



HEDDERMAN SERVICES

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MECHANICAL REPORT

9743 Rockwell Dr
Willis, TX 77318



Inspector

Gabe Fitzpatrick

TREC#21417, EDI# TX-180, TDA#774342

281-355-9911

office@hedderman.com



PROPERTY INSPECTION REPORT FORM

Robert T. Martin & Mary Martin

Name of Client

01/17/2024 9:00 am

Date of Inspection

9743 Rockwell Dr, Willis, TX 77318

Address of Inspected Property

Gabe Fitzpatrick

Name of Inspector

TREC#21417, EDI# TX-180, TDA#774342

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).

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, without disassembling or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical wiring and equipment is beyond the scope of this 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 2022.

Orientation - House Facing North:

For the purpose of the inspection, North is considered to be the front 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, 200-ampere service to an electric meter located at the east side of the house.

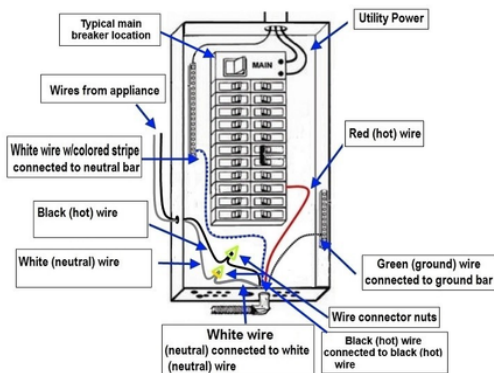
Electrical Wiring Information

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

Breaker Panel Information

<u>Location</u>	<u>Manufacturer</u>	<u>Rating - Amps</u>
1. Garage	Siemens	200-amps

Circuit Breaker Wiring Diagram



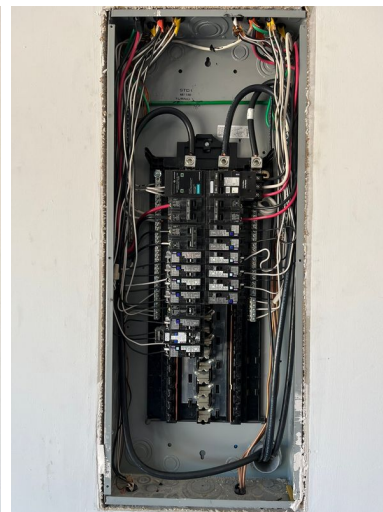
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Breaker Panel Equipment - Acceptable:

The interior of the breaker panel equipment was inspected and the breakers were all properly sized for the circuits they were protecting, the grounding and bonding were properly connected, no knockout clips were missing, and the wiring appeared to be in acceptable condition at the time of the inspection.

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 Functional - All required locations:

Arc Fault Circuit Interrupters (AFCI) were installed in the breaker panel(s). An AFCI device is intended to shut off the power to a 120-volt circuit should an electrical arc be detected in the circuit. All of the required circuits appeared to be protected by AFCI devices according to the breaker panel legend.

Back Up Generator:

The electrical system was equipped with a natural gas powered backup generator with the automatic transfer switch. Backup generators are beyond the scope of this inspection, and the generator and switching panel were not operationally checked. It is recommended that an electrician be contacted to operationally check all aspects of the backup generator and switching panel.

Further investigation is recommended



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.

Surge Protector Functional:

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I	NI	NP	D
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A surge protector was installed in the breaker panel and device appears to be operating properly according to the illuminated green operation light on the device.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper -
Comments:

GFCI Outlet - Functional : All required locations -
 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.

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.

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.

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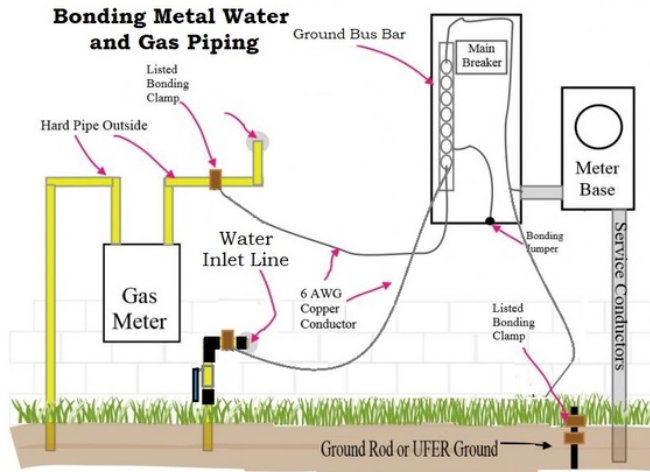
D=Deficient

