



HEDDERMAN SERVICES

281-355-9911

office@hedderman.com

<https://hedderman.com/>



MECHANICAL INSPECTION

505 Jackson Hill St Unit 203 Jacksons Place
Houston, TX 77007

AuthentiSIGN

Robert Dan Fontaine
5/12/2022 1:59:49 PM CDT

05/12/2022

AuthentiSIGN

Kimberly Mae Fontaine
5/12/2022 2:01:37 PM CDT

05/12/2022



Inspector

Alex Lopez

TREC #23307

281-355-9911

office@hedderman.com



PROPERTY INSPECTION REPORT FORM

Dan Fontaine & Kimberly Fontaine <i>Name of Client</i>	05/11/2022 3:00 pm <i>Date of Inspection</i>
505 Jackson Hill St Unit 203 Jacksons Place, Houston, TX 77007 <i>Address of Inspected Property</i>	
Alex Lopez <i>Name of Inspector</i>	TREC #23307 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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).

RESPONSIBILITY 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, lighting control systems, hazardous materials and gases, rated walls, lead paint, destructive insects or pest, security items, water or air treatment systems, etc. This inspection is limited to those components which were visible and 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 2004.

Orientation - House Facing West:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Electrical System Description:

The electrical service is provided by a 120/240 volt, single-phase, 110-ampere service.

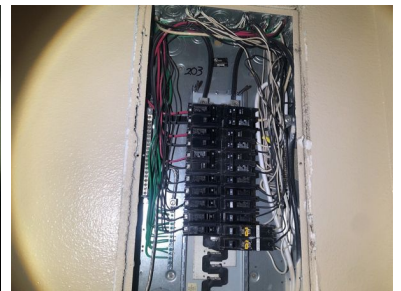
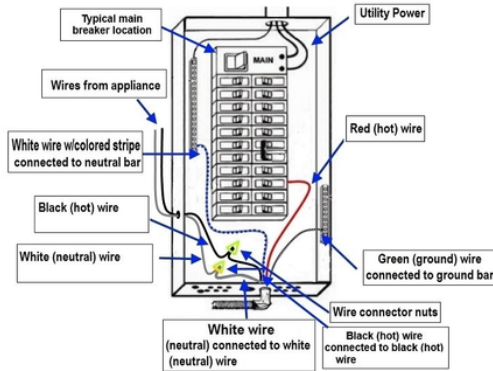
Electrical Wiring Information

<u>Service Wires</u>	<u>Branch Circuit Wires</u>	<u>Grounded or Ungrounded System</u>
#1 Aluminum	Copper	Grounded

Breaker Panel Information

<u>Location</u>	<u>Manufacturer</u>	<u>Rating - Amps</u>
Bedroom	Cutler Hammer	200

Circuit Breaker Wiring Diagram



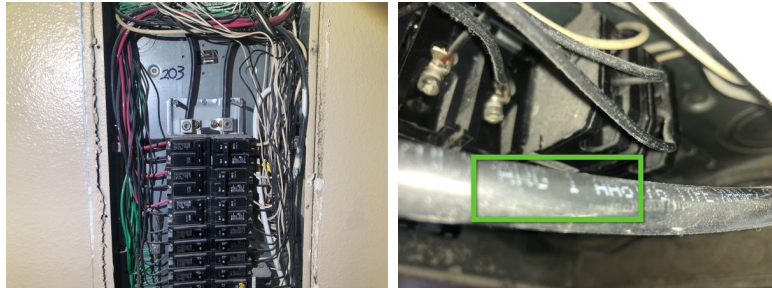
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Breakers - Routine Check:

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

AFCI Breakers - Several installed:

Several Arc Fault Circuit Interrupter (AFCI) breakers were installed in the breaker panel(s), and the AFCI breakers were protecting some of the 120-volt circuits in the structure. An AFCI breaker is intended to turn off the power to a 120-volt circuit should an electrical arc be detected in the circuit. It is pointed out that in 2002 AFCI breakers began to be phased into the building codes, starting with the bedroom areas. Currently, AFCI breakers are required to be present for the 120-volt circuits throughout the house, with few exceptions.

