



HEDDERMAN SERVICES

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STRUCTURAL REPORT

10814 Overbrook Ln
Houston, TX 77042

Terry Timmerman & Deborah Timmerman

07/30/2026



Inspector

Noriel Toranzo

Engineer

281-355-9911

office@hedderman.com

TABLE OF CONTENTS

1: Cover Letter	3
2: Purpose/Scope	4
3: Site Conditions	6
4: Foundation	7
5: Foundation Analysis	12
6: Roof	17
7: Structural Framing	22
8: Water Penetration	24
9: Fireplace/Chimney	27
10: Attic	30
11: Exterior Cladding	33
12: Exterior Items	35
13: Interior Items	40
14: Close	46
15: Receipt	47
16: Service Agreement	48

1: COVER LETTER

Information

**HEDDERMAN ENGINEERING, INC.**

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07/30/2026

TO: Terry Timmerman & Deborah Timmerman

REF: CONDITION OF PROPERTY SURVEY

Dear Terry Timmerman & Deborah Timmerman:

At your request, a visual survey of the house located at 10814 Overbrook Ln, Houston, TX 77042 was performed by Noriel Toranzo . Transmitted herewith is the inspection report stating our professional opinions on whether the items of construction included in the survey are functional on the day of the inspection, or are in need of repair.

The scope of our inspection and other important information, particularly in the area of dispute resolution should a question arise, is contained in our Service Agreement, which has been included at the end of this report.

Thank you for asking HEDDERMAN ENGINEERING, INC. to perform this important inspection work for you. If you have any questions after reviewing this report, please feel free to call me at my office.

At your service,

HEDDERMAN ENGINEERING, INC.

Tim Hedderman, President

2: PURPOSE/SCOPE

Information

INTRODUCTION

The purpose and scope of the inspection are detailed below, as well as in the executed Service Agreement at the end of this report. Also included are the limitations of the inspection.

PURPOSE

The purpose of the inspection was to view the components of the house included in the inspection and to give our opinions on whether or not these specific items were functioning at the time of the inspection, or were in need of repair. Although this report may include observations of some building code violations, total compliance with structural, mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded. This also applies to all non-code making bodies, including but not limited to, the Brick Institute of America and the Texas Lathing and Plastering Contractors Association and their respective recommendations of building construction details. We do not perform code compliance inspections, and since building codes change every few years, our inspections are not done with the intention of bringing every item in the house into compliance with current code requirements. Rather, the standard of our inspections is a performance standard to determine if the items inspected are functioning at the time of the inspection, or if they are in need of repair. This is particularly applicable to Home Warranty policies, where the standards of the Home Warranty service company may differ than the scope of 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 Home Warranty company of your choice for a more in-depth analysis of what may be required to meet their standards should a claim be made against their policy. It has been our experience that Home Warranty companies may require the equipment to be in total compliance with current code (even if it was installed before the current code was adopted) to be covered under their policy, and if so, it is recommended that you contact the appropriate service companies for a code compliance certification inspection. This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted to perform the inspection. If a third party chooses to use this inspection report, they do so without HEDDERMAN ENGINEERING, INC. permission or authorization, and they do so at their own risk. It is our purpose to provide information on the condition of the house on the day of the inspection. It is not our purpose to provide discussions or recommendations concerning the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other engineers/inspectors may have contrasting opinions to those given in this report. Items that we find that in our opinion are in need of repair will typically include the recommendation to Obtain a Cost Estimate from qualified contractors. The scope and cost of the actual repairs can vary significantly from company to company, and it is your responsibility to see that the scope of work needed and actual cost of repairs is confirmed by contacting one or more qualified service companies before your option period ends or before closing on the property. This report may also contain informational items which are included as a courtesy to help you become more aware of the condition of the house. In the performance of this inspection, HEDDERMAN ENGINEERING, INC. has acted as an engineering consultant subject to the standards of the State Board for Professional Engineers.

