5.1 Roof Details

**ROOF: MISCELLANEOUS**

## Debris on Roof

We observed some miscellaneous items related to the surface of the roof, including the items listed above. Have a roofing contractor provide a cost estimate to make any needed repairs.

**Obtain Cost Estimate**

## Recommendation

Contact a qualified professional.



## 5.5.2 Roof Details

**FLASHING/COUNTER FLASHING**

## WEST

## Drip Edge flashing loose/damaged

We observed one or more conditions with the roof flashing as pointed out above. Have a roofing contractor provide a cost estimate to make all needed repairs

**Obtain Cost Estimate**

## Recommendation

Contact a qualified professional.

**Repaired**





## 5.5.3 Roof Details

**ROOF JACKS**

SEVERAL

Lead - Squirrel Damage

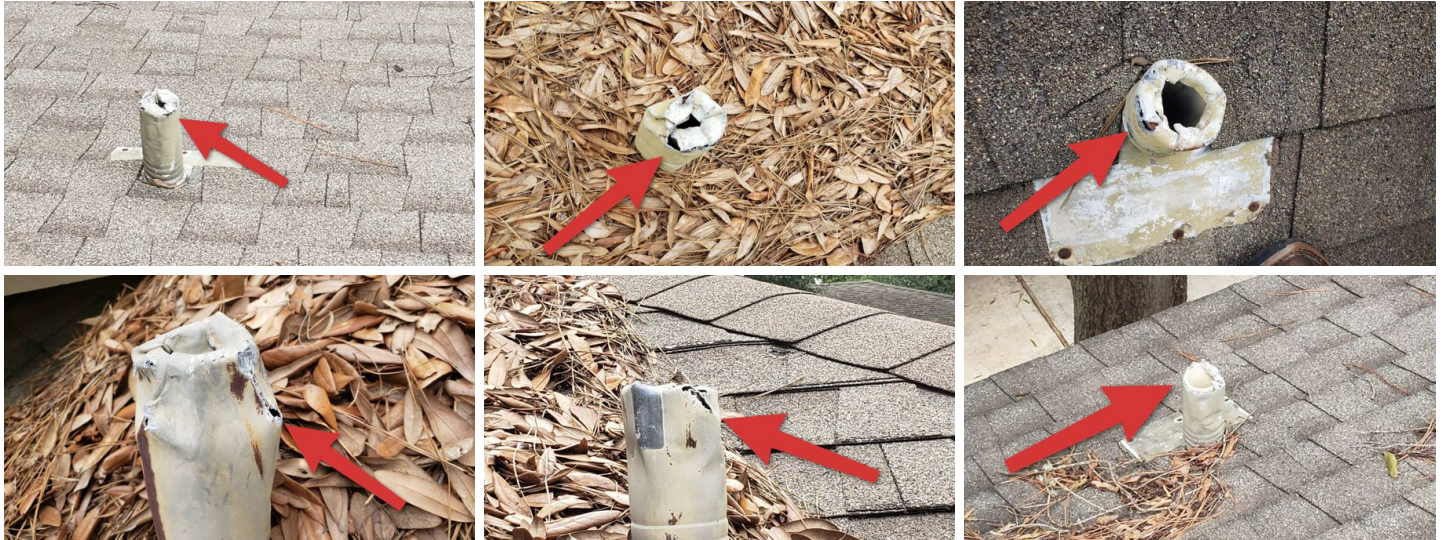
**Repaired**

The roof jacks at the plumbing vent pipes were observed to have the conditions as described above. Further investigation with a roofing contractor is recommended to make all needed repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.



## 5.5.4 Roof Details

**EXPOSED NAILS****Repaired**

We observed nail heads that were exposed on the surface of the shingles, and the nails should be installed under the adjacent shingle. Further investigation is recommended and to make the needed repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

5.6.1 Roof Leaks

**OBSERVED ON CEILING**

DORMER WINDOWS, WATER HEATER, ROOF EDGES

After observing the interior of the structure, evidences of roof leaks were visible, where the ceiling was water stained. It is recommended that a roofing contractor be contacted to find the source of the leaks, and to make any needed repairs.

**Obtain Cost Estimate**

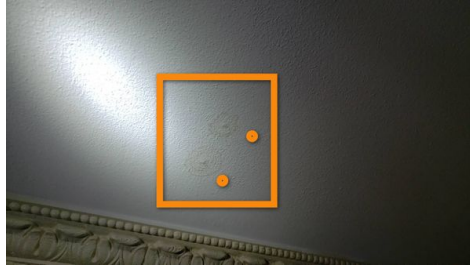
Recommendation

Contact a qualified professional.

**Cleaned, Treated, and painted  
No water source found**



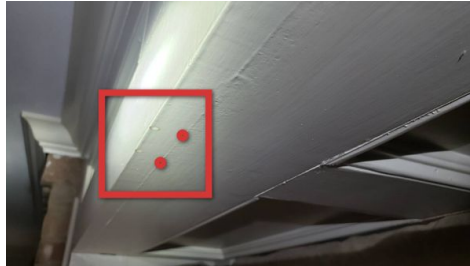
Study ceiling



Stained area was dry



Water damage above living room window



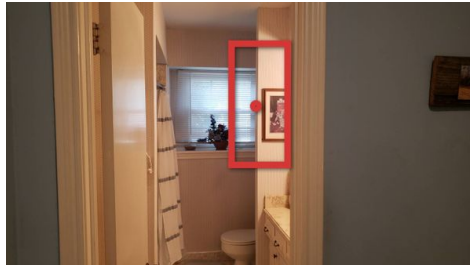
Drip marks



Water damaged finish details



High moisture



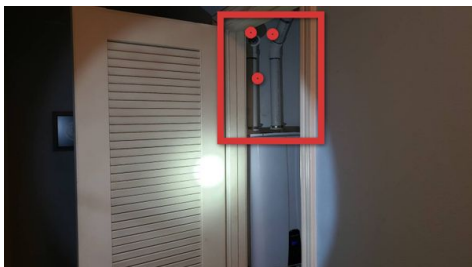
High moisture along upstairs hall bathroom dormer



High moisture



High moisture at and around southeast bedroom dormer window



Water stains at water heater closet



## 5.7.1 ROOF CONCLUSION

**SERVICEABLE CONDITION - SOME REPAIRS NEEDED**

The roof appears to be in generally serviceable condition at this time with some repairs needed for the item(s) shown under Recommendations/Repair. Have a roofing contractor provide a cost estimate to make all necessary repairs to bring the roof into a completely serviceable condition.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.