It is pointed out that this house does not meet current standards regarding AFCI breakers, however, local building authorities do not require that this house be retrofitted for additional AFCI breakers. If installing additional AFCI breakers is desired, it is recommended that an electrician be contacted for further information.

Wiring - 240-volt aluminum circuits:

The electrical wiring for the property was a combination of copper and aluminum. The 120-volt outlet and lighting circuits were observed to be copper and the 240-volt appliance and large equipment circuits were aluminum. It is pointed out that, while the use of aluminum branch circuit wiring is no longer practiced, aluminum 240-volt circuits are not considered a problematic condition.

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: Breaker - Loose

The breaker for the furnace was not seated properly causing it to protrude. A loose breaker will cause the breaker to overheat. It is recommended that an electrician be contacted to repair the breaker and any secondary damage.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.



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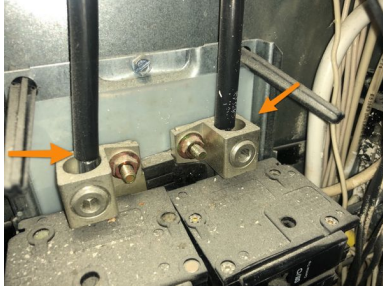
D=Deficient

I	NI	NP	D
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2: No Antioxidation Solution

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

Obtain cost estimate



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper -
Comments:

1: GFCI - Not resetting

Balcony

The ground fault circuit interrupt (GFCI) device was tripped off, and would not reset at one outlet. Have an electrician make any necessary repairs to the GFCI, and then check the appropriate outlets that should be protected by a GFCI device to verify that they are protected.

Obtain Cost Estimate

2: Light Fixture - Nonfunctional

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

Further investigation is recommended



Kitchen cabinet

3: Exterior Switch - No water tight cover

An exterior rated watertight cover was not installed for an exterior light switch.

Obtain cost estimate

Recommendation: Contact a qualified professional.

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I NI NP D



Balcony

4: Smoke and Carbon Monoxide Detectors

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

Recommendation: Contact a qualified professional.

5: 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.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Type of System: Forced Air

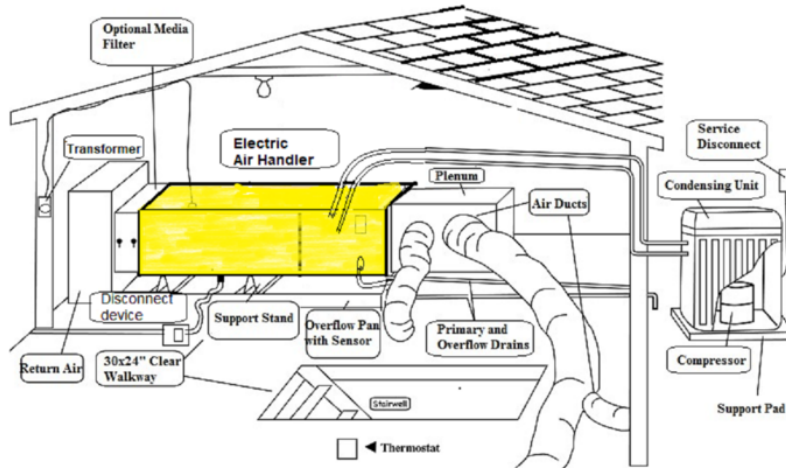
Energy Sources: Electric

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.

Electric Air Handler Description:

The heating for the property was provided by the following electric heating equipment:

<u>ZONE</u>	<u>BRAND</u>	<u>DATE</u>	<u>LOCATION</u>
House	Alumacoil	2019	Bathroom



Heating Equipment - Functional:

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I NI NP D

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 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.