SCOPE

The scope of the inspection included limited, visual observations at the interior and exterior of the structure. Only those items readily visible and accessible at the time of the inspection were viewed and are included in this report. Due to COVID 19 restrictions, our inspectors are sometimes required to wear masks indoors. This restricts the inspector from using his full set of senses that are needed during the inspection process by inhibiting the inspector from possibly detecting odors that may be indicative of a problem, including but not limited to, mold, musty odors, natural or LP gas odors, pet odors, urine or fecal odors, etc. Any items causing visual obstruction, including, but not limited to furniture, furnishings, floor or wall coverings, pictures, foliage, registers and grills on HVAC ductwork, soil, appliances, insulation, etc., were not moved. The basis of our opinions will be the apparent performance of that portion of the house readily visible at the time of the inspection. Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical equipment is beyond the scope of this inspection. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, insurability, merchantability, workmanship, and/or need for repair of any item inspected. The components of the house included in scope of the inspection, if present and applicable, include:

Structural: Foundation, primary load-carrying framing members, roof surface, water penetration, and miscellaneous items related to the house.

Mechanical: Air conditioning and heating systems, water heaters, built-in kitchen appliances, and garage door openers.

Plumbing: Water and gas supply lines, sinks, toilets, tubs, showers, visible drain lines inside the house, and vents.

Electrical: Service entrance conductors, electric meter, distribution panel, visible wiring, light fixtures, switches, and receptacle outlets.

Sprinkler: Control panel, solenoid valves, backflow prevention device(s), piping, and sprayer heads.

Items specifically excluded from our inspection include:

- Tainted and Corrosive sheetrock (Chinese Sheetrock).

- All pests, wood destroying insects, conducive conditions, ants, or rodents.

- All equipment related to mosquito control.

- All items related to major geological conditions such as faults or subsidence.

- All underground piping, including water, sewer, and gas piping.

- Water softening and water treatment systems.

- Identifying products that have been recalled.

- Pressure testing of gas system.

- All low voltage lighting systems and/or photocells.

- All low voltage data systems such as telephone, cable TV or data lines.

- All fire detection, carbon monoxide, smoke alarms and/or security alarm systems.

- All environmental hazards, or any toxic/hazardous materials including, but not limited to: radon gas, lead, formaldehyde, electromagnetic, any and all items related to asbestos.

- A backup generator and transfer switch panel.

- Any electrical load analysis on the electrical system to determine adequacy of the service or any branch circuit.

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. Further investigation with a mold remediation company is recommended to determine the source and extent of all mold/microbial growth, and to make all needed repairs.

If you desire information or inspections concerning the items listed above, or any other items, then it is recommended that you contact the appropriate service companies. Also excluded from the scope of the inspection are any and all items related to mold and/or all microbial substances. Due to the current limitations of coverage on most homes by the insurance industry in Texas, where damages due to mold and/or other microbial substances may not be covered, we routinely recommend that you have a mold inspection by a qualified professional before you close on the house. Built-in appliances and mechanical equipment were operated in at least one, but not all, of their operating modes, where possible. If you desire for every operating mode of each piece of equipment to be operationally checked, then it is recommended that you contact a service company. Equipment and materials that are not visible, including structural components, underground plumbing and gas lines, and all other items not normally available for ready viewing, are excluded from the scope of this inspection. If you desire an inspection on the underground plumbing pipes or a hydrostatic test to determine if the plumbing pipes are leaking under the house, then it is recommended that you contact a plumber. No electrical circuit or load analysis will be performed on the electrical system. We make no representation regarding the condition of this house other than as contained in this written report. Any verbal discussions concerning this house that were made at the time of the inspection, and not contained in this written report, are not to be relied upon. Although the structural portion of this inspection was made by an engineer, it cannot be considered to be a formal engineering study since no calculations, structural analysis, or physical material testing were performed. If engineering drawings/specifications have been made available during this inspection and, if they have been viewed, it is pointed out that all such viewing is strictly cursory, and in no way should our cursory examination be construed as providing engineering judgments concerning the adequacy or acceptability of the drawings/specifications. It is pointed out that it is possible for latent defects to exist in the structure and its related equipment, underground piping, and systems that are not visible at the time of the inspection, and may not be able to be viewed during a limited visual inspection. This is particularly applicable in items relating to water, such as roof leaks, water penetration conditions, etc., where the condition may exist, but not be visible at the time of the inspection (e.g. where it has not rained for a period of time, allowing materials time to dry out). HEDDERMAN ENGINEERING, INC. does not claim or warrant that the observations listed in this report represent every condition that may exist. In using the information supplied by this inspection, one must recognize the limitations of a limited, visual inspection conducted at a single point in time, and accept the inherent risk involved. It is recommended that you obtain as much history as is available concerning this house. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, building drawings and/or specifications, bids to perform repair work on the house, knowledge of any drainage problems, receipts from repair work that has been performed, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this house.

