HEDDERMAN SERVICES
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MECHANICAL INSPECTION

10818 Piping Rock Ln
Houston, TX 77042

Inspector
Gabe Fitzpatrick
TREC#21417, EDI# TX-180, TDA#774342
281-355-9911
office@hedderman.com

C - 303-478-2116

PROPERTY INSPECTION REPORT FORM

Joe Stiles & Linda Stiles	03/16/2022 9:00 am
Name of Client	*Date of Inspection*
10818 Piping Rock Ln, Houston, TX 77042	
Address of Inspected Property	
Gabe Fitzpatrick	TREC#21417, EDI# TX-180, TDA#774342
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.
It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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, led paint, destructive insects or pest, security items, water or air treatment systems, etc. This inspection is limited to those components which were visible and readily 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, and 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 South:
For the purpose of the inspection, North is considered to be the rear of the house.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Comments:

Electrical System Description:

The electrical service is provided by a 120/240 volt, single-phase, 125-ampere service to an electric meter located at the rear of the garage.

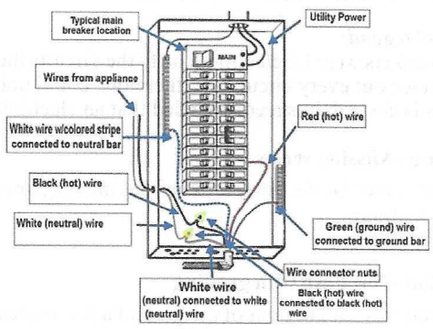
Electrical Wiring Information

Service Wires	Branch Circuit Wires	Grounded or Ungrounded System
#4 Copper	Aluminum	Grounded

Breaker Panel Information

Location	Manufacturer	Rating - Amps
1. Garage	General Electric	125-amps

Circuit Breaker Wiring Diagram



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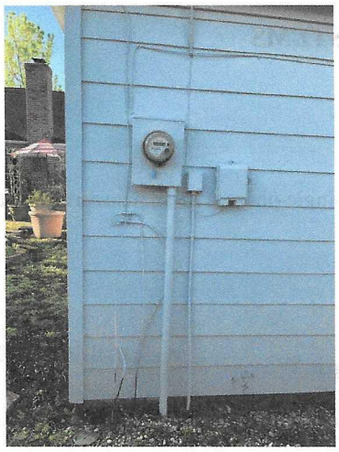
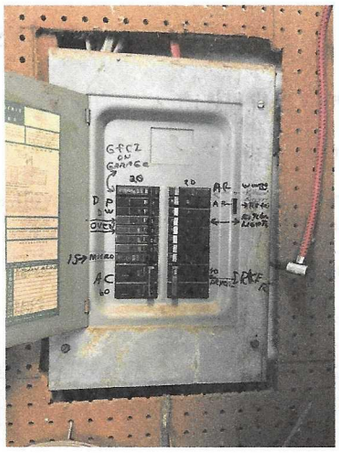
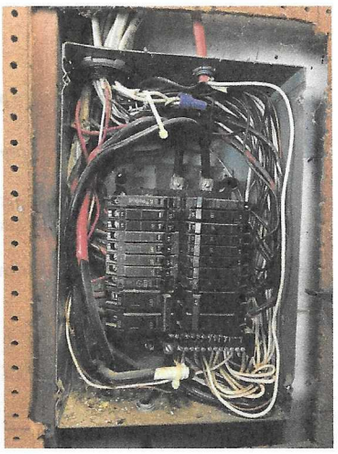
I	NI	NP	D

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 trace out every circuit and, therefore, could not verify the accuracy of the labeling. If further investigation is desired, it is recommended that an electrician be contacted.

1: Cover Plate - Missing screw

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

Obtain Cost Estimate

2: Ground Rod - Not flush with grading

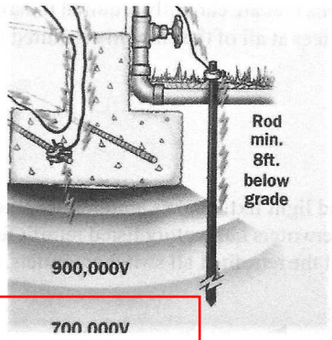
The ground rod was sticking out of the ground a few inches, and, since ground rods are typically 8 feet long and all 8 feet of the rod are required to be in the ground, it is recommended that the ground rod be pounded down flush with the top of the ground. The clamp on the rod should be an acorn clamp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

Obtain Cost Estimate

Corrected and installed

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

I	NI	NP	D



Replaced

Electrician - add separate shut off

3: Breaker Panel - Main breaker missing

Entire breaker panel replaced.

