



HEDDERMAN SERVICES

281-355-9911

office@hedderman.com

<https://hedderman.com/>



MECHANICAL REPORT

10814 Overbrook Ln
Houston, TX 77042



Inspector

Eddy Rodriguez

Engineer & TREC#23614

281-355-9911

office@hedderman.com



PROPERTY INSPECTION REPORT FORM

Terry Timmerman & Deborah Timmerman

Name of Client

07/30/2026 1:30 pm

Date of Inspection

10814 Overbrook Ln, Houston, TX 77042

Address of Inspected Property

Eddy Rodriguez

Name of Inspector

Engineer & TREC#23614

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/air quality, 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.

>A mold/air quality inspection is specifically excluded from the scope of this structural/mechanical inspection. Our inspectors are not licensed by the TDLR and are not Mold Assessment Consultants. However, during the course of our normal structural/mechanical inspection we may observe and point out as a courtesy that a microbial growth was observed. Our pointing out one or more locations where we observed microbial growth should in no way be construed that our inspector has gone beyond the typical items included in a structural/mechanical inspection and thoroughly inspected the property for visible or hidden mold nor that all locations of visible or hidden mold have been located and are included in this structural/mechanical report. Visible or hidden mold/microbial growth can be an indication of inadequate ventilation, water leaks, high humidity, or some other problem. It is the clients responsibility to do further investigation with a mold remediation company to determine the source and extent of all mold/microbial growth, and to make all needed repairs.

>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.

>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.

>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 are found in the structural report that is created and provided by the engineers at Hedderman Engineering Inc.

According to public records, the house was built in 1970.

Orientation - House Facing South:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

- ☐ ☒ ☐ ☐ **A. Foundations**
- ☐ ☒ ☐ ☐ **B. Grading and Drainage**
- ☐ ☒ ☐ ☐ **C. Roof Covering Materials**
- ☐ ☒ ☐ ☐ **D. Roof Structures and Attics**
- ☐ ☒ ☐ ☐ **E. Walls (Interior and Exterior)**
- ☐ ☒ ☐ ☐ **F. Ceilings and Floors**
- ☐ ☒ ☐ ☐ **G. Doors (Interior and Exterior)**
- ☐ ☒ ☐ ☐ **H. Windows**
- ☐ ☒ ☐ ☐ **I. Stairways (Interior and Exterior)**
- ☐ ☒ ☐ ☐ **J. Fireplaces and Chimneys**
- ☐ ☒ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
- ☐ ☒ ☐ ☐ **L. Other**

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, 100-ampere underground service to an electric meter located at the rear of the house.

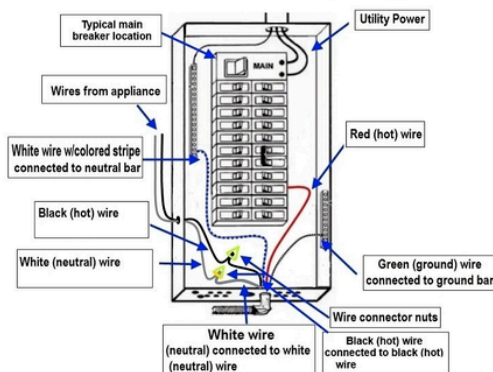
Electrical Wiring Information

<u>Service Wires</u>	<u>Branch Circuit Wires</u>	<u>Grounded or Ungrounded System</u>
From meter appears to be #2 copper to #3 copper to main breaker	Copper and Aluminum	Grounded

Breaker Panel Information

<u>Location</u>	<u>Manufacturer</u>	<u>Rating - Amps</u>
Primary Closet Rear	Square D	125 125