3: SITE CONDITIONS

Information

In Attendance	Occupancy	Age of Home - Public Records
Structural Inspector, Mechanical Inspector, Owner	Occupied	According to public records, the house was built in 1970.

Sellers Disclosure not available

The Sellers Disclosure Statement was NOT made available to the inspector(s) at the inspection.

Note when reviewing the report

It is pointed out that when reviewing the report, the reader should be aware that photos and comments regarding specific issues are typically a **REPRESENTATIVE SAMPLE** of what we observed at the time of the inspection, and are not necessarily an exhaustive list of all instances of that item/condition on the property.

4: FOUNDATION

Information

Description: FOUNDATION OBSERVATIONS AND CONCLUSIONS:

The following items were inspected, with our Observations and Conclusions noted.

Reference point

See our field sketch below showing the elevation readings for this structure. Note that the **R=0** on the sketch is our randomly chosen starting reference point, where the elevation is 0.0, and all other elevation readings are taken relative to the reference point, and are measured in inches to the nearest 1/10 inch. Height adjustments were made for variations in the height or thickness of the various floor coverings. If there is a step up or a step down into an area such as a garage, sunken room, balcony/patio area, or raised rooms, the elevation readings will have larger numbers due to the amount of the step.

We typically point out that foundations are rarely constructed perfectly level, so most properties have some unlevelness (typically 3/4 to 1-1/2 inches) built into the foundation as part of original construction. We have no knowledge as to how much unlevelness was built into this house foundation during original construction.

Note that it is not HEI's purpose to exhaustively document each and every evidence that may be related to foundation movement, but rather to document a representative sample and/or the most significant evidences of movement upon which we base our opinion on the condition of the foundation.