**Repaired  
See Amstill**



## 6: STRUCTURAL FRAMING

### Information

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#### Framing Description: OBSERVATIONS AND CONCLUSIONS

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



#### Framing Description: Two story house wood frame

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

#### Attic Framing: Viewed from attic access walkway

The attic space was viewed only from the areas determined by the inspector to be safely accessible from the access walkway.

#### Hurricane Clips/Straps: Clips/straps - None Visible

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.

### Recommendations/repair

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6.13.1 Deflected Framing

**GARAGE HEADER DEFLECTED**

The header over the garage door was visibly deflected, and has deflected beyond an acceptable degree (allowable deflection = one inch deflection in a 30-foot horizontal distance ( $L/\Delta = 360$  per the building code)). The maximum allowable deflection for header framing spanning 9 feet is 0.3 inch. This deflection was measured by electronic level to be 0.65 inch, which is excessive. Therefore, the header was not performing its intended function and repairs are recommended at this time.

**Obtain Cost Estimate**

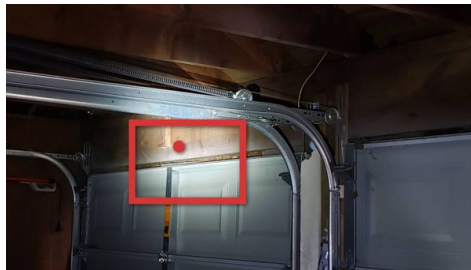
Recommendation

Contact a qualified professional.

**Repaired**



Deflected header



Gap between wood shim and header

6.19.1 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 as in need of repair. Have a contractor confirm the scope of repairs needed, along with a cost estimate for all repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**

# 7: WATER PENETRATION

## Information

### Water Penetration: OBSERVATIONS AND CONCLUSIONS

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

## Recommendations/repair

### 7.1.1 Water Penetration

#### MOISTURE METER - HIGH READING

LIVING ROOM WINDOW, UPSTAIRS HALL BATHROOM, UPSTAIRS SOUTHEAST BEDROOM (REAR WALL), REAR EXTERIOR DOOR, FRONT ENTRY DOOR

Evidences of water penetration to the interior of the structure were observed, including the following conditions and locations shown below. Further investigation is recommended with service companies to determine the source(s) of the water penetration along with any secondary damages, and also to provide a cost estimate for any needed repairs.

Our moisture meter showed a higher than normal reading.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**No water sources identified**



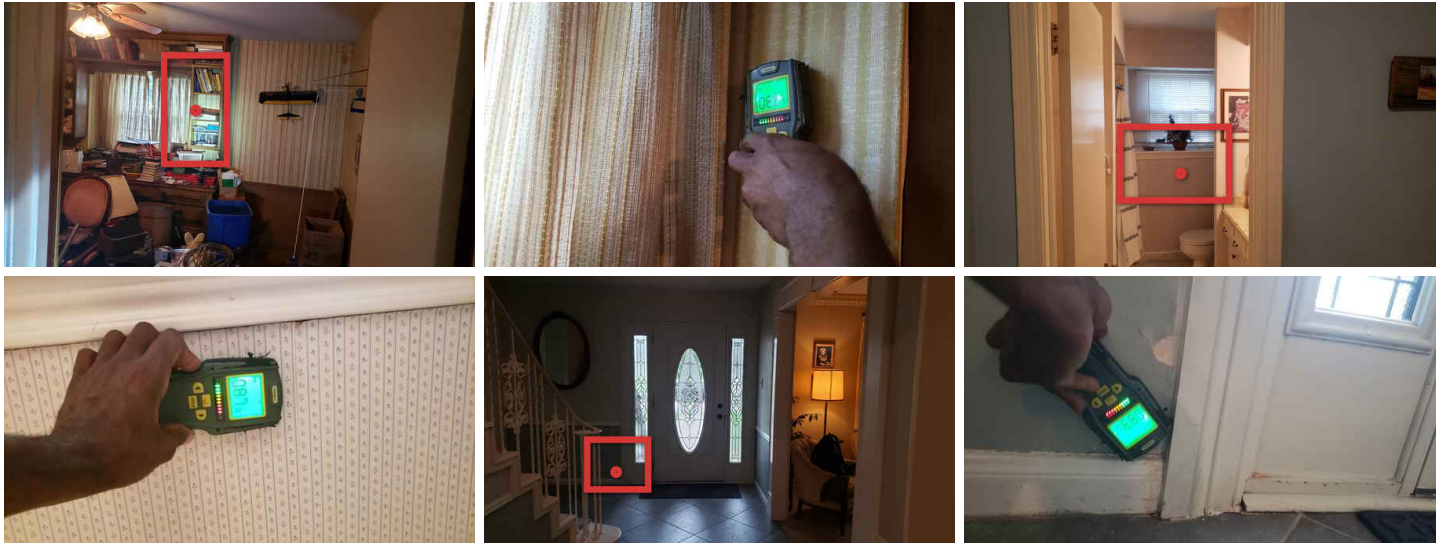


## 7.1.2 Water Penetration

**MOISTURE METER - ADDITIONAL PHOTOS OF HIGH READINGS**

Recommendation

Contact a qualified professional.



## 7.1.3 Water Penetration

**WATER STAINS/WATER DAMAGE**

REAR EXTERIOR DOOR, LIVING ROOM WINDOW

Evidences of water penetration to the interior of the structure were observed, including water stains/water damaged materials. Further investigation is recommended with service companies to determine the source(s) of the water penetration along with any secondary damages, and also to provide a cost estimate for any needed repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**No water sources identified**



7.1.4 Water Penetration

**VULNERABILITY TO WATER PENETRATION**

Sealants deteriorated/missing, Window sealants, Light Fixtures, Hose Bibb, Gas Line, Electric outlet, Vent Caps, Dryer Vent, Brick Veneer, High Soil, Grading, Weepholes Missing, Weepholes Clogged, Water Stains, Lack of Gutters

A substantial vulnerability to water penetration was observed at penetrations/openings through the exterior building envelope, and it is recommended that all penetrations/openings be sealed against water penetration. Typical examples on a structure may include light fixtures, air conditioning refrigerant lines, water piping, gas piping, vent caps, windows, doors, expansion joints, etc. Below is a representative sample of locations and/or photographs showing some, but not necessarily all, locations where there is a vulnerability to water penetration. Have a contractor provide a cost estimate to seal all vulnerable areas on the exterior building envelope against water penetration and/or open up any clogged weepholes in the veneer.