The breaker panel was not equipped with a main circuit breaker. The panel requires more than six throws to completely shut off the power and, therefore, a main breaker should be installed.

Obtain Cost Estimate

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Aluminum, Copper -
Comments:

GFCI Outlet - Functional : Kitchen sink area, Garage, Exterior of house, Hall bathroom -
Outlets that were protected by ground fault circuit interrupt (GFCI) devices were present and functioning properly at the time of the inspection. The GFCI devices were checked and the power to the outlets turned off when the test buttons were pressed. It is pointed out that GFCI devices can stop tripping and/or resetting properly at any point. The devices should be tested periodically and replaced when necessary.

Ceiling Fans - Functional :
No items that were in need of repair were observed for the operation of the ceiling fan(s) at the time of the inspection.

Light Fixtures - Functional:
The light fixtures throughout the house were operated and were observed to be functional at the time of the inspection.

Limited visibility of electrical wiring : At attic, Insulation cover -
Visibility of the electrical wiring was very limited at the time of the inspection and some portions of the wiring that are typically accessible were concealed. If further investigation is desired, it is recommended that a service company be contacted.

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.

Exterior Light Fixtures - Sensors/Timers:
Several of the exteior lights appeared to be on a daylight sensor or timer, and will not come on until it gets dark. Since it was not dark, the lights were not checked at the time of the inspection. Further investigation is recommended.

Replaced

Electrician - have him look at this

1: GFCI - Missing at outlet

Kitchen - East wall, Master Bathroom - Makeup desk, Garage door opener, Washing machine, Dishwasher/disposal outlet -

I	NI	NP	D

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

Recommendation: Contact a qualified professional.

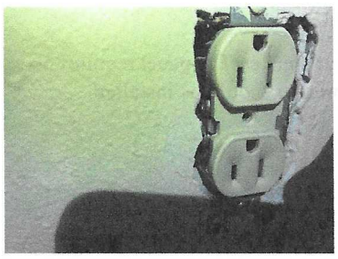
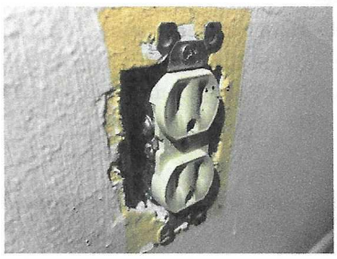
all replaced

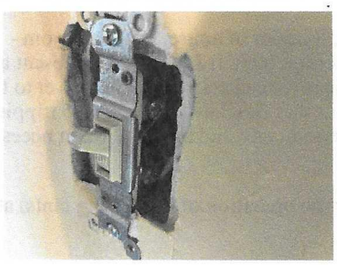
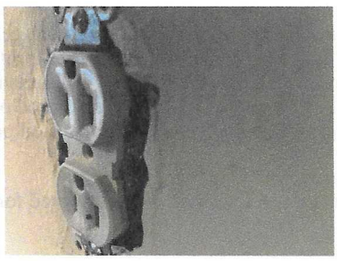
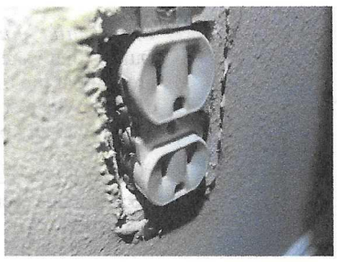
Electrician - have him verify & obtain cost estimate

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.

Recommendation: Contact a qualified professional.