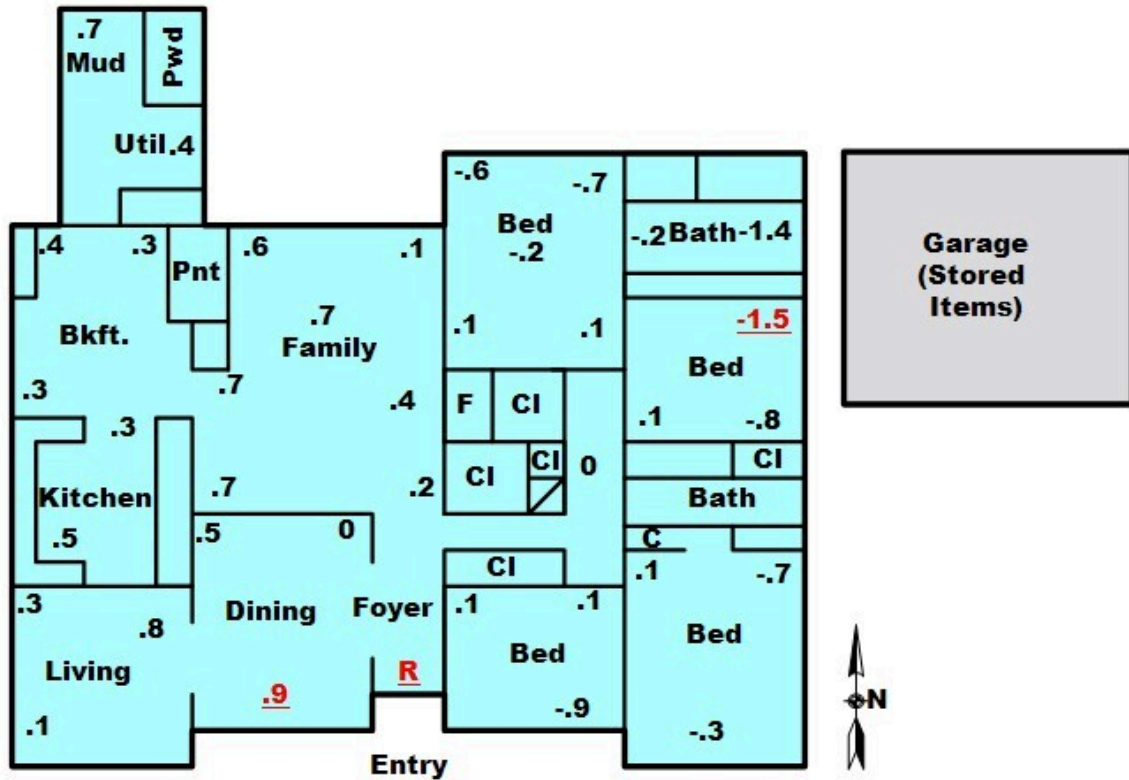
Levelness - More than normal sloping

The floors were checked with an electronic level, and were observed to be sloping a more than normal degree. The difference in elevation between the high point and low point was 2.4 inches. The high point was located at the dining room, and the low point was located at the east bedroom. The unlevelness takes place over a horizontal distance of approximately 40 to 45 feet.

07.30.26

HEI

Timmerman



Elevation Readings
10814 Overbrook Ln
 (Not to scale)

Veneer - Cracks/Patches

Cracks and/or patches were observed in the exterior veneer at the time of the inspection, including at the locations shown in the photos. It is recommended that the cracks be repaired for cosmetic purposes.

