

14555 Wunderlich Dr. #2603
Houston, TX 77069

List of Inspection Repairs Made With Prior Offer

**All Receipts & Reports are attached.

- 1 HVAC Maintenance & Service (In response to drain line backup)
 - Cleared drain line & replaced Blower Motor Capacitor.
 - Checked AMP on Blower Motor, noting that it was good.
 - Tested temperature differential split, noting that it was in a good range.

- 2 Precautionary Organic Growth Inspection (In response to minimal water from drain line backup above)
 - Concluded that no organic growth was found.

 - Inspection was performed the day after power came on after Hurricane Beryl & the commonly found Penicillium/Aspergillus noted in the air was attributed by the Inspector to be a result of heat & no power for several days.
 - No microbial growth found due to AC drain line backup.

- 3 Electrical - Replaced refrigerator outlet with non-GFCI outlet.
 - Inspected other kitchen electrical/outlets & verified that all are operating & working as intended.

- 4 HVAC Maintenance Back in April (Seller regularly maintains the HVAC system which is why it is in such good condition.)
 - Cleaned coil condenser unit, replaced filter, cleaned inside condenser unit.
 - Added pan tabs & cleared drain lines.
 - Checked temperature differential split, noting that it was in the desired range.



INVOICE

SNS Mechanical of Texas, LLC
 702 Ruby Ln.
 Magnolia, TX 77354
 832-813-9977
 slopez@snsmechtx.com

Date: July 19, 2024
 Invoice # 10016
 Bill To: Marianjeanne Lankford

1455 Wunderlich Dr 2603
 Houston, Tx

Reference: WATER LEAK AND NO COOL CALL.	
Job Address: 1455 WUNDERLICH	
DESCRIPTION	AMOUNT
CLEARED DRAIN LINE ON AHU UNIT. REPLACED BLOWER MOTOR CAPACITOR. CHECK AMP DRAW ON BLOWER MOTOR AND ALL LOOKED GOOD AT THIS TIME. TEMP SPLIT ACROSS EVAP COIL IS GOOD.	
	\$375.00
<i>Sub Total</i>	\$ 375.00
<i>Tax Rate</i>	
<i>Sales Tax</i>	
<i>Other</i>	\$ -
<i>Total</i>	\$ 375.00

PAID

Make all checks payable to:

SNS Mechanical of Texas, LLC
 Attn: Service Department
 702 Ruby Ln.
 Magnolia, TX 77355

Please contact us at 832-813-9977 for ACH information.

THANK YOU FOR YOU BUSINESS!



832-813-9977



DATE 4/17/24 CUSTOMER Hobbs Marianne ADDRESS 1455 Wunderly
 MAKE Amana TYPE AHU NUMBER MODEL # TWE030C14F60 SERIAL # 33451A81V
 MAKE Amana TYPE PV NUMBER MODEL # 2A7A2024A1000AA SERIAL # 3232KXL3P
 AMBIANT TEMPERATURE WEATHER CONDITION INVOICE #

PEAK PERFORMANCE MAINTENANCE CHECK SHEET

STAGE	REFRIGERANT				COMP. DISC.	COMP. SUCT.	LIQUID LINE	COMPRESSOR		SUPER HEAT	SUB COOL	OIL LEVEL	VOLTS & PHASE	ELECTRICAL		CONTROLS				
	CONDENSER		EVAPORATOR					SUCT.	DISC.					COMP. FLA	COMP. RLA	CFM FLA	CFM RLA	MEG OHMS	DISCONNECT SWITCHES	CONTACTOR STARTERS
	WATER IN	WATER OUT	IN	OUT																
							71	221				200	74	8.4	82	70				
												1								

AIR HANDLING SECTION				PUMPS / HYDRAULIC SYSTEMS								HEATING SECTION							
EVAP COIL COND	INDOOR PAN FLA	BELTS PAN RLA	DRAIN PAN & COND. LINES	FILTERS COND.	FILTERS REPLACED	DUCT COND.	PUMPS SEALS BRNGS	PUMP MOTOR VOLTS	PUMP MOTOR AMPS	PUMP BRNGS LUBED	EXP. TANK	PRESSURE IN	PRESSURE OUT	VENTS & FLUES	BURNER & PILOT	SAFETIES	LIMITS	HEAT STRIP AMPS	TEMP RISE
Good		DD			Yes									W/B	W/B	Good	Good	Good	Good

DEFROST CYCLE CHECKED W/B REVERSING VALVE (HEAT PUMP) PIPE INSULATION
 VIBRATION ISOLATION CRANK CASE HEATER WORKING ALL PANELS SECURED W/B
 SIGNS OF REFRIGERANT LEAK NO ANY RUST OR CORROSION NO DRAIN PANS & LINES CLEANED W/B
 COIL DAMAGE NO ALL BEARINGS LUBRICATED DISCONNECT RE-ENERGIZED W/B
 FOLLOWING ACTION IS RECOMMENDED: None at this time
Unit is in good condition. Cleaned condenser coil. Inspected evaporator. Inspected heat kit added pan tabs.
Unit is in good condition at this time.
 TECHNICIAN: Myke Golden