**Obtain Cost Estimate**

**No water sources identified**

Recommendation

Contact a qualified professional.



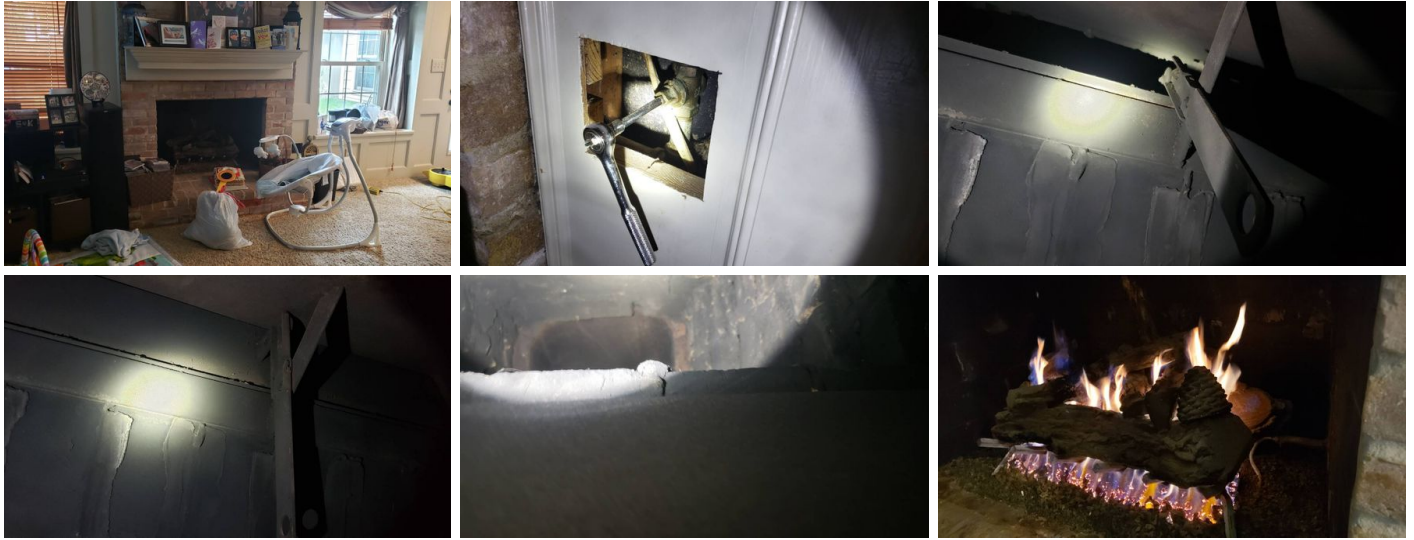


## 8: FIREPLACE/CHIMNEY

### Information

#### FIREPLACE OBSERVATIONS AND CONCLUSIONS

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



#### Masonry fireplace: Location

Living Room

#### Masonry fireplace: Description-Masonry Fireplace

Ceramic Gas Log, Manual Gas Shut-off Valve

The fireplace was a masonry fireplace that vented up a chimney through the roof.

#### Masonry fireplace: Chimney flue not visible for entire flue

It should be noted that the inside of the chimney flue is not visible due to the construction of the chimney, and was not inspected. The chimney flue extends from just above the fireplace opening inside the house to the top of the chimney. If this a concern to you, we recommend that a fireplace service company be contacted.

**Obtain Cost Estimate**

**No wood has been burned in the fireplace since it was cleaned and the gas insert installed in 1996.**

### Recommendations/repair

#### 8.1.1 Masonry fireplace

##### REPAIRS

Some repairs were observed to be needed to the fireplace. Further Investigation is recommended with a service company to provide a cost estimate for all needed repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

8.1.2 Masonry fireplace

**WEATHER CAP - RUSTED**

The top of the chimney flue had a metal spark arrester/weather cap installed in the flue to prevent water penetration down the chimney. The cap was rusted and needs to be cleaned and sealed to prevent further deterioration.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Cleaned and painted**

8.1.3 Masonry fireplace

**DAMPER - C CLAMP MISSING**

The damper was operationally checked at the time of the inspection, and opened and closed properly, with no repairs needed to the operation of the damper. Also, the damper was not equipped with a C Clamp device to prevent closing the damper completely to allow the hazardous combustion gases a path to escape up the chimney.

**Obtain Cost Estimate**

**Repaired**

Recommendation  
Contact a qualified professional.



HEI file photo showing c-clamp in masonry fireplace

HEI file photo showing c-clamp in metal fireplace

8.1.4 Masonry fireplace

**GAS VALVE - KEY MISSING**

The key for the gas log lighter valve was missing, and should be replaced.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**

## 9: ATTIC

### Information

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#### OBSERVATIONS AND CONCLUSIONS

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

#### Viewed from attic decking

The attic was entered and was viewed from the access decking provided in the attic. It is pointed out that the inspector is not required to access areas of the attic without the safety of adequate walkway decking.

#### Roof Decking: Description

Plywood, Not visible due to radiant barrier sheets along rafters

The roof decking was observed from the attic space to be as described above.

#### Roof Decking: Redecked-No Overlay

It was observed that the original wood shingles were removed, and the roof has been redecked. Therefore, this roof is not an overlay.

#### Insulation: R19 - 5-8"

The insulation in the attic was average for a house of this age. The normal amount of insulation for houses of this age is approximately 6 inches, or an R19 energy rating. This attic appeared to have an average of approximately 5-8 inches of insulation in the ceiling. It is pointed out that the insulation requirements according to the latest standard for new houses in this area is an R38 energy rating.

**Table 1102.1.1**



### Limitations

---

Attic Viewed From

#### ATTIC NOT ALL ACCESSIBLE

The entire attic space was not accessible from the decking provided, and if remote areas were viewed at all, it would be from the safety of the access decking. Note that it is our policy to not walk off the access decking nor climb over equipment to walk across framing members due to safety hazards and the potential for damaging equipment/ductwork and/or slipping off the framing members and falling through the ceiling. It is pointed out that there may be deficiencies in the attic and/or for the roof that were not viewed at the time of the inspection due to a lack of access walkway decking.