3: Cover Plate - Damaged/Missing
Garage

Handyman

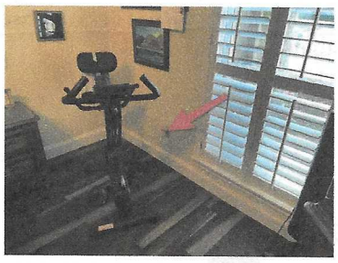
A missing or damaged cover plate was observed.
Obtain Cost Estimate

4: Outlets - Ungrounded at several locations
Office, Southeast Bedroom

Electrician - have him verify. This may simply be a loose connection. Replaced

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

Obtain Cost Estimate

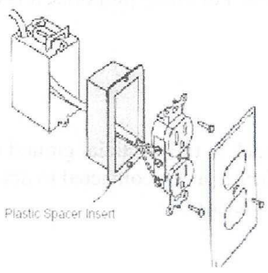


Handyman Replaced

5: Outlets - Box extenders missing at backsplash

We observed outlets located in countertop backsplashes that were not protected by extender boxes. This is considered to be a fire hazard, and it is recommended that the extender boxes be installed.

Obtain Cost Estimate



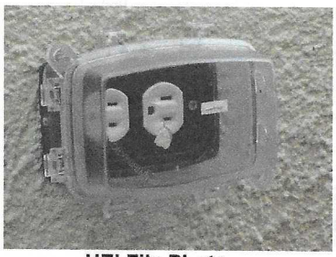
Handyman Replaced

6: Exterior Outlet - No water tight cover

North Exterior

An exterior outlet that was not protected by a water tight cover plate was observed.

Obtain cost estimate



HEI File Photo

Skip

7: Outlet - Missing

Powder Room

A 120-volt outlet was not provided at a currently required location.

Obtain Cost Estimate

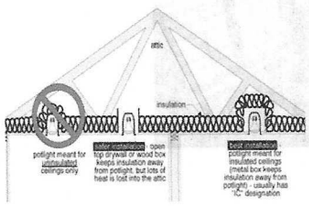
8: Recessed lights - Unknown IC rating

Reviewed OK

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

Further investigation is recommended.

Obtain Cost Estimate



9: Light Fixture - Closet missing cover

One or more of the closet light fixtures are missing covers. For safety purposes, it is recommended that protective covers be installed over the bare bulbs.

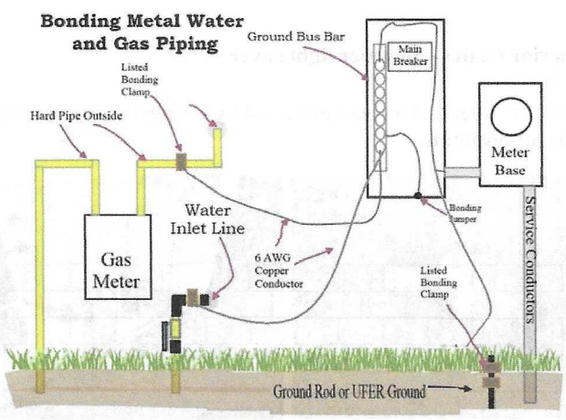
Obtain Cost Estimate

10: Gas Piping - Bonding not visible

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

Obtain Cost Estimate

Electrician



Recommendation: Contact a qualified professional.

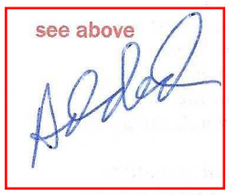
Add smoke/CO2 detectors (Home Depot) Handyman

11: Smoke detectors - Current standards not met

The house does not meet the current code concerning smoke alarms. This house is an older home and, if bringing the house into current standards is desired, it is recommended that you contact a service contractor to make all of the needed repairs. Smoke detectors are currently required to be connected in a manner that

causes one detector to engage each other detector should an alarm be tripped, They are also required to be hardwired into the electrical system and contain a battery back up. Lastly, smoke detectors are required inside each bedroom, outside of bedroom areas, hallways, stairwells, and at each level of the structure.
Obtain Cost Estimate

Recommendation: Contact a qualified professional.



12: Carbon Monoxide Detectors - Current standards not met

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

Recommendation: Contact a qualified professional.