Mold Assessment Inspection Report

Prepared For: Mike Copeland-Homes Marian Jeanne Lankgord,

Concerning: 14555 Wunderlich Dr, Houston, TX 77069

By: David Jones on Monday, July 15, 2024

In complying with your request, the HomeTeam Inspection Service has completed an Assessment at the above referenced property. Our report is enclosed.

The HomeTeam Inspection Service appreciates the opportunity to provide professional services to you.

If you have any questions, please contact The HomeTeam Inspection Service at 281-713-9901.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David Jones".

David Jones Mold Assessment Consultant

Licensed by the Texas Department of Licensing and Regulation, Lic. # MAC 1639 (exp. 9-8-25)

Report Overview

1.0 Introduction

- 1.1 Purpose
- 1.2 Investigative Work
- 1.3 Report Basis

2.0 Investigative Work

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- 2.2 Interview
- 2.3 Observations
- 2.4 Swab Sampling
- 2.5 Spore Trap Air Sampling

3.0 Conclusions

4.0 Limitations

Appendix A: Site Photographs

Appendix B: Laboratory Results

1.0 Introduction

The HomeTeam Inspection Service was hired by Mike Copeland-Homes Marian Jeanne Lankgord to conduct an Assessment of the structure located at 14555 Wunderlich Dr, Houston, TX.

1.1 Purpose

The purpose of the HomeTeam assessment was to determine the presence, extent and levels of microbial growth along with any unusual conditions in the structure that might be contributing factors.

1.2 Investigative Work

HomeTeam visited the site on Monday, July 15, 2024. Our assessment consisted of a visual inspection, measurements of the inside and outside temperature, measurements of the inside and outside humidity, a moisture survey and a collection of spore trap samples.

1.3 Report Basis

The conclusions contained in this report are based on information obtained during Home Teams assessment of the property. The following sources of information were used:

- We conducted a visual inspection of the interior and exterior of the structure.
- We conducted measurements of temperature and humidity on the interior and exterior of the structure.
- We collected spore trap samples during the assessment. The samples were sent to SEEML Laboratories for analysis. Those laboratory results were reviewed for this report.

2.0 Investigative Work

2.1 Property Description

Through this report the terms "right" and "left" are used to describe the structure as viewed facing it from the street. The wood frame structure had wood siding and brick veneer on the exterior and sheetrock on the interior. There were asphalt-fiberglass shingles on the roof.

2.2 Interview

The HomeTeam Inspection Service was hired by Mike Copeland-Homes Marian Jeanne Lankgord to conduct an Assessment of the structure located at 14555 Wunderlich Dr, Houston, TX 77069

2.3 Observations

All conditions are reported as they existed at the time of the inspection. A visual inspection and assessment of the structure was conducted to locate the presence of microbial growth and unusual moisture conditions. Moisture measurements were obtained through the use of an Extech moisture meter. The moisture levels were determined by placing the moisture meter up against various surfaces. A meter reading of less than 17 % is considered normal or "dry", readings of between 17 % and 20 % are considered elevated and readings of 20 % are considered high or "wet".

- **(Temperature readings)** The temperature on the exterior of the structure was measured to be 86 °F at the time of the assessment. The temperature on the interior of the structure was measured to be 79 °F at the time of the assessment.
- **(Relative humidity)** The relative humidity on the exterior of the structure was measured to be 64% at the time of the assessment. The relative humidity on the interior of the structure was measured to be 58% at the time of the assessment.
- **(Moisture levels)** The moisture levels in the master bedroom closet were found to be elevated (16 - 19%).
- **(Microbial growth)** No visible microbial growth was found in the home.
- **(Other observations)** Due to stored items, some wall areas could not be inspected.

2.4 Swab Sampling

Swab Samplings were not taken during this inspection.

The purpose of swab sampling is to provide an identification of microbial / fungal spore growth concentrations on the interior surfaces.

2.5 Spore Trap Air Sampling

Spore Trap Air Samplings were taken during this inspection.

The purpose of spore trap air sampling is to provide an approximate measurement of the air born microbial / fungal spore concentrations on the interior and the exterior of the structure.

Comparisons are made between the interior and exterior spore levels to form an opinion by the consultant of whether an unusual condition exists in the structure regarding microbial growth.