Circuit Breaker Wiring Diagram



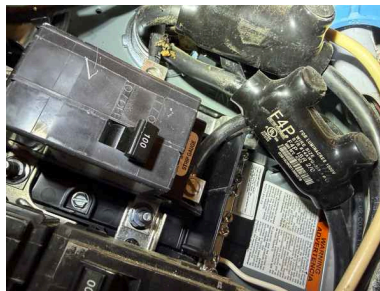
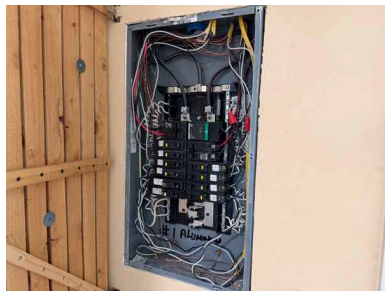
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

**Breakers - Routine Check:**

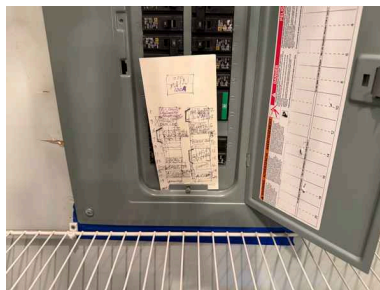
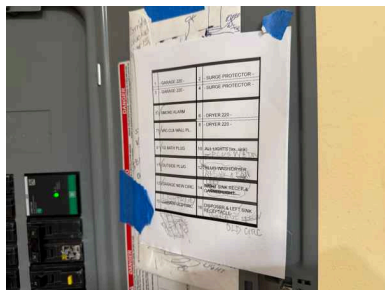
It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload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

AFCI Breakers Not Present - Home built pre-AFCI:

The breaker panel(s) did not contain any Arc Fault Circuit Interrupters (AFCI). This is an as-built condition, that does not meet current building code standards. AFCI devices are intended to protect against fires caused by electrical arcing in the wiring, by shutting off the power to the circuit when an electrical arc is detected in the circuit. Homes built prior to 2002 were not required by the National Electrical Code (NEC) to be protected by AFCI devices. Since this home was built prior to 2002, the breaker panel is not required to be retrofitted with new AFCI breakers. If adding AFCI breakers is desired, it is recommended that you contact an electrician for further information.

Breaker panel legend:

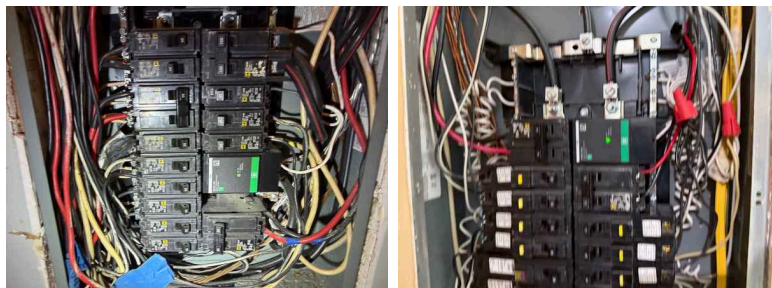
The circuit breakers were labeled to identify the circuits they were protecting. We did not trip off every breaker and trace out every circuit and, therefore, could not verify the accuracy of the labeling. If further investigation is desired, it is recommended that an electrician be contacted.

**Surge Protector - Functional:**

A surge protector was installed at the breaker panel and the device appears to be operating properly according to the illuminated operation light on the device.

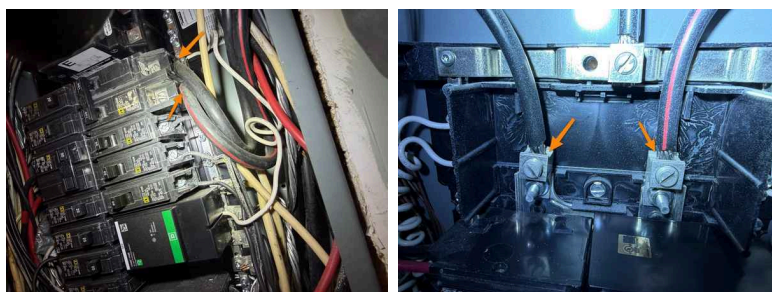
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

**1: 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 required 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

**2: Electrical Service - Undersized**

The electrical service to the property was undersized by today's standards, and it is recommended that an electrician be contacted to provide a cost estimate for all of the needed repairs to bring the electrical service and/or breaker panel into compliance with today's standards. It is pointed out that the service appears to be adequately sized for the house and equipment of the house as it was built. However, should any modifications be made to the house, the currently installed electrical service may not be adequate.