13: Low Voltage Systems - Not inspected

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

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

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

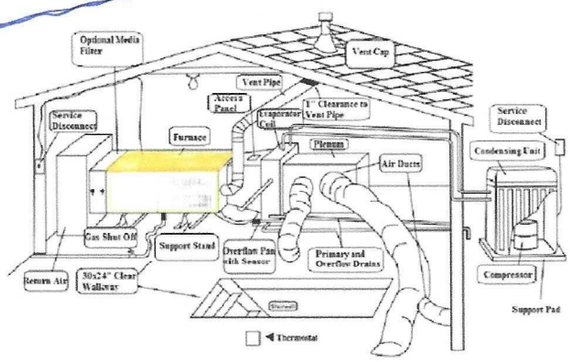
It is pointed out that our inspection of the air conditioning and heating system(s) is a limited, visual inspection in accordance with the TREC SOP, where we check the equipment as it has been installed to determine whether or not the system(s) is cooling and/or heating at the time of the inspection. Our inspection is a cursory inspection of the apparent function, 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) by a qualified service technician using specialized diagnostic equipment, 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.

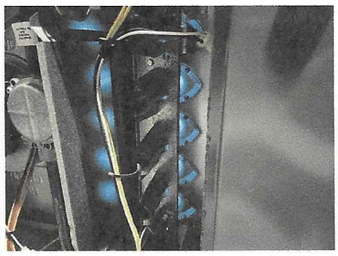
Gas Furnace Description:

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

ZONE	BRAND	BTU	DATE	LOCATION
1. House	Trane	100,000	2008	Attic

Compressor and Capacity Replaced 2018 w/other Warranty





I	NI	NP	D

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(s) and the equipment appeared to be heating the air adequately.

heat/air inspected 5Y/year

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

1: Attic Decking - Inadequate to equipment
The attic did not have adequate service decking to and/or in front of the equipment. 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, duct work, framing members, etc.
Obtain Cost Estimate
M1305.1.3

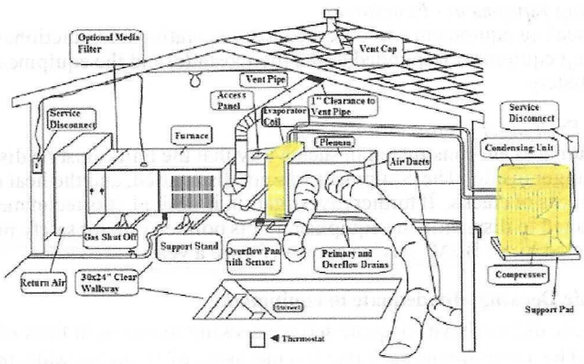
☒ ☐ ☐ ☒ **B. Cooling Equipment**
Comments:
Type of System: Split system

The inspection of the HVAC system is cursory in nature in accordance with the TREC SOP. 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. It is pointed out that an HVAC license is required to check the refrigerant pressures for the A/C equipment, therefore the refrigerant pressure was not checked during the inspection.

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
1. House	Trane	5-ton 2008	5-ton 2008	21.2 degrees



Condensing Unit Equipment - Functional:

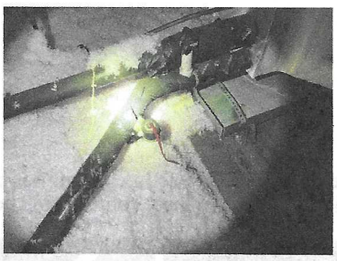
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

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 appeared to be operating as evidenced by the cooling performance of the system.

Coil Equipment - Functional:
The coil equipment was operating and was providing a degree of cooling at the time of the inspection.

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



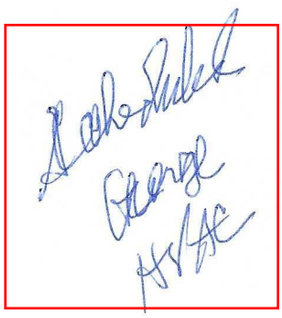
Cooling Performance:
We measure the temperature drop (ΔT) across the indoor coil(s) at the time of the inspection and our observations have been recorded in this report. It is pointed out that our measurements of the cooling performance of the equipment is only at a "point in time", and cannot reflect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