Though the overall total spore count was higher on the exterior (6910) than in the areas of the hallway (3330) and Kitchen/living room area (2280). However in the opinion of this consultant, there exists a "red flag" regarding the levels of **Penicillium / Aspergillus** in the interior samples taken. The particular concern of the Penicillium / Aspergillus spore count which detected a **3200** count in the hallway sample and **2027** count in the kitchen/living room sample with a **1173** count on the exterior. In conclusion, the Penicillium / Aspergillus spore/m3 count levels were above **750** and over **125%** over the control in the sampled areas, which qualifies as an unusual mold condition.

Conclusions and opinions are based upon the review of field data and/or laboratory results collected on Monday, July 15, 2024 at the above referenced property.

The tests performed represent a picture in time and conditions in the property may change in the future.

3.0 Conclusions

1. After conducting an inspection for microbial growth, none was found.
2. Air samples were also taken. The laboratory testing results of those air samples showed there was an unusual mold condition present.

Please note:

1500-3000 spore counts of Penicillium / Aspergillus indicates that an issue may be apparent unless a corresponding number in the outdoor sample exists. If water intrusion or mold issue wasn't found, these levels can be achieved by a dusty home or A/C system.

4.0 Limitations

This assessment was conducted following standard practices and guidelines as outlined in the rules of the Texas Department of Licensing and Regulation. The HomeTeam Inspection Service was hired to provide a mold assessment only. A Protocol was **excluded** per agreement of the client and therefore was not included on this project and report. The submittal of this assessment report constitutes the conclusion of services provided by The HomeTeam Inspection Service to the client. The HomeTeam Inspection Service reserves the right to provide additional services for an additional fee at a future date if requested.

Regardless of how thorough an inspection / assessment may be conducted, it is always possible that additional areas containing microbial growth, moisture damage, elevated moisture content or other adverse conditions may be present, though not readily visible or accessible at the time of the inspection.

The findings represent conditions that were visible and in areas that were accessible at the time of the inspection. It is important to understand that building conditions such as indoor air quality, microbial growth and moisture intrusion can and do change on a daily basis and particularly after a catastrophic event, such as but not limited to, a storm or high winds. If additional information or evidence becomes available which may affect The HomeTeam Inspection Service's findings, we request the opportunity to evaluate the information and modify our findings as appropriate.

It is the opinion of The HomeTeam Inspection Service that we have met what is recognized as the accepted standards normally exercised by others in conducting a mold assessment of a structure. No warranty, expressed or implied, is made regarding the information contained in this report.

All conditions are reported as they existed at the time of the inspection. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. This is not a code inspection report. This report does not address the insurability of the property. Insurance items such as wind storm coverage are not within the scope of the inspection. Identifying items included in manufacturer recalls are not within the scope of the inspection. Acceptance and/or use of this report implies acceptance of the Mold Inspection Agreement and the terms stated therein. Defective items listed in this report should be repaired prior to closing if the building is involved in a Real Estate sale. The client named at the beginning of this report has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

497625

Charles "Rick" Crowson - ELECTRICIAN
11905 GLOBER
HOUSTON, TX 77039
832-250-2785

4/21/24

NAME MINDY @ fullcircle.tx.com		SHIP TO TENANT = MIKE	
ADDRESS		ADDRESS 14555 Wunderlich #2603	
CITY, STATE, ZIP		CITY, STATE, ZIP HOUSTON	
ORDER NUMBER	DEPARTMENT	SALESPERSON	WHEN SHIP
			TERMS
			HOW SHIP
			DATE 77069

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Checkout outlets in kitchen		
	Possible problem with circuits or GFI tripping, per Inspectors Report.		
	Checked out All outlets operational and working		
	Refrigerator has a GFI outlet.		
	Inspector recommended replacing with standard outlet I agree and replaced outlet		
	Checks out OK		
	See Email for comments on other concerns about kitchen outlets.	LASOR 2@65	65 ⁰⁰
		MATERIAL	5 ⁰⁰
		TOTAL DUE	70 ⁰⁰
BUYER:	Make check payable to: Charles Crowson CASH or Zelle ok = Thank Rick		


KEEP THIS SLIP FOR REFERENCE

Wunderlich #2306

rick@powerelectrical.com <rick0826@flash.net>

Wed 4/24/2024 10:34 AM

To: Mindy Stinson <mindy@fullcirclehtx.com>

 1 attachments (2 MB)

wunderlichelect.pdf;

Mindy,

See the attached invoice for replacing the refrigerator outlet.

I did not see the actual inspectors report, but based on my conversation with both you and the tenant there was some concern of the refrigerator outlet being on same circuit as kitchen counter outlets. There are no issues with this electrical code wise. I personally would always like to see refrigerator outlet on dedicated circuit, but this is not required. I hope this information is beneficial to you. Call me if needed.

Regards,

Rick Crowson
Master Electrician
TMEL 34229

832-250-2785