Further investigation is recommended

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

Type of Visible Wiring: Copper, Aluminum -
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.

Light Fixtures - Functional:

The light fixtures throughout the house were operated and were observed to be functional at the time of the inspection.

Aluminum Wiring - Retrofit Present: Copper pigtails observed -

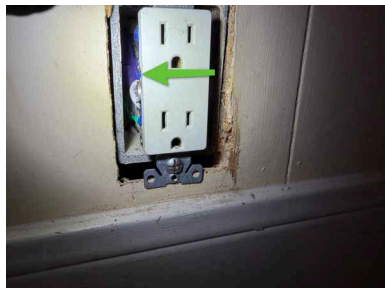
Aluminum 120-volt wiring was in use for some or all of the light switch and outlet circuits. A random check of the switches and outlets in the house showed that an approved retrofit for aluminum wiring was present at the devices that were checked. It is pointed out that only a random sampling of the switches and outlets was

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

I	NI	NP	D
---	----	----	---

checked and we did not check every switch or outlet for the retrofit. For safety reasons, it is recommended that you have an electrician check every connection to ensure that an approved retrofit has been properly installed.

Further investigation is recommended



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 an 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.

1: Aluminum Wiring - No retrofits

Hallway

Some or all of the interior 120-volt wiring for the switches, outlets, and light fixtures was aluminum. A random check of the switches and outlets in the house showed that the Underwriters Laboratory listed retrofit for aluminum wiring has not been installed. Contact an electrician to install the retrofit at all applicable switches, outlets, and light fixtures.

Obtain cost estimate for any necessary repairs.

Recommendation: Contact a qualified professional.



2: Outlets - Box extenders missing at backplash

I=Inspected

NI=Not Inspected

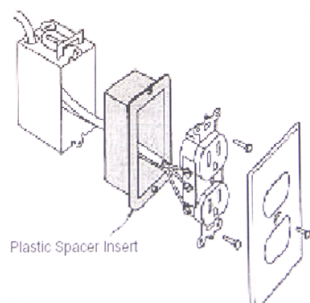
NP=Not Present

D=Deficient

I	NI	NP	D

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

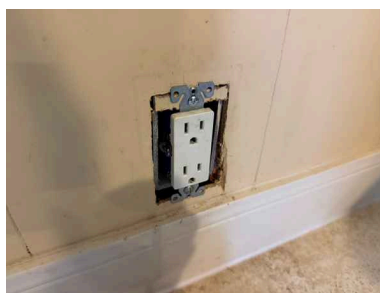
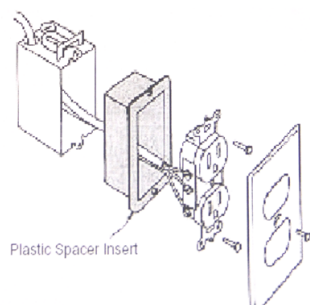
Obtain Cost Estimate



3: Outlets - Box extenders missing at baseboard

We observed outlets located in baseboard trim that were not protected by junction box extenders. This is considered to be a fire hazard, and it is recommended that the extenders be installed.

Obtain Cost Estimate

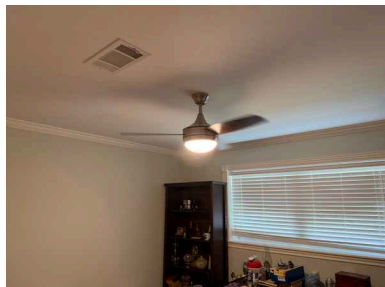


4: Ceiling Fan - Unbalanced

Master Bedroom South Bedrooms Bathroom

The ceiling fan was unbalanced and needs to be adjusted.