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
House	Goodman	Not visible 2006	2.5-ton 2019	18

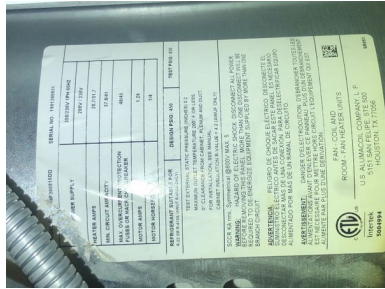
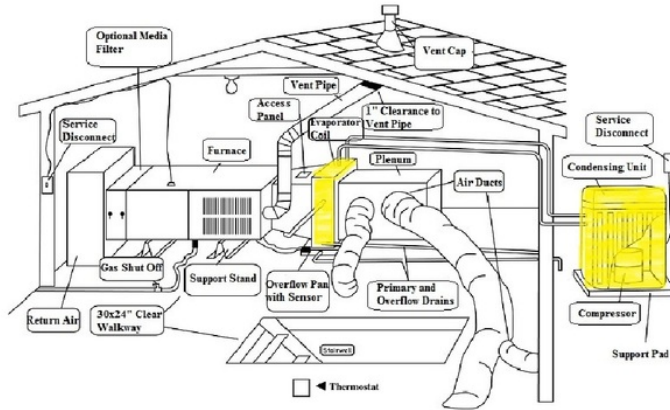
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I NI NP D



Condensing Unit Equipment - Functional:

The condensing unit equipment was functional at the time of the inspection. The equipment responded to the corresponding thermostat, and the compressor components and fan motor components appeared to be operating as evidenced by the cooling performance of the system.

Condensing Unit Equipment - Limited Life:

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

Coil Equipment - Functional:

The coil equipment was operating and was providing a degree of cooling at the time of the inspection.

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.

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1: Manufacturer's data sticker

Condenser Size

The manufacturer's data sticker was missing or illegible and we could not determine the size, age, and/or manufacturer of the equipment. Further investigation is recommended with the owner and/or a service company.

Further investigation is recommended

Recommendation: Contact a qualified professional.

2: R22 Refrigerant

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

Further investigation is recommended

3: Green discoloration - possible leak

A green colored staining was observed on the evaporator coil possibly indicating a current or previous refrigerant leak. Further investigation is recommended with a service company.

Obtain cost estimate

Recommendation: Contact a qualified professional.



C. Duct Systems, Chases, and Vents

Type of ducts: Flex ducts -

Comments:

Air ducts - Limited visibility :

Air was observed to be blowing from each of the air supply registers at the time of the inspection, however it is pointed out that the ductwork was installed inside of the walls and/ or ceilings of the property and the ductwork was not observed at this time. If further investigation is desired concerning the ductwork, it is recommended that a service company be contacted.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Location of water meter: HOA Provides water service

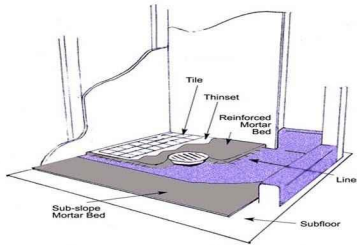
Location of main water supply valve: no individual shutoff

Static water pressure reading: N/A common water

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.

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: Drain Stopper - Nonfunctional

The drain stopper was not operating properly and needs to be repaired.

Obtain cost estimate

Recommendation: Contact a qualified professional.



Master Bath Both Sinks

2: Sink Drains Slow

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NP=Not Present

D=Deficient

I	NI	NP	D
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A sink that was draining slower than normal was observed. Have a plumber find the source of the problem and make any necessary repairs.

Obtain Cost Estimate



Guest Bath

3: Toilet - Loose on floor

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

Obtain Cost Estimate

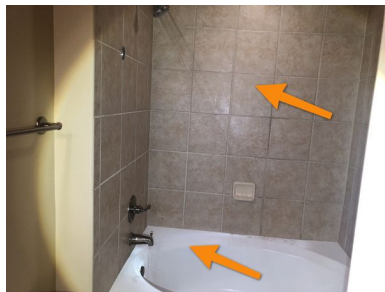


Master Bath

4: Tub/Shower - Water leaks past diverter

The diverter valve was leaking water past the valve when the valve was turned to the shower.