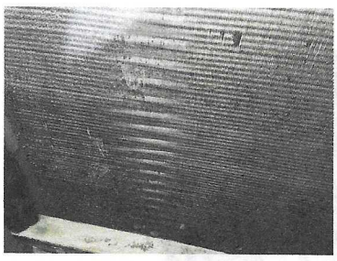
1: Coil - Dirty

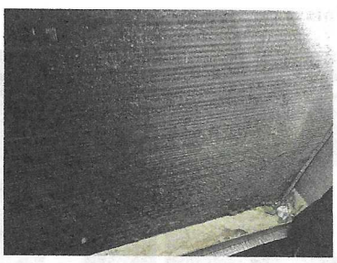
A/C

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







2: 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

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

I	NI	NP	D

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

Type of ducts: Flex ducts -
Comments:

Duct Work - Acceptable:
The ductwork appeared to be in good condition at the time of the inspection and air was blowing out of each of the registers. The airflow may need to be adjusted in each room to meet your specific needs.



1: Electronic Air filter - dirty

The filter was dirty and needs to be cleaned. A dirty filter can allow the evaporator coil and air ducts to become dirty, which can affect the performance of the system.

Obtain Cost Estimate

Replace filter
(A/C or Handyman)


IV. PLUMBING SYSTEMS

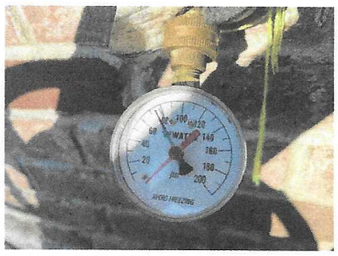
☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Comments:
Location of water meter: The street curb
Location of main water supply valve: South Exterior
Static water pressure reading: 72 PSI
Water Supply Material: PEX

A plumbing system typically consists of three major components, including the potable water supply piping; the waste or drain piping; and the plumbing fixtures. The distribution piping brings the water from the public water main or a private well to the individual fixtures throughout the 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.

Main Water Shut Off Valve Location: South side -
The main shut-off valve for the water line service piping is intended to provide a means to disconnect the water service to the structure/property.

Static Water Pressure: 70-75 PSI -
The static water pressure at the property was measured with a water pressure gauge at the hose bibb nearest to the shut off valve at the time of the inspection.



Limited visibility of plumbing lines: At attic, Insulation cover -
Visibility of the plumbing lines was very limited at the time of the inspection and some portions of the plumbing that are typically accessible were concealed. If further investigation is desired, it is recommended that a service company be contacted.

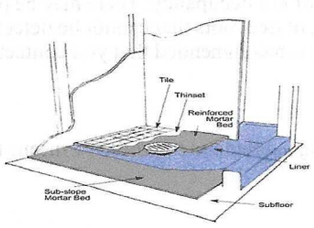
Sinks & Lavatories - Functional:
No items requiring repair were visible at the time of the inspection to the operation of the sinks and/or lavatories. The sinks were filled with water, and were observed to be draining properly, with no leaking

piping or slow drains.

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

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

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



Tub trap - No access: No access opening -
The plumbing for the tub was not visible for inspection due to a lack of access. As a routine, we recommend that access to the plumbing be provided for inspection and repair purposes.

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

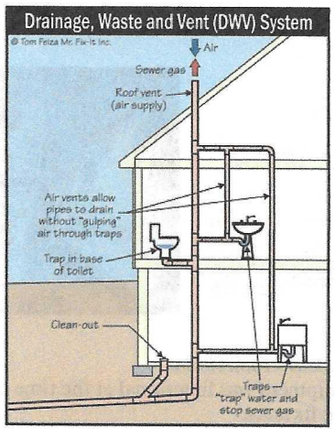
Installed in all 4 locations

☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**
Sewer Piping Material: PVC visible around exterior of house -
Comments:

Sewer System - Functional:

I	NI	NP	D

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.



Sewer Clean Out Present: North side -
A sewer clean out was present. The clean out is needed in the event of a stoppage in the main sewer drain line, and the clean out is where a sewer snake would be utilized to remove a clog in the sewer line.

?? Any repairs made?