Obtain Cost Estimate



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

I	NI	NP	D
---	----	----	---



5: Carbon Monoxide Detectors - Current standards not met

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

Obtain Cost Estimate

Recommendation: Contact a qualified professional.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Comments:

Type of System: Forced Air

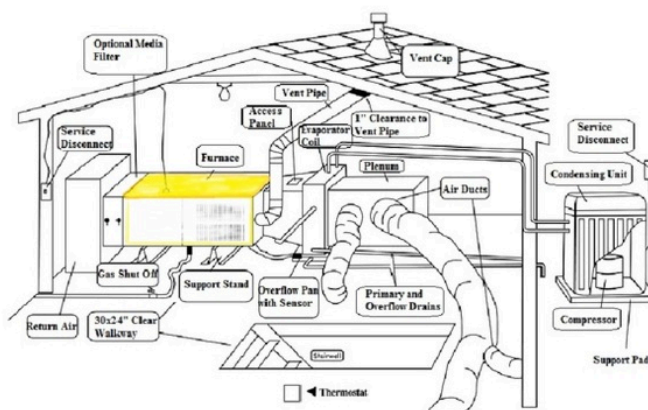
Energy Sources: Natural Gas

It is pointed out that our inspection of the air conditioning and heating system(s) is a limited, visual inspection in accordance with the TREC SOP, where we check the equipment as it has been installed to determine whether or not the system(s) is cooling and/or heating at the time of the inspection. Our inspection is a cursory inspection of the apparent function, as we do not determine the sizing, adequacy, or design of any component in the system, or the compatibility of the individual components, nor the installation of the system(s) to be in conformity to the latest building code requirements. If you desire an in-depth analysis of the HVAC system(s) by a qualified service technician using specialized diagnostic equipment, then it is recommended that a service company be contacted to analyze the system(s). This is particularly important if the system(s) is an older system and has only a limited amount of remaining life due to its age and/or condition.

Gas Furnace Description:

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

<u>ZONE</u>	<u>BRAND</u>	<u>BTU</u>	<u>DATE</u>	<u>LOCATION</u>
House	American standard	100k	2026	attic



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

I	NI	NP	D
---	----	----	---

Heating Equipment - Functional:

The heating equipment was observed to be operating and functional at the time of the inspection. The heating equipment responded to the thermostat(s) and the equipment appeared to be heating the air adequately.

Heat Exchanger - Information:

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

1: Vent Pipe - Fastened with screws

The vent pipe was fastened with screws, which is improper. The vent is designed to connect without fasteners, as screws holes can allow carbon monoxide to seep from the vent pipe. The portions of the vent pipe that were damaged with screws should be repaired.

Obtain Cost Estimate
☒ ☐ ☐ ☒ **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 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:

	CONDENSING UNIT			EVAPORATOR COIL		TEMP DELTA
ZONE	BRAND	TONS	DATE	TONS	DATE	

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

House

American standard

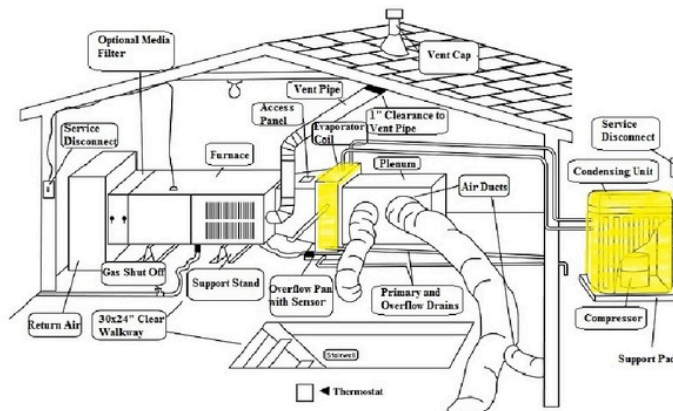
5

2026

5

2026

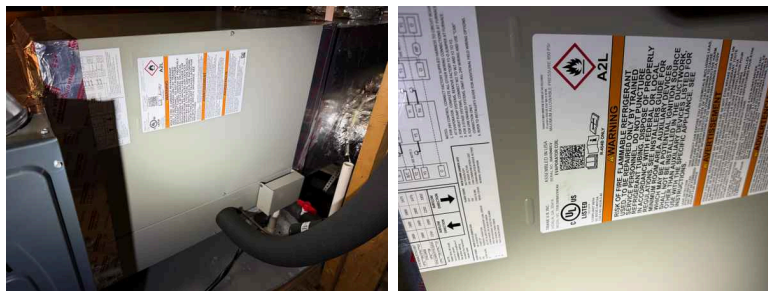
17

**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.

**Coil Equipment - Functional:**

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

**Cooling Performance - Acceptable:**

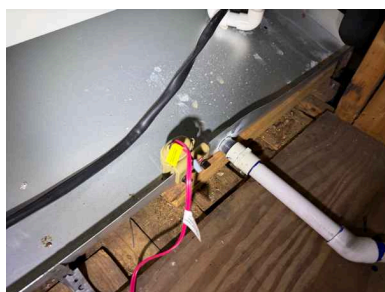
The cooling performance of the equipment was observed to be adequate according to industry standards. The air conditioning equipment was observed to be cooling between 15-22 degrees across the indoor coil at the time of the inspection.

Overflow Pan - Water sensor present:

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

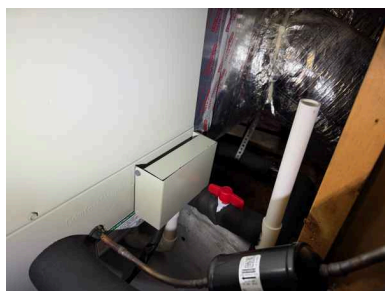
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---



R-454B Refrigerant - Leak detection system present :

The A/C system operates using R-454B refrigerant and a refrigerant leak detection system was observed at the equipment. Due to the flammable properties of R-454B Refrigerant, a built in leak detection system is required. It is noted that inspection of the leak detection system is beyond the scope of this general home inspection and, if more information regarding this system is desired, it is recommended that a service company be contacted.



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: Primary Drain Line - Missing insulation

A portion of the primary condensate drain line was missing insulation which can cause the drain line to "sweat" and drip water. The drain line should be insulated for the first 10 feet to prevent condensation from forming on the drain line.

Obtain Cost Estimate



2: Primary Drain Line - Terminated outside

The primary condensate drain line terminates outside at the side of the foundation. Over time, the constant moisture that is produced by the HVAC system and emptied onto the ground can contribute to foundation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

settlement. The drain line should be rerouted to an approved location.

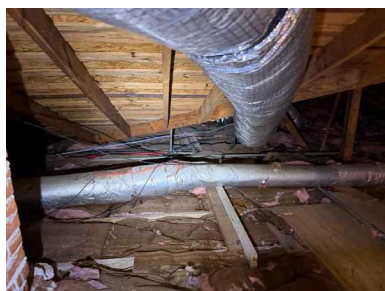
Obtain Cost Estimate



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

Type of ducts: Flex ducts, Rigid ducts -

Comments:



Return Air - Acceptable :

The return air system in the house had no visible items that were in need of repair and appeared to be performing as intended at the time of the inspection.

Ductwork - Flex and Rigid ducts :

The air ducts in the attic consisted of some newer flex ducts and some older rigid ducts. Due to the age of the rigid air ducts, further investigation is recommended with the homeowner and/or a service company to determine if the ductwork has been cleaned recently. If the air ducts have not been cleaned, it is recommended that the interior of the ducts be checked by a service company.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Comments:

Location of water meter: The street curb

Location of main water supply valve: east

Static water pressure reading: 65-70 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 80 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: East side -

The main shut-off valve for the water line service piping is intended to provide a means to disconnect the water service to the structure/property.