Obtain Cost Estimate



Guest Bath

5: Shower/Tub - Shower head leak

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

Obtain Cost Estimate

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I NI NP D



Master Bath

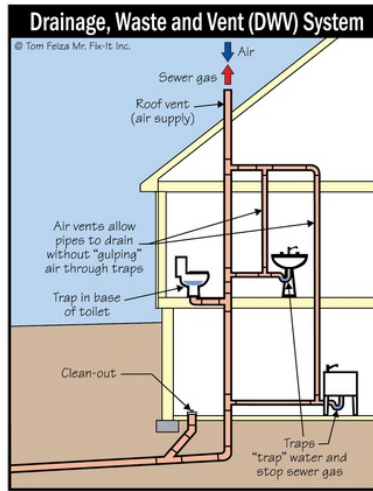
B. Drains, Wastes, and Vents

Sewer Piping Material: The sewer system appears to be part of a common sewer system for the entire building. -

Comments:

Sewer System - Functional:

No evidences of a system wide problem were observed when the system was operationally checked by running water through each of the plumbing fixtures during the duration of the inspection. It is noted that most of the drain waste system in the walls, under the floors, and in the ceilings is not visible. If further investigation is desired, it is recommended that a plumber be contacted to perform an in depth survey with a camera or hydrostatic test.



C. Water Heating Equipment

Comments:

Energy Source: Electric

Capacity: 50 Gallons

Electric Water Heater Description:

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

Location	Brand	Capacity	Age	Energy Type

I=Inspected

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I NI NP D

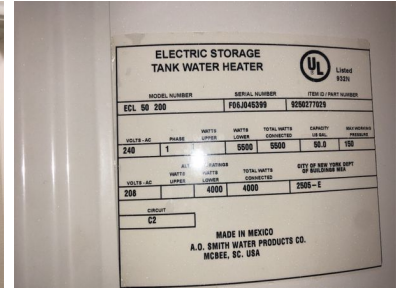
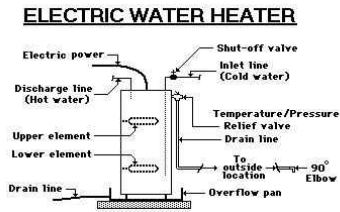
Utility room

AO Smith

50 Gal

2006

Electric



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.

WATER TEMPERATURE	TIME AND TEMPERATURE RELATIONSHIP TO SERIOUS BURNS	
	Adults (skin thickness of 1.5 mm)	Children (skin thickness of .68 mm)
150°F 66°C	Time required for a third-degree burn to occur	0.5 second
140°F 60°C	1 second	1 second
130°F 54°C	2 seconds	1 second
120°F 49°C	5 seconds	1 second
110°F 43°C	10 seconds	4 seconds
100°F 38°C	1 minute	10 seconds
90°F 32°C	2 minutes	1.5 minutes
80°F 27°C	5 minutes	2.5 minutes
100°F 37°C	Safe temperature for bathing	Safe temperature for bathing

For SI: °C = (°F) - 32 / 1.8 (°F = 1.8 °C + 32)
Figure P2703 TEMPERATURE BURN CHART



Water Heater Equipment - limited life:

Due to the age and/or condition of the equipment, it is our opinion that the equipment has only a limited amount of life remaining. Normal life expectancy for a water heater in the Houston area is approximately 10-12 years.

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.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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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

Gas system not present:

Gas service was not provided for this home.

I=Inspected

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I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

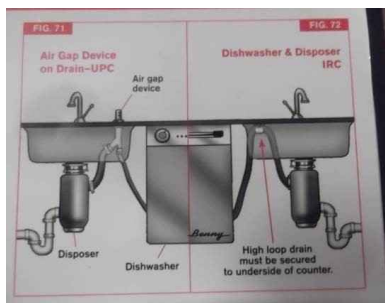
Functional:

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.



Drain Line Loop Present:

The drain line under the sink was looped up so that the top of the loop was higher than the point where the drain line connected to the disposal. This will help to prevent garbage from running down the drain line into the dishwasher.



B. Food Waste Disposers

Comments:

1: Noisy - Determine if repairable

The disposal was excessively noisy while it was running, which may indicate faulty bearings in the motor.

Have the unit checked by a service company, who should make any necessary repairs.

