



HEDDERMAN SERVICES

281-355-9911

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

<https://hedderman.com/>



## REINSPECTION REPORT

9231 Fordshire Dr  
Houston, TX 77025

Robert & Patricia Pando c/o Katy Pando

JANUARY 11, 2023



Inspector

**Gary Atherton**

TREC#24236

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.**

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

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01/11/2023

TO: Robert & Patricia Pando c/o Katy Pando

REF: GAS REINSPECTION

Dear Robert & Patricia Pando c/o Katy Pando:

At your request, a reinspection of the house located at 9231 Fordshire Dr, Houston, TX 77025 was made by Gary Atherton. This report is issued as an addendum to our previous inspection report.

The purpose of the gas reinspection was to view the natural gas related items which were not able to be checked during the initial inspection due to a lack of gas service. The scope of this reinspection included observations regarding the gas related items only. It is pointed out that items causing visual obstruction were not moved.

The following pages include the items that were observed during the course of the reinspection.

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

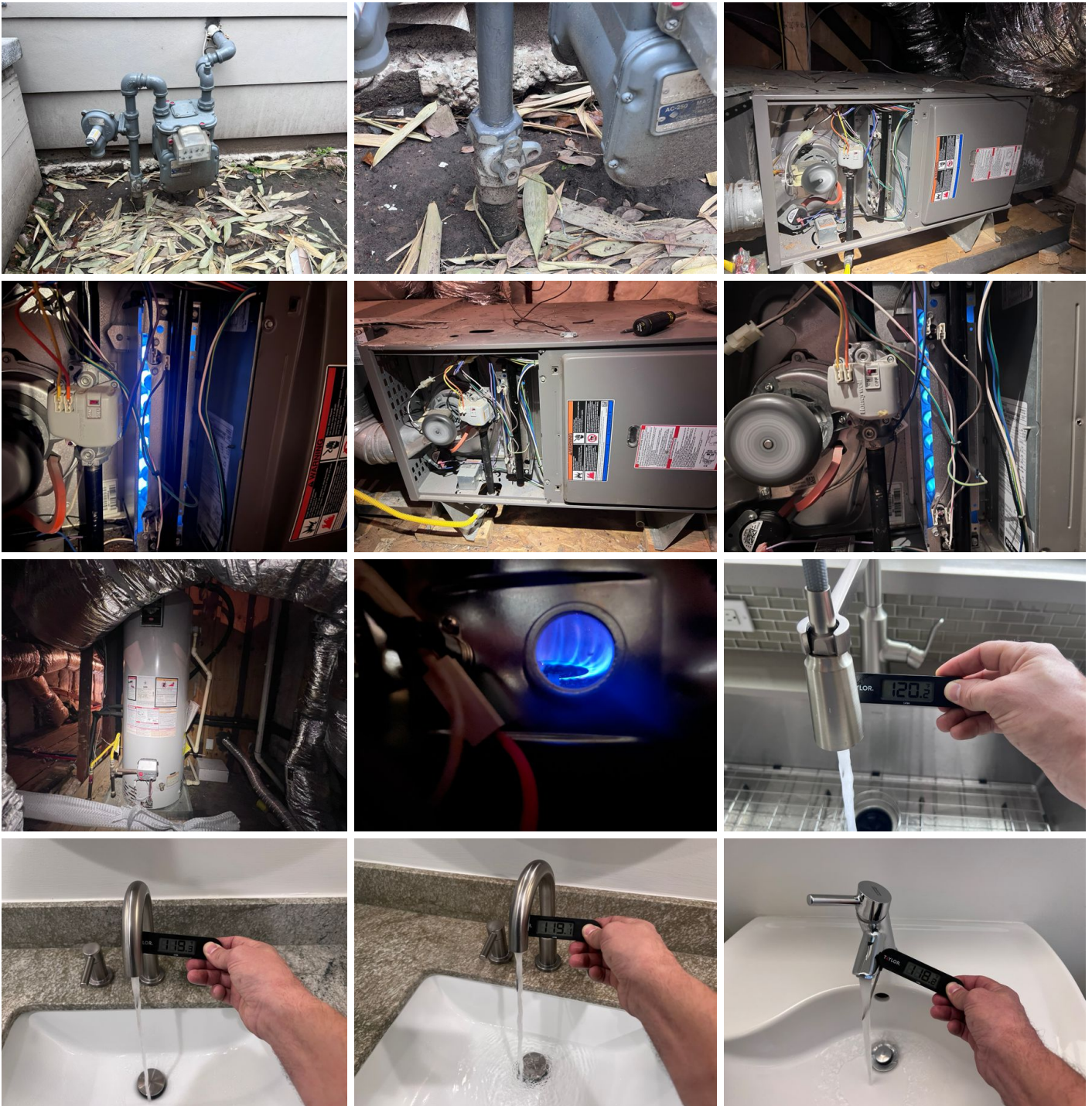
## 2: MECHANICAL ITEMS

### Information

#### Inspection Observations: Gas Equipment Checked

Furnace(s) was functional and providing heat, Water heater(s) was functional and providing hot water, Hot water was present at the proper side of each faucet

The gas fired equipment for the property was operationally checked in their normal modes and the equipment appeared to be functioning at the time of the inspection.





### 3: CLOSE

## Information

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### CLOSE

Opinions and comments stated in this report are based on the apparent performance of the structure and equipment. 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 current or future performance, life, and/or need for repair of any item inspected.

At your service,

HEDDERMAN ENGINEERING, INC.

Tim Hedderman

President

Texas Firm Number: 7942



# 4: 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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01/11/2023

TO: Robert & Patricia Pando c/o Katy Pando

REF: ReInspection of the house at 9231 Fordshire Dr, Houston, TX 77025.

Total cost of inspection: \$100.00

Total Paid: \$100.00

Total Due: - 0 -

# 5: SERVICE AGREEMENT

## Information

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**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](mailto: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): Robert & Patricia Pando c/o Katy Pando**

**DATE OF INSPECTION: 01/11/2023**

**PROPERTY ADDRESS: 9231 Fordshire Dr, Houston, TX 77025**

#### Purpose of Reinspection

The purpose of the inspection is to view selected components and/or systems, and to inform you, our client, of our observations and opinions from a NON-INVASIVE VISUAL SURVEY on whether or not those selected components and/or systems are functioning on the day of the inspection, or are 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. 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 are in need of repair. It is pointed out that other engineers/inspectors may have contrasting opinions to those given in this report. It is not our purpose to verify the adequacy and/or design of any component of the house.