I NI NP D

1: 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



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

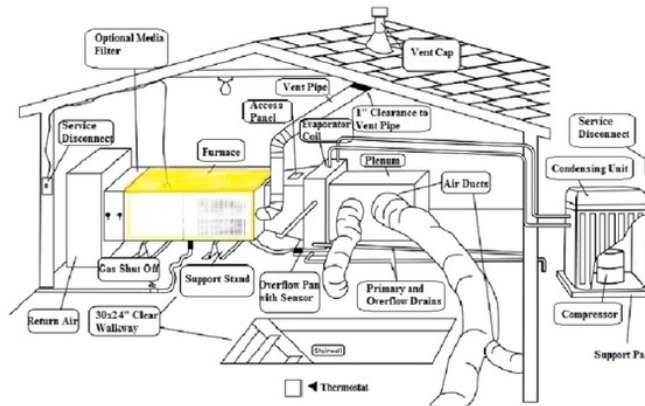
Energy Sources: Natural Gas

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:

<u>ZONE</u>	<u>BRAND</u>	<u>BTU</u>	<u>DATE</u>	<u>LOCATION</u>
House	Lennox	88,000	2022	Utility Closet



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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 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	CONDENSING UNIT			EVAPORATOR COIL		TEMP DELTA
	BRAND	TONS	DATE	TONS	DATE	
House	Lennox	3	2022	4	2022	N/A

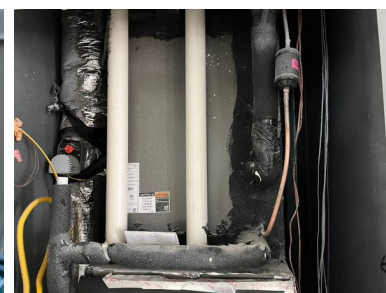
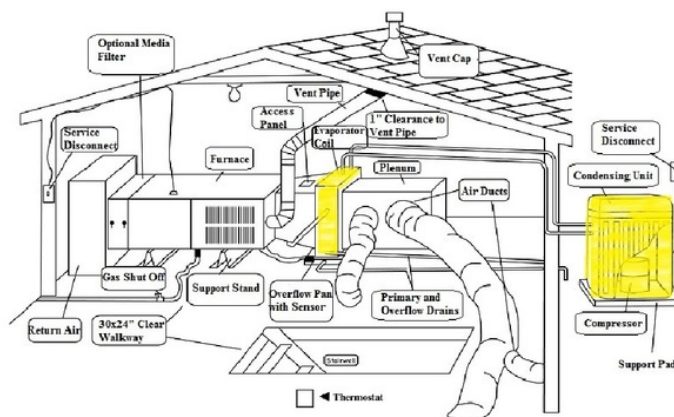
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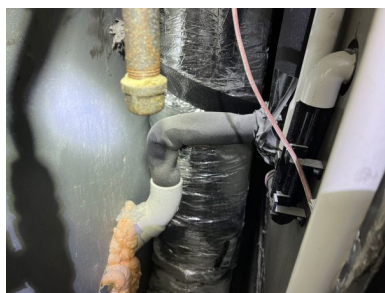
Overflow Pan - Water sensor present:

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.



Primary Drain - Terminated properly:

The primary condensate drain line was properly terminated into the P-trap at a plumbing fixture drain at the interior of the property.



Tamper Proof Refrigerant Caps : Tamper proof caps installed at each A/C unit -

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Tamper proof refrigerant caps are currently required to be installed at the refrigerant ports on the A/C condensing unit to prevent refrigerant leaks and/or improper venting.



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 - Larger than condensing unit

The evaporator coil for the 3-ton condensing unit was observed to be a 4-ton coil. Normally, we see coils that are not sized larger than the condensing unit, as it can affect the ability of the air conditioning system to properly removed humidity from the air. However, we are not HVAC design engineers and cannot determine if the coil is properly matched with the condensing unit per accepted industry standards. Therefore, we recommend that the system be checked by a qualified service company, who should determine if the two components are properly matched.