### Recommendations/repair

---

9.1.1 Ladder

**LADDER ATTACHMENT IMPROPER**

Legs too long, Nails missing in spring arm pivot, Nails missing in corner brackets

The stair assembly was not properly installed or secured to the framing members, and repair is needed for safety purposes. The condition(s) can be a safety hazard, and repair is needed, as an improperly installed stair assembly can possibly collapse.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Original condition from 1967. Demolition and construction not justified**



9.2.1 Service decking/platform decking

**INADEQUATE WALKWAY AND PLATFORM 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. The platform decking should be a continuous deck that is a minimum of 30 inches wide, that extends along all sides of the appliance where access is required. In addition, the decking should be free from any obstructions, such as gas lines, electrical wiring, ductwork, framing members, etc.

**Obtain Cost Estimate**



Recommendation

Contact a qualified professional.

**Original condition from 1967. Demolition and construction not justified**



## 9.7.1 Miscellaneous

**RODENTS, BIRDS, BEES, OR OTHER PESTS**

Rodent droppings, Trails through the insulation

We observed evidence of rodent infestation in the attic. Although HEI disclaims inspections for rodents and other pests, it is recommended that further investigation be done to find the source of entry of the pests into the attic, and to make all needed repairs to remove the pests, clean and sanitize the attic from any fecal/urine material and nesting materials. It is recommended that you contact a pest control company concerning this condition.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.



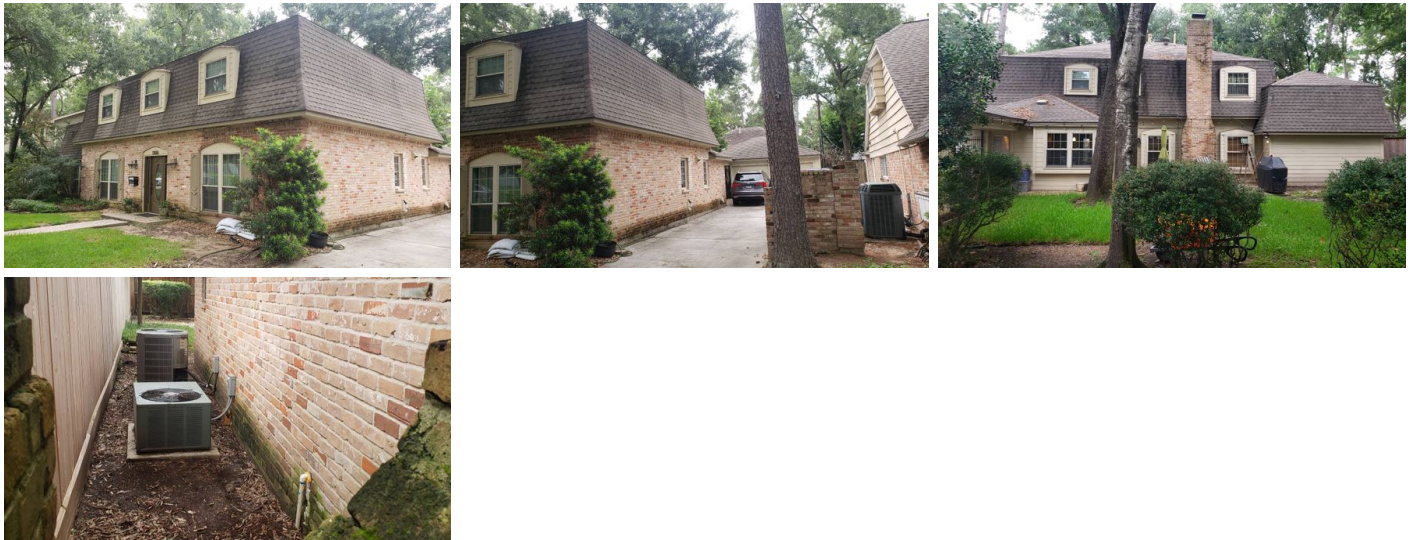
**Cleaned, sanitized and repaired  
See Chem-Tech**

# 10: EXTERIOR CLADDING

## Information

### Descriptions:

The materials, styles, and components present and observable at the time of the inspection are as follows:



### Cladding Material

Cement Siding, Brick Veneer, Wood

## Recommendations/repair

### 10.1.1 Brick/Stone Veneer

#### **WEEPHOLES CLOGGED**

THROUGHOUT THE HOUSE

The weepholes at the bottom of the brick wall were clogged with mortar. Weepholes are intended to be gaps left in the bottom course of bricks on a brick wall, typically every second or third brick (approximately 33 inches), to allow moisture behind the bricks a path to exit the wall cavity, and also to allow for some ventilation inside the wall cavity. However, it has been our experience that during the original installation of the brick veneer, enough brick mortar falls off the back sides of the brick into the wall cavity to clog the weepholes and inhibit their proper function. It is recommended that further investigation and repairs be done by a contractor to provide functional weepholes.

**Obtain Cost Estimate**

Recommendation

Contact a qualified masonry professional.



**Not Addressed**

10.1.2 Brick/Stone Veneer

**BRICK/STONE LOOSE**

WEST

A loose brick was observed and the brick / bricks need to be secured and repaired.

**Obtain Cost Estimate**

Recommendation

Contact a qualified masonry professional.

**Repaired**

10.1.3 Brick/Stone Veneer

**ERODED BRICK - REPAIR**

CHIMNEY, FRONT ENTRY

Some of the bricks were significantly eroded at various areas of the house. The degree of the erosion was such that the damaged bricks need to be repaired. It may be necessary to seal the bricks to prevent further erosion, and further investigation with a contractor is recommended to make the needed repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified masonry professional.

**Repaired**

10.3.1 Fiber Cement Siding

**CAULK VERTICAL JOINTS**

REAR

The siding was unsealed at the vertical joints which can allow water to penetrate behind the siding. It is recommended that the vertical joints be caulked to prevent water penetration.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.



**Not Addressed**

10.3.2 Fiber Cement Siding

**DAMAGED / BROKEN**

FRONT DORMERS, REAR DORMERS, PATIO

The siding was damaged/broken and needs to be repaired. Contact a service company to obtain an estimate for repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**



10.3.3 Fiber Cement Siding

**CONTACT ROOF**

FRONT DORMERS, REAR DORMERS

The fiber cement siding at the upstairs area was not installed in accordance with the manufacturers recommendations. The siding did not have a one inch gap between the siding and the shingles on the roof, which can possibly allow water to affect the bottom edge of the siding. Further investigation with a contractor is recommended concerning this condition.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**



10.8.1 Wood Siding

**PAINT WEATHERED/PEELING**

GARAGE

The paint on the wood siding was observed to be weathered/peeling and needs to be painted.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**

# 11: EXTERIOR ITEMS

## Information

### OBSERVATIONS AND CONCLUSIONS

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

#### Gates and Fences: Gates and Fences - No Repairs

The gates and fences were in generally good condition at the time of the inspection and no repairs were observed to be needed.