Static Water Pressure: 65-70 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.

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.

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.

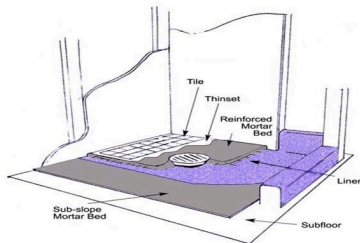
I=Inspected

NI=Not Inspected

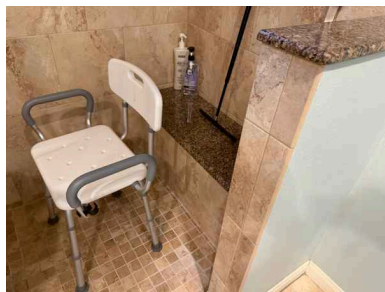
NP=Not Present

D=Deficient

I	NI	NP	D

**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.

**1: Hot & Cold Water Reversed**

Utility Room

The hot and cold water supply were reversed, where the hot water was on the right side/front, and the cold water on the left side/rear.

Obtain Cost Estimate**2: 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**3: Shower/Tub - Caulk valves**

Bathrooms

The tub and/or shower valves and/or faucet needs to be caulked to prevent water from entering the wall cavity behind the valves/faucet.

Obtain Cost Estimate**☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents**

Sewer Piping Material: Appears to be cast iron and ABS, PVC was observed -
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.

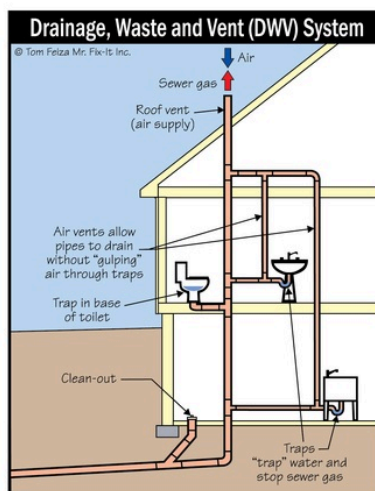
I=Inspected

NI=Not Inspected

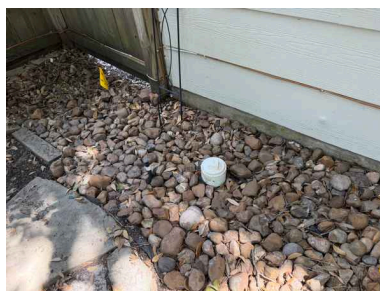
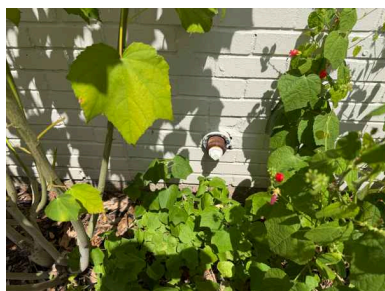
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**Sewer Clean Out Present: Rear -**

A sewer clean out was present. The clean out is needed in the event of a stoppage in the main sewer drain line, and the clean out is where a sewer snake would be utilized to remove a clog in the sewer line.


☒ ☐ ☐ ☒ **C. Water Heating Equipment**
*Comments:**Energy Source: Natural gas with Electric ignition**Capacity: gallons**Gas Water Heater Description:*

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

<u>Location</u>	<u>Brand</u>	<u>Capacity</u>	<u>Age</u>	<u>Energy Type</u>
Hall closet	Rheem	40 gls	2021	Gas