Obtain Cost Estimate

C. Duct Systems, Chases, and Vents

Type of ducts: Flex ducts -

Comments:

1: Air filter - dirty

The filter was dirty and needs to be replaced. 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



2: R-6 Air Ducts in Attic - Alternate design method

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The insulation on the air ducts in the attic was observed to be an R-6, which would normally inadequate for ductwork in an attic space outside the thermal envelope according to the prescriptive method of HVAC design. However, there is an alternative method for HVAC design (R405 Simulated Performance Alternative of the IECC 2015 code), and further investigation is recommended with the builder to determine if the HVAC system was designed according to the prescriptive method or the alternative (performance) method. It is recommended that you obtain a copy of the Home Energy Rating Certificate (HERS) from the builder to determine if the R6 insulated air ducts are adequate for this HVAC system.

Contact Builder

Recommendation: Contact a qualified professional.



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Location of water meter: The street curb
Location of main water supply valve: Garage
Static water pressure reading: 58 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: Inside garage -

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: 55-60 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.

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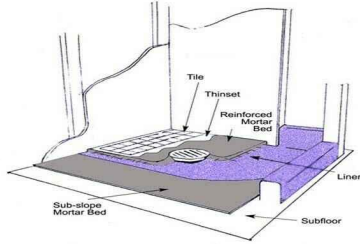
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D=Deficient

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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.



Shower - Built-in Seat:

It has been our experience that plumbers do not always extend the shower pan material from the bottom of the shower, up over the shower seat area. This condition can allow water to migrate through the shower seat tiles into the wall cavity. It could not be determined if the shower seat(s) was properly wrapped with shower pan material at the time of the inspection. It is recommended that you keep the shower(s) well caulked and a sealer be applied to the seat to help prevent water penetration through the seat. If further investigation is desired, it is recommended that a service contractor be contacted.



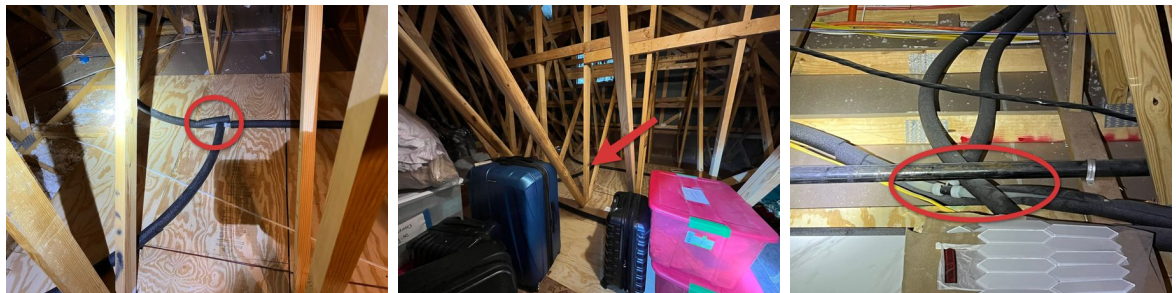
Tub trap - No access: No access opening -

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: Insulate Attic Water Piping

Attic water piping that was not properly insulated was observed. It is recommended that the piping be properly insulated.

Obtain Cost Estimate



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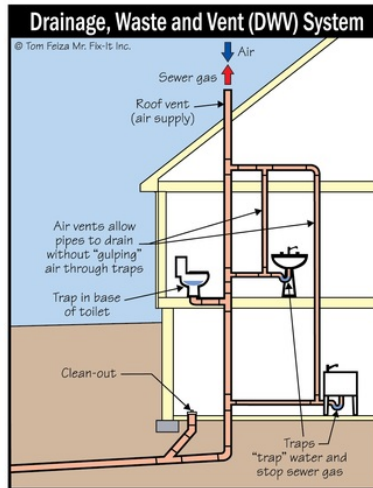
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B. Drains, Wastes, and Vents
Sewer Piping Material: PVC -
Comments:

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.



Sewer Clean Out - Not visible:

A clean out for the sewer line was not visible. It is recommended that you check with the owner to determine if a clean out is present, and if so, to determine the location of the clean out. This is needed for access to the sewer line should the sewer line become clogged and need to have a sewer snake run down the line to clean it out.