Obtain Cost Estimate



Veneer - Painted

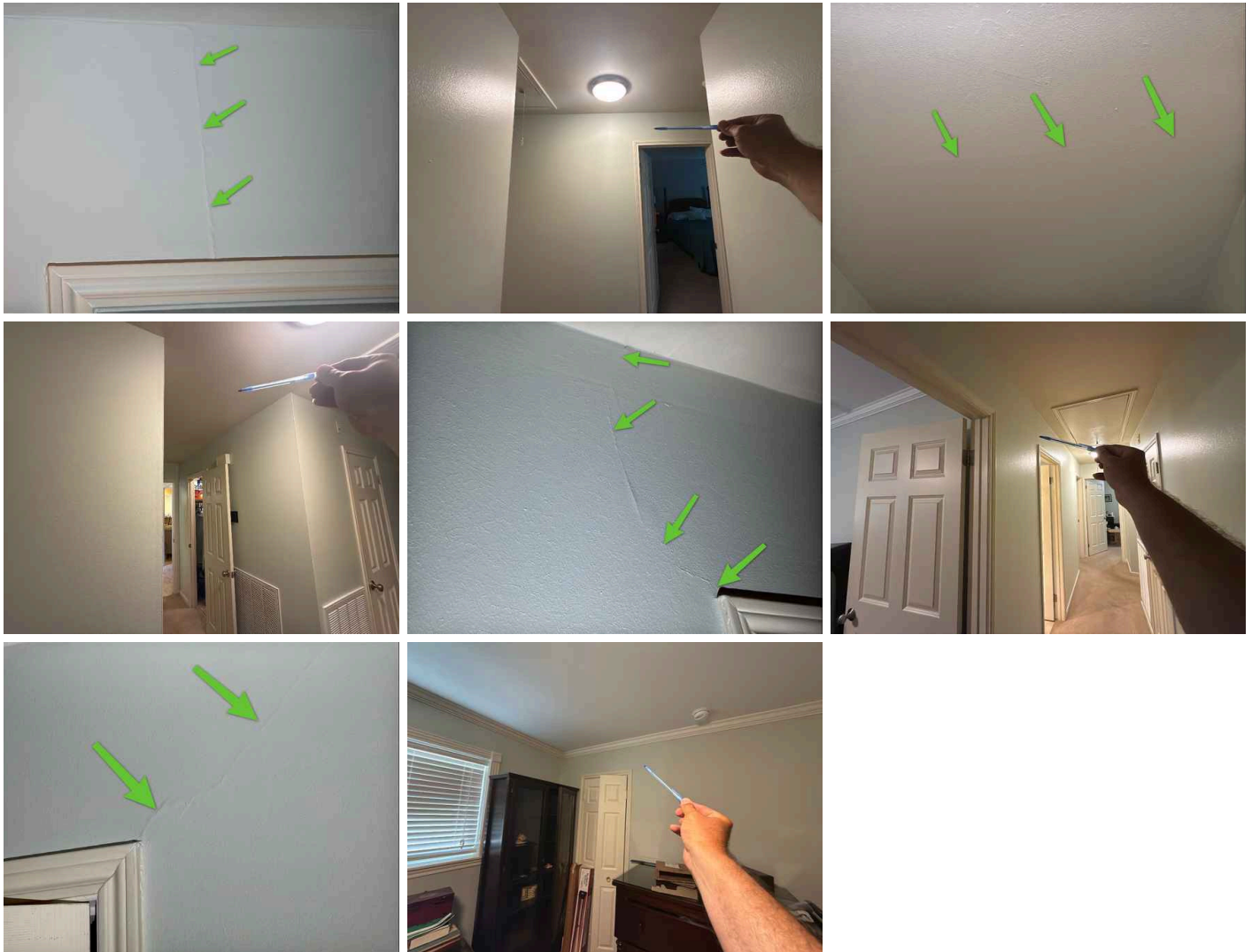
It is pointed out that the veneer was painted, and some cracks and patches in the veneer may not be visible.

Sheetrock Cracks/Patches/Compression ridges

Hallway East Bedroom

Sheetrock cracks, patches, and/or compression ridges were observed in the house during the inspection, including as shown in the photos below. It is recommended that the cracks be cosmetically repaired.

Obtain Cost Estimate



Concrete cracks - None Observed

Cracking of the foundation concrete exists in virtually all foundations. Although no cracks were observed in this foundation, it is probably not an exception. It is pointed out that cracking is a normal property of concrete and other brittle materials, and Hedderman Engineering, Inc. assumes no responsibility should cracks be found that are not mentioned in this report.

Separation of Materials: Sticking doors

Hallway

Doors that were sticking were observed at the time of the inspection.

Separation of Materials: Ghost doors

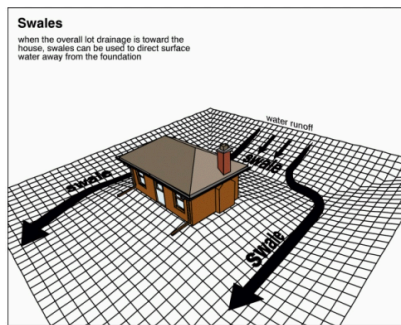
Living Room

Ghost doors, where the door swings open and/or shut by itself due to unlevelness were observed.

Perimeter Grading/Drainage: FLOOD PLAIN

100 Year Floor Plain

This inspection does not include determining if the property is in the 100 year flood plain. For further information regarding the elevation of this lot, check with your survey and/or a land surveyor.