Obtain Cost Estimate



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C. Range Hood and Exhaust Systems

Comments:

Recirculating Vent Fan - Functional:

The recirculating vent fan was operating and responded to the controls at the time of the inspection. It is pointed out that the equipment does not vent to the outside, but rather filters the air through a grease filter and vents the air back into the kitchen.



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.



1: Oven - Nonfunctional

The oven was nonfunctional at the time of the inspection. The reason for the condition was not determined and further investigation is recommended with a service company.

Obtain Cost Estimate



E. Microwave Ovens

Comments:

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Functional:

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



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Mechanical Vents - Functional:

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

G. Garage Door Operators

Comments:

Not Present:

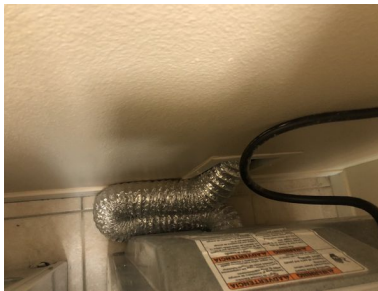
A garage door opener was not present at the time of the inspection.

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)



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

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dryers are not included in the scope of this inspection and were not checked. If further investigation is desired, it is recommended that a service company be contacted.

Further investigation is recommended

Dryer Connection - No Gas - Electric 4 prong:

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

1: Equipment - Not cooling properly

The refrigerated equipment did not appear to be functioning properly. The equipment was operating, however the temperature inside was only 00 degrees when checked with an infrared thermometer. Have a service company find the source of the problem, and make any necessary repairs.

Obtain Cost Estimate



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INFORMATION FROM HEDDERMAN ENGINEERING INC.

Closing Comments :

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

Items identified in the report as Deficient and our Recommendations are provided in the above report. Many, but not all, recommendations are highlighted in bold red text. It is our intention, and your responsibility, that you follow up on these deficiencies and recommendations as part of your due diligence by contacting the appropriate service contractor(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>

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RECEIPT



HEDDERMAN ENGINEERING, INC.

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

05/11/2022

TO: Dan Fontaine & Kimberly Fontaine

REF: Inspection of the property at 505 Jackson Hill St Unit 203 Jacksons Place, Houston, TX 77007.

Total cost of inspection: \$450.00

Total Paid: \$450.00

Total Due: - 0 -

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SERVICE AGREEMENT

HEDDERMAN ENGINEERING, INC.

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

office@heddermanengineering.com www.heddermanengineering.com

Real Estate Inspection Service Agreement

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

NAME OF CLIENT(S): Dan Fontaine & Kimberly Fontaine

DATE OF INSPECTION: 05/11/2022

PROPERTY ADDRESS: 505 Jackson Hill St Unit 203 Jacksons Place, Houston, TX 77007

Purpose of inspection

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.

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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 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, registers and grills on HVAC ductwork, 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, if applicable, in the scope of the inspection:

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, tile, 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.

Alarm Systems, 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, Electrical Generators and their replated Transfer Switch Panel, Solar Panels and their related wiring and equipment, and Water Softeners/water treatment systems/reverse osmosis systems and all related piping.

Limitations of Inspection

A visual inspection method will generally produce a competent first impression assessment of the apparent performance of the 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.

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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, in 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.

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 HEI as provided above.** 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.

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.

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 that otherwise provided by law.

Acceptance of Report

By signing, I confirm that I have read, understood, and agree to the above preinspection service agreement, and that I agree to be bound by these terms and conditions. In addition, should the need arise to make minor modifications and/or corrections to this service agreement including but not limited to, price adjustments, inaccurate information regarding the home upon which we based our original price, and name and address corrections, client agrees that a new service agreement is not necessary. 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 report. Note that HS/HEI will only provide an electronic copy of the report, not a printed copy.

NOTE: IF THE INSPECTION IS CANCELLED LESS THAN ONE FULL BUSINESS DAY (Monday-Friday) 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

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HOUR BEFORE THE SCHEDULED TIME OF THE INSPECTION, THE CLIENT WILL BE CHARGED THE FULL INSPECTION FEE.