It is not within the purpose and/or scope of this report to determine the insurability, habitability, merchantability, future performance, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. This report is not an insurance policy, neither is it an expressed nor implied warranty and /or guarantee as to future life and/or continued performance of the items inspected. Our inspection and report are intended to express the inspector's perceived impression of the apparent performance of the inspected components and systems viewed on the date of the inspection. Our 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.

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 Reinspection

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 as 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, foliage, soil, appliances, stored items, insulation, etc., will not be moved. 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 in the reinspection are those items listed in our previous report(s) for this property that have been agreed upon to be reinspected.

#### Limitations of Inspection

A visual inspection method will generally produce a competent first impression assessment of the apparent past 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 HEDDERMAN ENGINEERING, INC. permission or authorization, and they do so at their own risk.

#### Dispute Resolution

In the event of a complaint concerning the inspection services provided, Client must notify HEDDERMAN ENGINEERING, INC. in writing of such complaint within ten (10) business days of the date of discovery and thereafter allow a prompt re-inspection of the item relating to the claimed condition. Client further agrees that client and its agents, employees or independent contractors will make no alterations, repairs or replacements to the claimed condition prior to a re-inspection by the inspector. Failure to comply with this procedure shall constitute a complete bar and waiver of any and all claims client may have against inspector related to the alleged act, omission or claimed condition.

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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 the inspector, or its officers, agents, or employees MORE THAN ONE YEAR AFTER THE DATE OF THE INSPECTION. 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 to sign 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 inspector shall be considered the final and exclusive findings of the inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the inspector prior to issuance of the printed report.

**NOTE: IF THE INSPECTION IS CANCELLED LESS THAN ONE FULL BUSINESS DAY BEFORE THE SCHEDULED TIME, THE BUYER WILL BE CHARGED ½ OF THE ORIGINAL INSPECTION FEE.**



**I HAVE READ AND ACCEPT THIS AGREEMENT**