C. Water Heating Equipment
Comments:
Energy Source: Natural gas
Capacity: 40 gallons

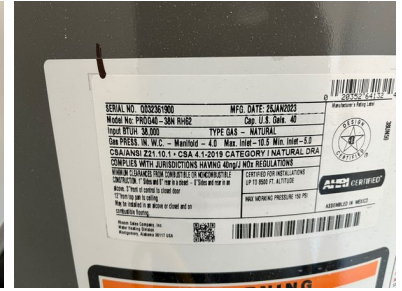
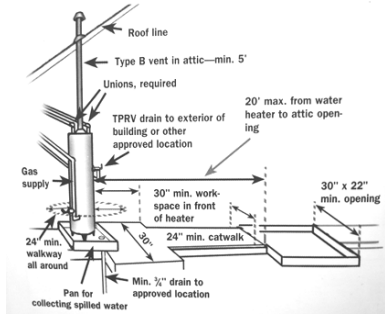
Gas Water Heater Description:

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
Garage	Rheem	40 gallons	2023	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.

WATER TEMPERATURE	Time required for a third-degree burn to occur	
	Adults (skin thickness of 2.5 mm)	Children (skin thickness of .68 mm)
150°F 66°C	1 second	0.5 second
148°F 64°C	2 seconds	1 second
146°F 62°C	5 seconds	1 second
138°F 59°C	10 seconds	4 seconds
132°F 52°C	1 minute	10 seconds
124°F 51°C	2 minutes	1.5 minute
120°F 49°C	5 minutes	2.5 minutes
100°F 37°C	Safe temperature for bathing	

For 98: °C = (°F) - 32 / 1.8 or (°F) = (°C) × 1.8 + 32
 Figure P1083 TEMPERATURE BURN CHART



Temp/Pressure Relief Valve - Information:

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

D. Hydro-Massage Therapy Equipment

Comments:

Hydro-Therapy Equipment 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: East side -

Type of gas distribution piping material: Steel piping with flexible appliance connectors

Comments:

I=Inspected

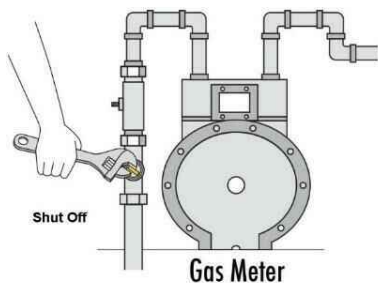
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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.



Gas System - No repairs noted:

No items were observed that were in need of repair at the time of the inspection for the visible gas supply piping.

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D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

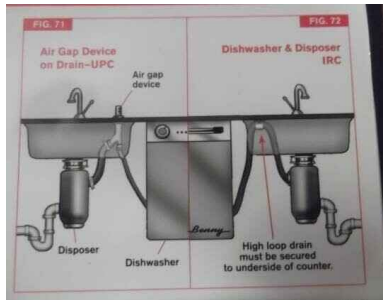
Functional:

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.



Anti-siphon Present:

The dishwasher drain line was connected to an anti-siphon device at the kitchen sink, which was functional at the time of the inspection.



B. Food Waste Disposers

Comments:

Functional:

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



C. Range Hood and Exhaust Systems

Comments:

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D=Deficient

I	NI	NP	D
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Range Vent - Functional:

No items requiring repair were visible at the time of the inspection to the operation of the range vent. The vent fan was observed to be venting properly at the time of the inspection.



D. Ranges, Cooktops, and Ovens

Comments:

Gas Cooktop - Functional:

The gas cooktop was functioning and responded to the controls when they were operated. All of the burners and controls were operating properly 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.



E. Microwave Ovens

Comments:

Functional:

No items requiring repair were visible at the time of the inspection for the heating operation of the

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D=Deficient

I	NI	NP	D
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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:

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)



I. Other

Comments:

Non Built-in Equipment - Not inspected:

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I	NI	NP	D
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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

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.



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NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler System: Rainbird, Located inside garage, 7 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.



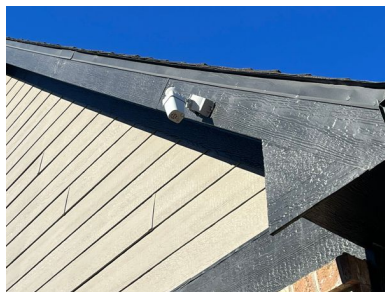
Backflow Prevention Device - present:

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: Rain Sensor - Present -

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.



1: Not Operated

Due to freezing temperatures the sprinkler system was not operated. The system should be evaluated when temperatures permit.

Further Investigation Recommended

Recommendation: Contact a qualified professional.

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D=Deficient

I	NI	NP	D
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INFORMATION FROM HEDDERMAN ENGINEERING INC.

Closing Comments :

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

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