#### Garage: Foundation cracks

We observed cracks in the garage foundation. The foundation was still functional at the time of the inspection and not in need of repair.



## Recommendations/repair

### 11.1.1 Flatwork Concrete/Patios/Walkways

#### SIDEWALK

The sidewalk was cracked and uneven at the front of the house, and presents a tripping hazard.

**Obtain Cost Estimate**

**Not addressed**



Recommendation

Contact a qualified professional.

### 11.1.2 Flatwork Concrete/Patios/Walkways

#### DRIVEWAY REPAIR

The driveway concrete was badly cracked, and the damaged portion presents a tripping hazard. It is recommended that a contractor be contacted to provide a cost estimate to make the needed repairs.

**Obtain Cost Estimate**

**Not addressed**



Recommendation

Contact a qualified professional.

## 11.2.1 Gutters and Downspouts

**NONE**

No gutters have been installed on this house, and it is recommended that they be installed to help control differential foundation movement and prevent wood rot and water entry.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Some gutters have been installed in key areas**

## 11.3.1 Gates and Fences

**WROUGHT IRON FENCE**

BREEZEWAY

Rusted

The wrought iron fence was in need of some repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**

11.4.1 Wood Rot

**WOOD ROT**

GARAGE

Siding, Door Trim at Garage, Corner Trim

Wood rot was observed and needs to be replaced. Have a contractor provide a cost estimate to determine the entire scope of the wood rot, and provide a cost estimate to replace all rotted wood in the house.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**



**Repaired**

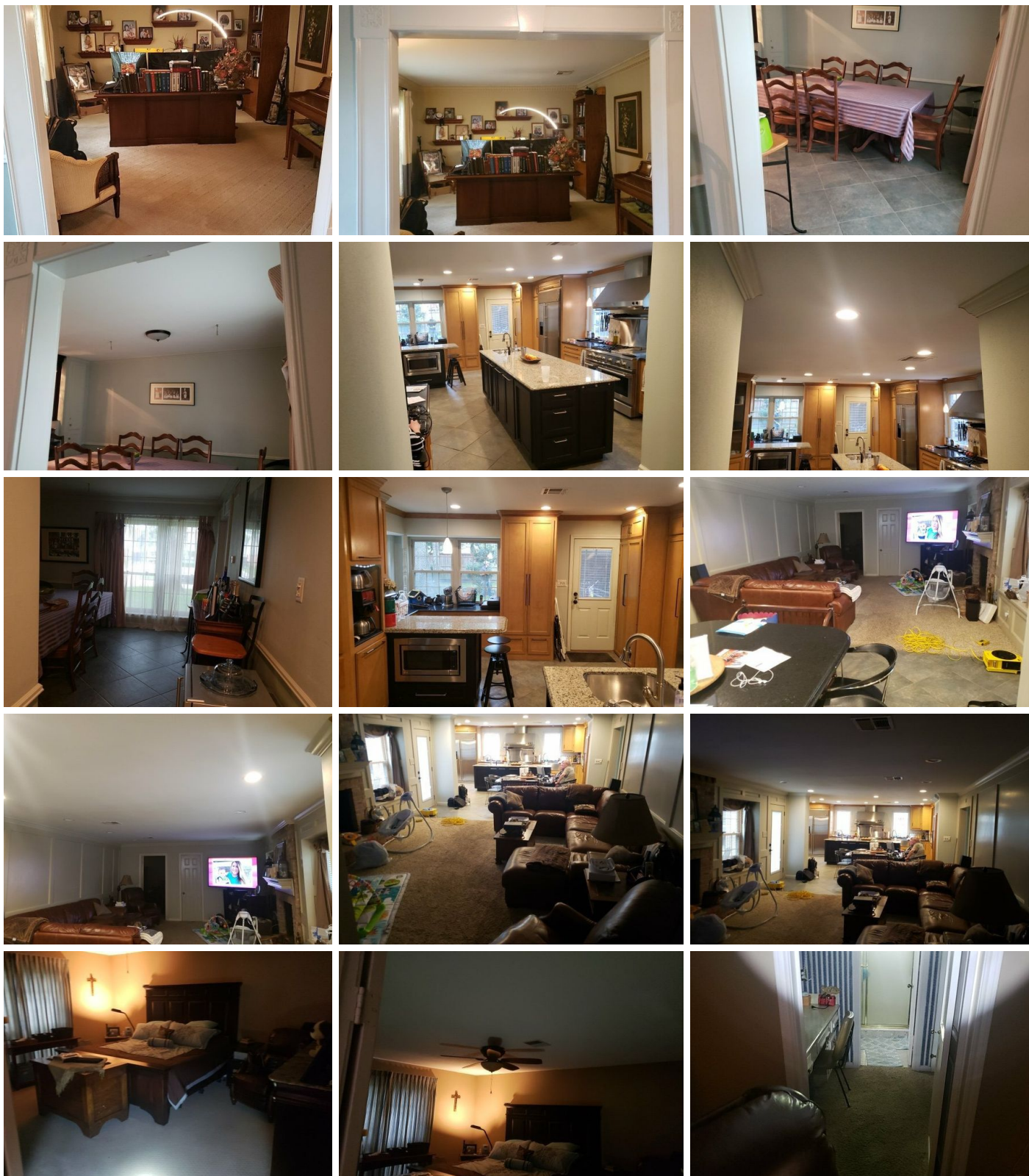


# 12: INTERIOR ITEMS

## Information

### OBSERVATIONS AND CONCLUSIONS

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





## Recommendations/repair

---

### 12.1.1 Doors

#### **STICKING DOORS**

##### FRONT ENTRY

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

**Obtain Cost Estimate**

**Repaired**

Recommendation

Contact a qualified professional.