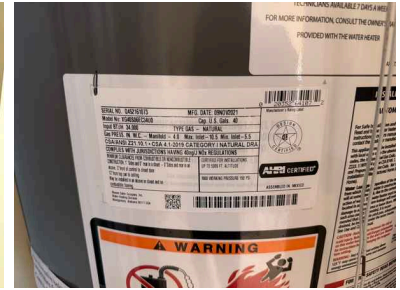
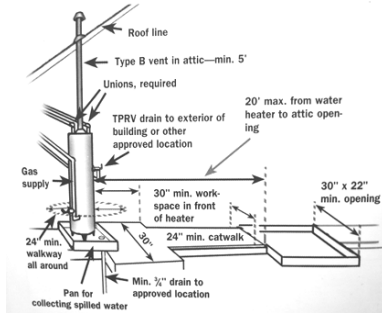
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**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 0.5 mm)	Children (skin thickness of .05 mm)
150°F 66°C	1 second	0.5 second
148°F 64°C	2 seconds	1 second
146°F 63°C	5 seconds	1 second
138°F 59°C	15 seconds	4 seconds
127°F 52°C	1 minute	10 seconds
124°F 51°C	3 minutes	1.5 minute
120°F 48°C	5 minutes	2.5 minutes
100°F 37°C	Safe temperature for bathing	Safe temperature for bathing

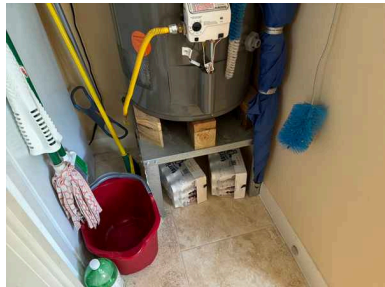
For SI: °C = (°F) - 32 / 1.8 or (°F / 1.8) - 32 = °C
Figure P101.2
TEMPERATURE BURN CHART

**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.

1: Overflow pan missing

The water heater was not equipped with an overflow pan under the water heater. It is recommended that a plumber install a pan and drain line to protect against leaks.

Obtain Cost Estimate**2: Vent Pipe - fastened with screws**

The vent pipe was fastened with screws, which is improper. The vent is to be mechanically fastened only, and repair is needed.

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

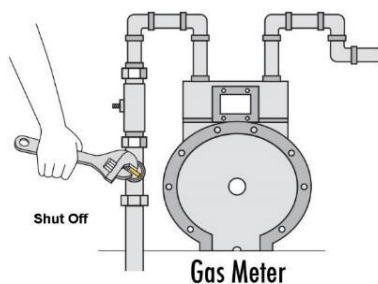
I	NI	NP	D
---	----	----	---

Obtain Cost Estimate
☒ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
*Comments:**Hydro-Therapy Equipment Not present:*

Hydro-therapy equipment was not present at the time of the inspection.

☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Rear of house -*Type of gas distribution piping material:* Steel piping with flexible appliance connectors*Comments:*

A cursory visual inspection was performed on the gas supply piping. The inspection was limited to the gas pipes that were visible and accessible at the time of the inspection, without digging to uncover gas lines. The underground gas line is typically galvanized steel, which can and does rust. However, viewing the underground gas line(s) would require digging, and HEI does not do any digging around the gas lines to determine their condition or the degree of rusting at the underground piping. Also, the use of specialized equipment to detect leaks is not included in the scope of this inspection, nor is determining the gas supply pressure or adequacy. If further investigation is desired to know the condition of the underground gas line(s), it is recommended that a plumber be contacted.

*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.

1: Bonding Connection not visible

The gas supply line is required to be bonded at the gas meter to the main electrical panel. No bonding clamp was present on the gas supply line and repair is recommended. Contact a service company to make all needed repairs.

Obtain Cost Estimate

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

I	NI	NP	D
---	----	----	---

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

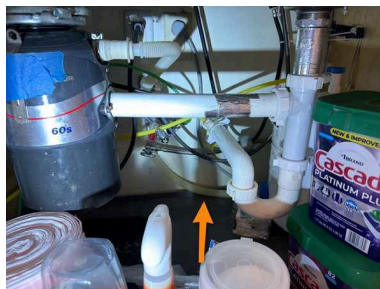
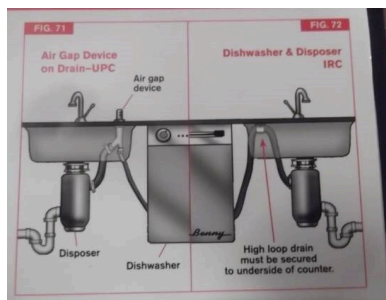
*Comments:**Functional:*

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.