Sewer Piping - Evidence of repairs observed: PVC clean out present -
Evidences of sewer line repairs and/or replacement were observed. It is noted that we could not determine the extent of the repairs to the sewer system or if any of the original cast iron piping is still active. Further investigation is recommended with the owner and/or a service company to determine the extent of the repairs and to determine if any further repairs are needed. A sewer inspection with a plumber to verify the extent of the repairs and the condition of the sewer piping and the repairs is recommended. The plumber should also determine if the washing machine drain riser is adequately sized to accommodate a modern washing machine.
Further investigation is recommended

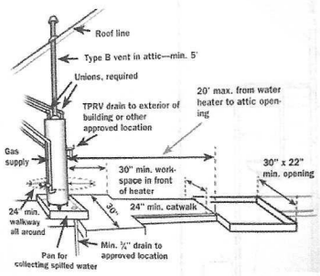
☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Comments:
Energy Source: Natural Gas
Capacity: 50 gallons

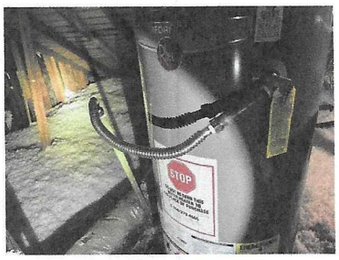
Gas Water Heater Description:
The hot water for the property was provided by the following natural gas fired gas water heater(s):

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

I	NI	NP	D

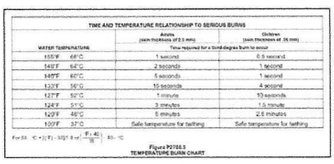
Location	Brand	Capacity	Age	Energy Type
1. Attic	Rheem	50 gallons	2021	Gas

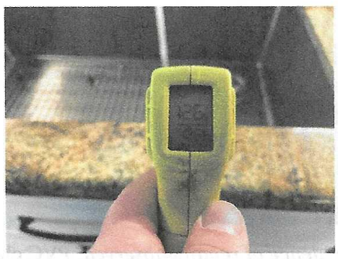




Water Heater Equipment - Functional:
The water heater equipment was functional at the time of the inspection and providing hot water to the applicable plumbing fixtures.

Hot water - Temperature:
The generally recommended maximum temperature setting for a hot water heater, to prevent accidental scalding, is 120-125 degrees. It is recommended that the water heater thermostat be adjusted to and maintained in this temperature range. The temperature of the hot water was measured at the kitchen sink.





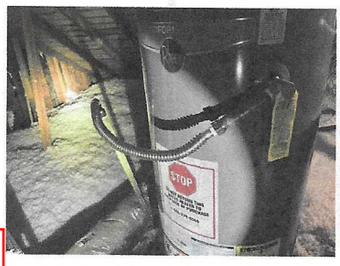
Temp/Pressure Relief Valve - Information:
Temperature/pressure relief valves are not operationally checked by this firm during the inspection. Valves typically do not reseat properly when they are operated, which causes the valves to leak. It is best to replace the temperature/pressure relief valves for water heaters every 2-3 years to prevent them from getting clogged with mineral deposits.

1: TPR valve needs repair
Flex piping installed in line -
The drain line for the temperature pressure relief valve on the water heater was not installed properly and is in need of repair.
Obtain cost estimate

Recommendation: Contact a qualified professional.

Called Ruben Plumber

I	NI	NP	D



Called Rudy's Plumber

Strapping
Handyman

2: Vent pipe needs repair

Inadequate clearance -
The vent pipe was not installed properly and is need of repair. It is pointed out that an improperly installed vent pipe is a safety hazard.
Obtain cost estimate

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

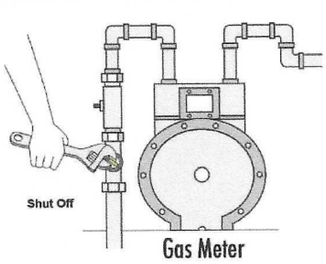
Comments:

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

☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Rear of house -
Type of gas distribution piping material: Steel piping with flexible appliance connectors
Comments:

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, without digging to uncover gas lines. The underground gas line is typically galvanized steel, which can and does rust. However, viewing the underground gas line(s) would require digging, and HEI does not do any digging around the gas lines to determine their condition or the degree of rusting at the underground piping. Also, 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 to know the condition of the underground gas line(s), it is recommended that a plumber be contacted.



Called Ruben Plumber

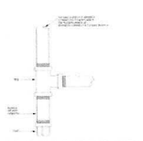
1: Sediment Trap - Missing

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

Recommendation: Contact a qualified professional.