---



12.2.1 Windows

**DOUBLE PANE WINDOW SEAL DAMAGED**

LIVING ROOM, UPSTAIRS NORTH BEDROOM

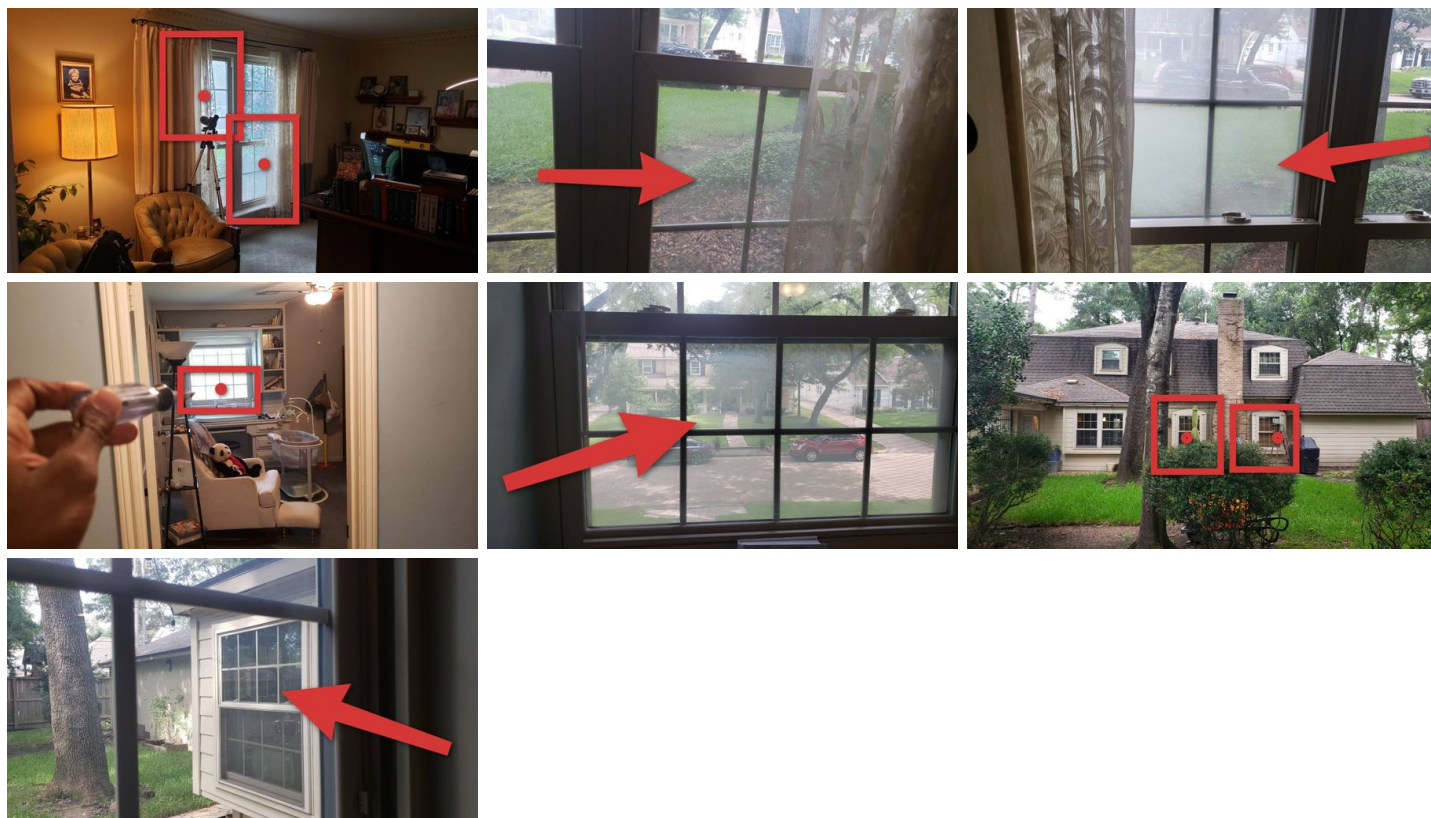
One or more double pane windows were observed where the seal has been compromised and allowed moisture between the two panes. It is pointed out that we were not able to view every window under differing lighting conditions at different times of the day, and we may not be able to see discoloration that may become visible under different lighting and/or weather conditions, other than at the locations listed below. Further investigation with a window specialist is recommended concerning the windows to determine the extent of the condition throughout the house, and to make all needed repairs.

**Obtain Cost Estimate**

**Warranty replacement applied for**

Recommendation

Contact a qualified professional.



12.2.2 Windows

**CRACKED/BROKEN**

UPSTAIRS NORTH BEDROOM

Cracked/broken windows were observed that need to be replaced.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.



## 12.3.1 Floor coverings

**FLOOR TILES GROUT CRACKED/MISSING**

KITCHEN

The grout was cracked/missing and needs to be repaired.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**



## 12.3.2 Floor coverings

**CARPET LOOSE/DAMAGED**

UPSTAIRS NORTHWEST BEDROOM

The carpet was observed to be loose/damaged, and repair is needed. Contact a service company for a cost estimate.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**Repaired**

## 12.4.1 Sheetrock

**PATCHES, FURTHER INVESTIGATION**

MASTER BEDROOM, UPSTAIRS NORTHWEST BEDROOM CLOSET, UPSTAIRS HALL

Patches in the sheetrock were seen. The cause of the patching could not be determined at the time of the inspection, and further investigation into the cause of the patch with the homeowner is recommended.

Recommendation

Contact a qualified professional.

**Patches are from repiping**



## 12.4.2 Sheetrock

**WATER STAINS - SOURCE UNKNOWN-DRY**

UPSTAIRS NORTHWEST BEDROOM CLOSET, STUDY CEILING, UPSTAIRS WATER HEATER CLOSET

Water stains were observed. The source of the water stains could not be determined at the time of the inspection, but possible sources include roof leaks, plumbing leaks in the bathrooms located above the stained areas, or possibly some other source. Have a service company determine the source of the water stains, and provide a cost estimate for any necessary repairs. We checked the stain with a moisture meter, and the stain was dry at the time of the inspection.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

**No current leaks**

## 12.5.1 Smoke alarms

**SMOKE ALARM(S) 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 smoke alarms in a home.

**Obtain Cost Estimate**

## R314.3 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

## R314.4 Power source.

Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

## R314.5 Interconnection.

Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

## Recommendation

Contact a qualified professional.

**7 battery operated smoke alarms installed**

## 12.6.1 Carbon monoxide detector

**MISSING**

The house does not meet the current code concerning carbon monoxide 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.