1: No Anti-Siphon

The drain line under the sink was not equipped with an anti-siphon device, nor was it looped up so that the top of the loop is at least six inches above the entrance of the drain line into the disposal. It is recommended at least that the drain line be looped to prevent the water from the garbage disposal from siphoning back into the dishwasher, or an anti-siphon device installed.

Obtain Cost Estimate



☒ ☐ ☐ ☒ B. Food Waste Disposers

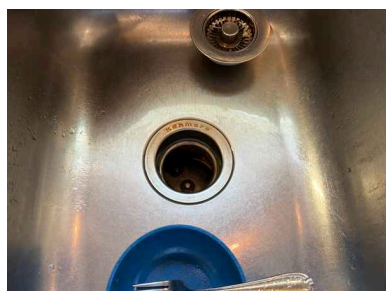
*Comments:**Functional:*

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

1: Sink Splash Guard damaged/missing

The splash guard in the sink was damaged/missing.

Obtain Cost Estimate



☒ ☐ ☒ ☐ C. Range Hood and Exhaust Systems

Comments:

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

I	NI	NP	D
---	----	----	---

Not Present:

A vent was not present 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.

Oven - Calibrated properly:

No repair was needed to the calibration of the oven thermostat. The thermostat was set at 350 degrees, and the oven heated to within the allowable ± 25 degrees. The oven was checked with an oven thermometer and found to heat to 360 degrees.

**1: Control Knobs - Settings Not Visible**

The settings for the control knobs were not visible and repair is needed for the safe use of the appliance.

Obtain Cost Estimate

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

I	NI	NP	D
---	----	----	---

☒ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

Not Present:

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

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Mechanical Vents - Functional:

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

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

Functional - 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.

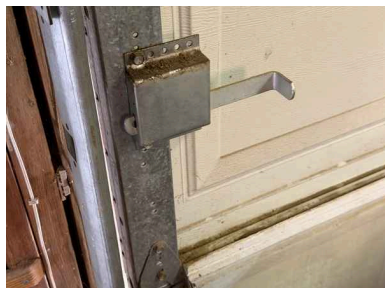


1: Door Lock

The door lock was still connected to the garage door. Manufacturers of garage door openers recommend that the locks be disengaged or removed when an automatic opener is installed. Damage to the door and/or door opener may occur if the door is operated with the garage door lock is engaged.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
---	----	----	---

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Dryer vent - Dryer present:

The vent was connected to the dryer but the connection was not dismantled, and the vent was not checked for lint buildup. 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 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.

Wine Cooler - Functional:

No items requiring repair were visible at the time of the inspection for the wine cooler. The equipment was observed to be cooling adequately at the time of the inspection. It is noted that the unit was not dismantled and the interior components were not checked.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

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

Comments:

Sprinkler System: Rainbird, Controls located at rear of house, 8 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.

East



Rain Sensor: Not visible - further investigation with owner -

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: Adjust sprinkler head spray

Spraying front of house -

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

Obtain cost estimate

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



2: Zones not labeled

The individual zones were not labeled at the sprinkler system control panel.

Obtain cost estimate

Recommendation: Contact a qualified professional.

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 provide a link to a national third party company whose service provides rough cost estimates for repairs from home inspectors inspection reports. Understand that cost estimates provided by **RepairPricer** are generated by their interpretation of the statements and photos in an inspection report and that HEI has no input into their report. Use it at your own risk. Note that HEI takes no responsibility for the accuracy or completeness of a **RepairPricer** cost estimate report, and that we recommend that their report be used only as a supplement to your due diligence in contacting service companies and contractors and obtaining firm price bids for all needed repair work.

If you have any questions when you receive your **RepairPricer** report, you can contact them at info@repairpricer.com
<http://www.heddermanengineering.com/repair-cost-estimates>