Perimeter Grading/Drainage: Appeared adequate draining towards front

East

The perimeter drainage around the property appeared to generally be adequate, with drainage generally towards the front of the property. It could not be determined with certainty if water would pool at any localized low areas around the property. Further investigation with the homeowner is recommended to determine if there are any drainage problems or standing water after a rain.

R401.3



Repairs/recommendation

4.3.1 Other Observations

TREES AND/OR FOLIAGE

Trees and/or foliage were observed in the vicinity of the house which can contribute significantly to differential movement of the house foundation. Care should be taken to prevent the trees and foliage from removing an excessive amount of water from near the foundation of the house.



4.6.1 Perimeter Grading/Drainage

HIGH GRADING/FLOWER BED

GARAGE

The perimeter grading and/or flower beds was too high at some areas, and was graded near or above the top of the foundation. It is recommended that the beds/soil be regraded as needed to prevent water penetration into the house, and to allow for proper drainage.

R401.3

Obtain Cost Estimate



4.6.2 Perimeter Grading/Drainage

UNDERGROUND DRAIN, UNKNOWN EXIT POINT

The underground drainage system at the rear of the house was checked by running water into the drain, and the system was observed to be draining properly. However, we could not determine the exit point of the drainage system, and further investigation with the homeowner and/or a service company is recommended.