**2 carbon monoxide monitors installed**

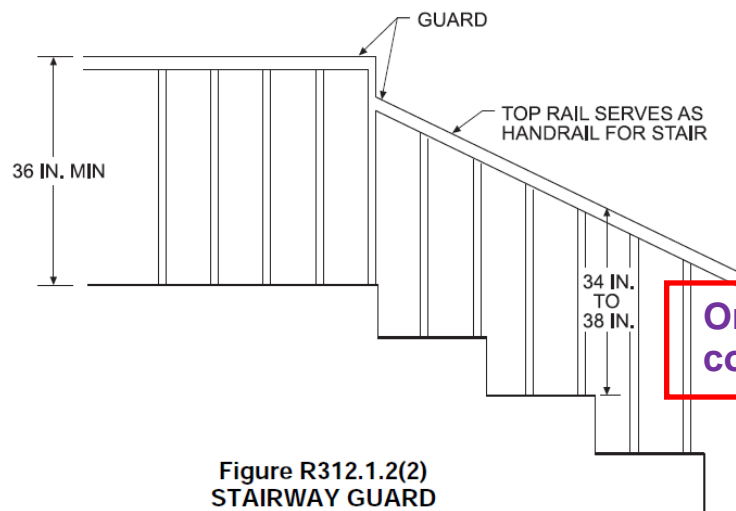
12.7.1 Stairs/Handrails/Guardrails

**HANDRAIL NOT PROPER HEIGHT**

The handrail for the stairway is not constructed according to the current building code standards where handrail height should be 34-38 inches. This condition can be considered a safety hazard and if it concerns you, then further investigation is recommended with a contractor.

**Obtain Cost Estimate**

R311.7.8.1



Recommendation  
Contact a qualified professional.

**Original condition from 1967. Demolition and construction not justified**

Figure R312.1.2(2)  
STAIRWAY GUARD

12.7.2 Stairs/Handrails/Guardrails

**NO HANDRAIL**

BASE OF STAIRS

No handrail was present at the stairway, which can be a hazardous condition, and it is recommended that a handrail be installed for safety purposes. Handrails are required whenever a flight of stairs has four or more risers.

**Obtain Cost Estimate**

R311.7.8

Recommendation  
Contact a qualified professional.

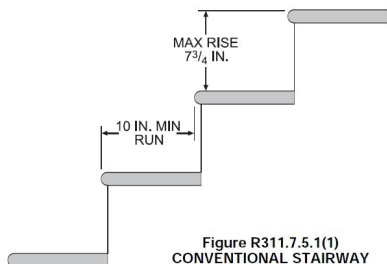
**Original condition from 1967. Demolition and construction not justified**



12.7.3 Stairs/Handrails/Guardrails

**STAIRWAY TREAD DEPTH IMPROPER**

The tread depths did not fall within the variation limits as specified by the International Residential Code. The minimum tread depth shall be 10 inches, and the greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.



Recommendation  
Contact a qualified professional.

**Original condition from 1967. Demolition and construction not justified**



12.8.1 Wood rot interior

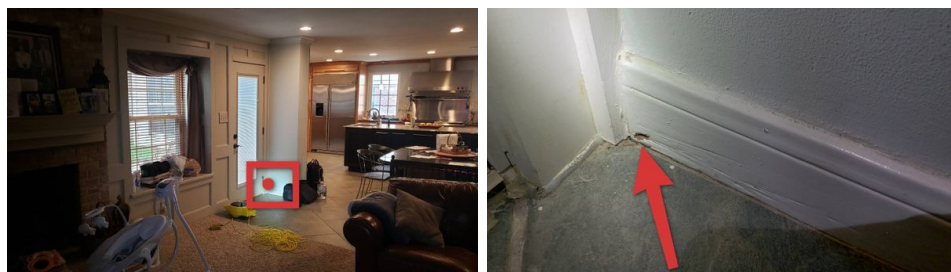
**INTERIOR**

REAR EXTERIOR DOOR  
Baseboard

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, including at the above locations.

**Obtain Cost Estimate**

Recommendation  
Contact a qualified professional.



**Cleaned, treated, and painted.**

12.9.1 Miscellaneous interiors

**MICROBIAL GROWTH**

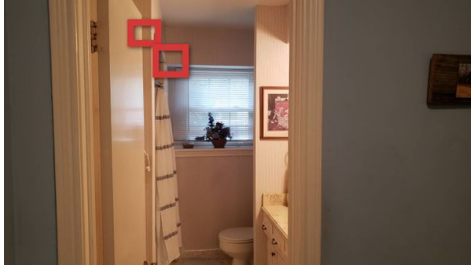
UPSTAIRS HALL BATHROOM, UPSTAIRS NORTHWEST BEDROOM CLOSET

A microbial growth was observed, and further investigation is recommended with a service company to determine the cause of the growth, and to provide a cost estimate for any needed repairs.

**Obtain Cost Estimate**

Recommendation

Contact a qualified professional.



**Cleaned, treated, and painted**

# 13: CLOSE

## Information

### **CLOSE**

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.

Items identified as being deficient and in need of repair along with 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** and to **Obtain a cost estimate**. It is pointed out that other related and/or underlying conditions may be present, and which may not be apparent without further investigation.

We also recommend that you review the Service Agreement at the end of this report regarding any complaint concerning the inspection services provided pursuant to the service agreement, As agreed to, 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 reinspection 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 reinspection by HEI as agreed above.**

As an additional service, we 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](mailto: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

Texas Licensed Professional Engineer #51501

Texas Firm Number: 7942





# 14: RECEIPT PAGE

## Information

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### **HEDDERMAN ENGINEERING, INC.**

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

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07/12/2021

TO: Ronald Mays

REF: Inspection of the property at 13515 St Marys Ln, Houston TX 77079.

Total cost of inspection: \$700.00

Total Paid: \$700.00

Total Due: - 0 -

# 15: 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](http://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):** Ronald Mays

**DATE OF INSPECTION:** 07/12/2021

**PROPERTY ADDRESS:** 13515 St Marys Ln, Houston TX 77079

#### 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, including the proper sizing and compatibility of HVAC, Electrical, and/or Plumbing components.

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 reinspection 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.