HEI file photo showing sediment trap


Clip art showing a sediment trap in gas line

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

Functional:

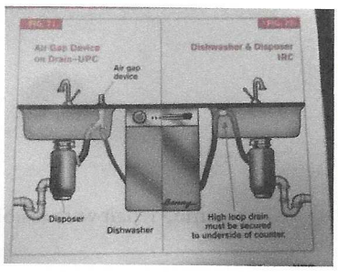
The dishwasher was functioning and responded to the controls. The unit was run through a cycle at the time of the inspection and appeared to be operating properly.

Handyman (Built-in on new d/w)

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:

Functional:

The disposal was operating and responded to the controls at the time of the inspection.

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

I	NI	NP	D	
☒	☐	☐	☐	**C. Range Hood and Exhaust Systems**

Comments:

Downdraft Vent - Functional:
The downdraft vent was turned on and was functioning at the time of the inspection. The equipment responded to the controls and vented to the outside.

I	NI	NP	D	
☒	☐	☐	☐	**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.

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

Oven - Calibrated properly:
No repair was needed to the calibration of the oven thermostat. The thermostat was set at 350 degrees, and the oven heated to within the allowable ±25 degrees. The oven was checked with an oven thermometer and found to heat to 350 degrees.

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

Not Present:

A built-in microwave was not present at the time of the inspection.

☒ ☐ ☐ ☐ **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:

Funtional - 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 - Dryer present:

The vent was connected to the dryer but was not tested. It is recommended that the vent be checked for an excess of lint and that it be cleaned if necessary. (Information)

Vent - Check for lint:

It is recommended that the vent be checked periodically for an excess of lint and that it be cleaned if

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

I	NI	NP	D	

necessary. (Information)

☒ ☐ ☐ ☐ **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 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

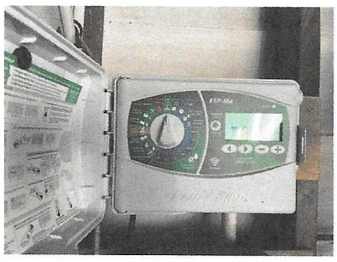
VI. OPTIONAL SYSTEMS

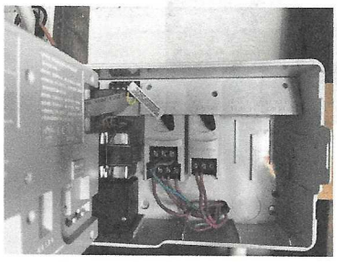
☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Sprinkler System: Rainbird, Located inside garage, 6 zones -

An automatic sprinkler system was installed. The system included a control panel, one or more solenoid valves, underground water lines and with sprinkler heads.





Backflow Prevention Device - present:
A backflow prevention device was present and was equipped with the two water shut off valves on the water supply line to the sprinkler system.

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

Foundation watering system:
A foundation watering system was installed for the house. The system was not operated and we could not determine if the system was functional at the time of the inspection.

Further investigation is recommended

Corrected

1: Adjust sprinkler head spray

Spraying rear of house -

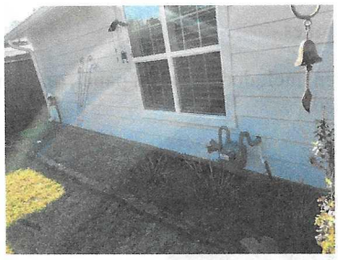
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Handyman

The sprinkler head spray was in need of adjustment/repair.
Obtain cost estimate

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

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(s) for Further Investigation, Obtain cost estimate, and/or Contact the builder. It is pointed out that other related and/or underlying conditions may be present, and which may not be apparent in our limited, visual inspection without further investigation by qualified service companies. It is emphasized how important it is for you if you intend to rely on our report(s), to continue to gather the in-depth information that will be obtained by further investigation with appropriate service technicians who will use their specialized knowledge of the component(s) and the related building codes along with their specialized diagnostic equipment to give you the TOTAL PICTURE of the condition of the property. Failure on your part to do your due diligence will constitute negligence on your part and will result in an incomplete body of knowledge upon which you base your decisions regarding this property. We recommend that your further investigations be done before the expiration of your option period and before closing on the property.

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 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