Obtain Cost Estimate



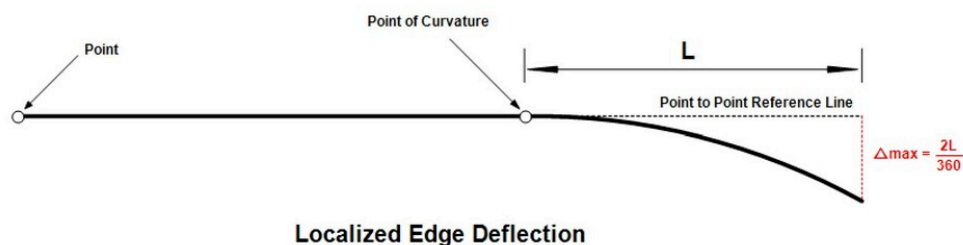
5: FOUNDATION ANALYSIS

Information

Foundation Deflection Analysis - Multiple: Edge Deflection Analysis x 2 - Repair

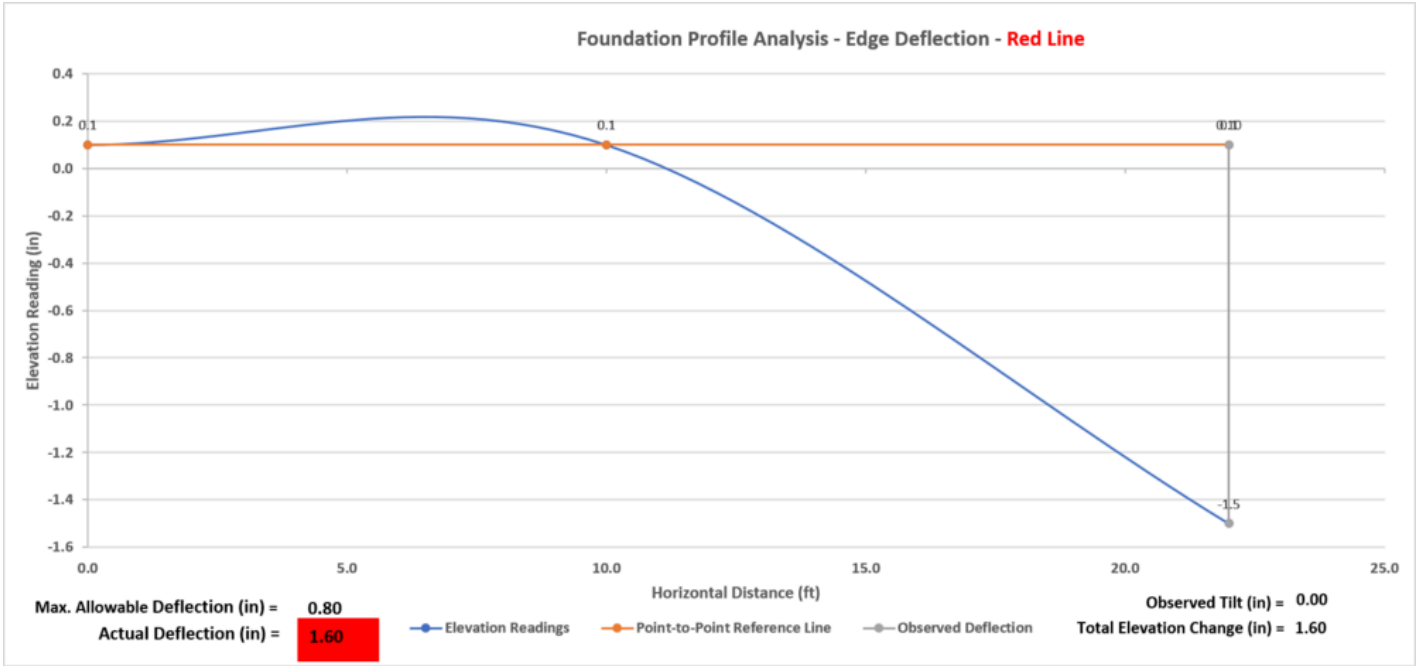
In accordance with the "Guidelines for the Evaluation and Repair of Residential Foundations" Version 3 by the Texas Section of the American Society of Civil Engineers (ASCE), we looked at our graphs of the actual shape of the foundation and determined that the deflection curve of the foundation most closely resembles the localized edge-condition deflection described in the ASCE Guidelines rather than overall deflection or tilt deflection. Therefore, our analysis of this foundation will use the recommended Guidelines for localized edge-condition deflection.

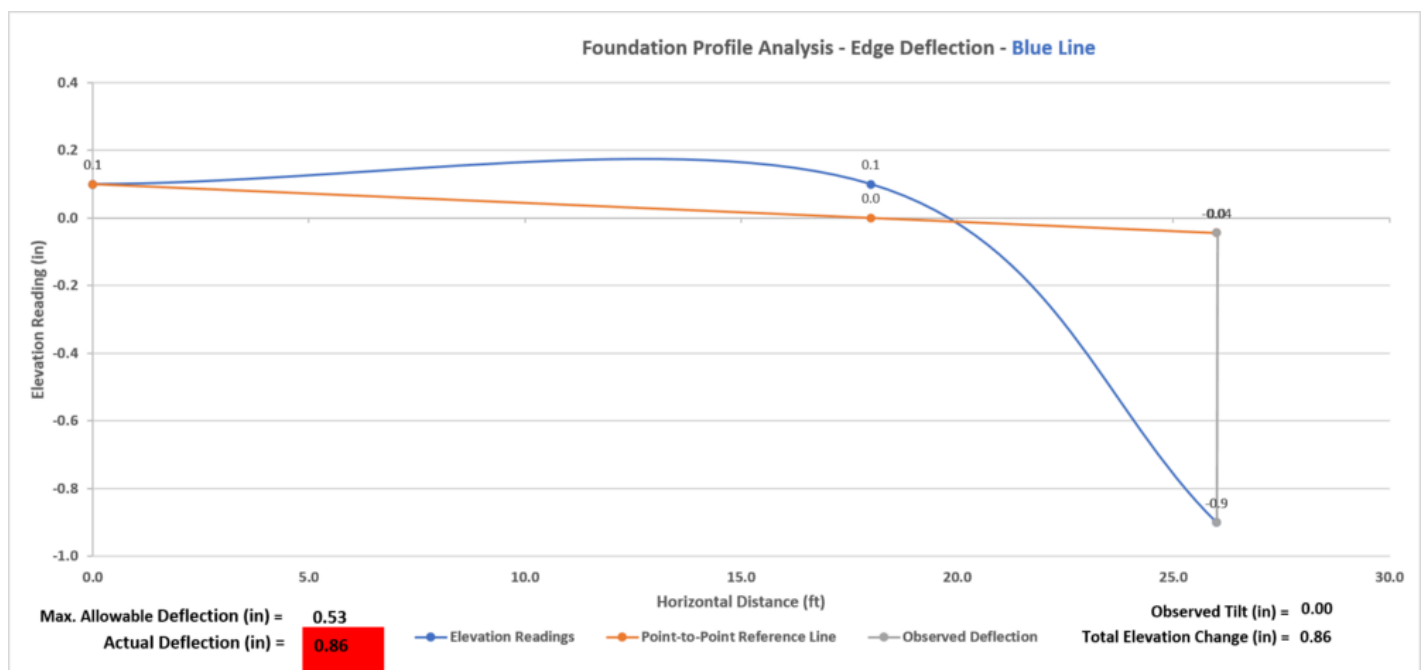
According to the ASCE Guidelines, the evaluation of localized **localized edge-condition deflections** shall be evaluated as a cantilevered member (allowable deflection = one inch deflection in a 15-foot horizontal distance ($2L/\Delta = 360$ per the building code)).