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**LIMITATION OF LIABILITY: In any event the inspector fails to fulfill the obligations under this agreement, CLIENTS EXCLUSIVE REMEDY AT LAW OR IN EQUITY AGAINST INSPECTOR IS LIMITED TO A MAXIMUM RECOVERY OF DAMAGES EQUAL TO THE INSPECTION FEE PAID HEREIN. CLIENT VOLUNTARILY AGREES TO WAIVE THEIR RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ. BUSINESS & COMMERCE CODE. This limitation of liability applies to anyone, including client, who is damaged or has to pay expenses of any kind, including attorney fees and costs. 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 inspector charges for making the inspections when compared with the potential of exposure that inspector might otherwise incur in the absence of such limitation of liability, and that a much higher fee would be charged if the inspector were subject to greater liability.**

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#### 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, INCLUDING SATURDAYS, SUNDAYS, AND/OR HOLIDAYS, THE CLIENT WILL BE CHARGED ½ OF THE ORIGINAL INSPECTION FEE AND AGREES TO PAY SUCH PENALTY FEE. IF THE INSPECTION IS CANCELLED LESS THAN ONE HOUR BEFORE THE SCHEDULED TIME OF THE INSPECTION, THE CLIENT WILL BE CHARGED THE FULL INSPECTION FEE.**



**I HAVE READ AND ACCEPT THIS AGREEMENT**



# Invoice: 4028

8006 Northbridge Circle  
Spring, TX 77379  
832-534-8836

**Date** 5/11/2018  
**Terms** Due on receipt  
**PO Number**  
**Account #**

**Bill To**

Ronald Mays  
13515 St. Mary's In  
Houston, TX 77079

**Property Address**

Mays, Ronald  
13515 St. Mary's In  
Houston, TX 77079

Date/Time	Description	Quantity	Price	Total
5/11/2018	Radiant barrier Foil	1875.00	1.35	2531.25
5/11/2018	Install Blown Fiberglass R-38	1.00	795.00	795.00
5/11/2018	Install Attic Access Cover	1.00	199.00	199.00

Subtotal:	3525.25
<b>Invoice Total:</b>	<b>\$3,525.25</b>

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## PAYMENT COUPON

**A Affordable Services / DN&Q Construction  
Mgmt/Corporate Office**  
8006 Northbridge Circle  
Spring, TX 77379  
832-534-8836

Ronald Mays  
13515 St. Mary's In  
Houston, TX 77079

**Terms** Due on receipt  
**Account #**  
**PO Number**

**Invoice #** 4028  
**Invoice Date** 5/11/2018  
**Invoice Balance** \$3,525.25  
**Amount Enclosed**

# Invoice



Bill To:  
**Ronald Mays**  
 13515 Saint Marys Lane  
 Houston, TX 77079

<b>Invoice Date</b>	<b>Invoice</b>
August 10, 2021	3559
<b>Due Date</b>	<b>Sales Rep</b>
Upon Receipt	Robert McFadden

## Contract

Description	Amount
Repair: Check	\$1,130.56

Total Contract: **\$1,130.56**

Remit Payment to:

**Amstill Roofing**  
 3731 Briarpark Drive Suite 175  
 Houston Texas, 77042  
 281-495-1878

Invoiced Total:	<b>\$1,130.56</b>
Payments/Credits:	
08/03/2021	\$1,130.56
Total Received:	<b>\$1,130.56</b>
Balance Due:	<b>\$0.00</b>



**Mr. Brick of Houston, L.P.**

6425 Calle Lozano Dr.  
Houston, TX 77041-2559  
+1 7138568329  
info@mrbrickofhouston.com  
www.mrbrickofhouston.com

**INVOICE**

BILL TO  
Ronald Mays  
13515 St. Marys Ln  
Houston, Tx

INVOICE 10226  
DATE 08/04/2021  
TERMS Due on Completion

DESCRIPTION	AMOUNT
Front- Fracture on top right corner of left side coined corner Front door- fracture over door/ patch and paint 2 head brock on bottom left corner and 1 brick left of that on bottom of wall Window right of door- 2 fractures at top/ 1 top right Skim slab under window in 1 spot Right- 2 fractures in front section of wall 1st window- fractures all around 2nd window- fractures all around Remove 2nd dryer vent (big one) and brick in Right side wingwall on driveway- remove and replace broken brick, cut off gate hinge, repair any fractures Front corner of wall- remove brick with concrete on them and install new matching brick Skim slab in 2 spots Left- fracture behind first small A/C unit Chimney- Patch and paint lightly deteriorated brick as needed/ remove bad brick and install new ones as needed 10-15 Check cap	1,580.00

2% FEE ON CREDIT CARD TRANSACTIONS OVER \$2000.00

BALANCE DUE

**\$1,580.00**

We accept Cash, Check, All major Credit Cards

Thank You for your business.  
Page 1 of 1

SERVICE PERFORMED AT
RONALD MAYS 13515 St Marys Ln Houston, TX 77079
SIGNATURE NOT ENTERED

ACCOUNT INFORMATION
Account #: 36869 RONALD MAYS 13515 St Marys Ln Houston, TX 77079 (281) 740-8319

SIGNATURE STATEMENT

DETAILS OF YOUR SERVICE ON 07/30/2021	WO #:217958
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RODENTS - SERVICE CALL  
 Performed by: CHRIS BAUMANN  
 License / Certification Number: 0557789  
 PO:  
 Started: 07/30/2021 12:04 PM  
 Ended: 07/30/2021 12:05 PM



**INSTRUCTIONS FOR THIS SERVICE:**  
 7/30/21 DSV APPLIED TO THE ATTIC SPACE, WE WILL RAKE OUT INSULATION & MAKE ANOTHER DSV APPLICATION  
 Phone Call, Phone Call Test, Machine Answered to: 2817408319 at {0}, for {1}|2021-07-29 19:15:35|2021-07-30 10:00:00

DESCRIPTION	QUANTITY	AMOUNT
SERVICE CALL + (8.25% tax)	1	0
	<b>SUB TOTAL</b>	0
	<b>DISCOUNTS</b>	0
	<b>TAX</b>	0
	<b>ADJUSTMENTS</b>	0
	<b>PREPAY</b>	0
	<b>TOTAL</b>	0

**TECHNICIAN COMMENT:**


**INVOICE NOTES:** Insulation raked out and turned over. Applied DSV to all surfaces of the attic.

**TARGETS:**

**PERFORMED:**

MATERIAL / PRODUCT	QUANTITY	EPA #	ACTIVE %	APP RATE
<b>OBSERVATION</b>	<b>RECOMMENDATION</b>	<b>RESPONSIBILITY</b>	<b>RANKING</b>	

Chem Tech
119 Fm 1463 Katy, TX 77494 281-391-0333 License #: TPCL #9394



State Required Information
TEXAS - TEXAS DEPARTMENT OF AGRICULTURE/STRUCTURAL PEST CONTROL SERVICES PO BOX 12847 AUSTIN, TEXAS 78711-2847 PHONE (512) 305-8250 OR 866-918-4481 FAX 888-232-2567