From the point of curvature located at the master bedroom to the east bedroom ($L = 22$ feet), the maximum allowable deflection is 0.80 inches. We calculated a deflection of 1.60 inches at the time of inspection across this span, which is **greater than the maximum allowable deflection**. This observation can be observed along the **Red Line** in the sketch below.

Additionally, we analyzed the foundation a second time at a different location for **localized edge-condition deflections**. From the point of curvature located at the master bedroom to the south bedroom ($L = 26$ feet), the maximum allowable deflection is 0.53 inches. We calculated an actual deflection of 0.86 inches at the time of inspection across this span, which is **greater than the maximum allowable deflection**. This observation can be observed along the **Blue Line** in the sketch below.





Repairs/recommendation

5.4.1 FOUNDATION CONCLUSIONS

RECOMMEND SEWER LEAK TEST

It is recommended that a plumber be contacted to perform camera observation or leak testing on the underground sewer piping to determine if the underground piping is leaking. A leaking sewer pipe can contribute significantly to the instability of the supporting soils by introducing excessive moisture into the soils, thus weakening them, resulting in foundation settlement.

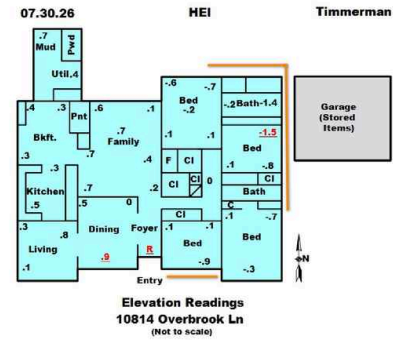
Obtain Cost Estimate

5.4.2 FOUNDATION CONCLUSIONS

REPAIRED BUT IN NEED OF FURTHER REPAIR

After observing the interior and exterior of the house, it is my opinion that the foundation has not been brought back to within an acceptable degree of levelness. The floors and other normally horizontal surfaces were still sloping an unacceptable degree at the east bedroom and south bedroom.

Due to the above condition, the foundation is in need of further releveled work at the locations described above. It is recommended that the foundation repair company that performed the repair work be contacted concerning the unacceptable degree of levelness and the necessary steps taken to correct the problem.

Obtain Cost Estimate

Suggested Area in Need of Repairs.

6: ROOF

Information

Roof Description: ROOF OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Roof Description: Composition Shingles

The pitched roof surface covering was constructed of composition shingles. The life expectancy of a composition shingle roof has been observed to vary from 15 to 20 years, with most requiring replacement at about 17-20 years.



Age of Roof-Estimated by Inspector: Age of Roof: 1-3 years

The sellers disclosure statement was not available at the time of the inspection, and the age of the roof was unknown to the inspector at the time of the inspection. The roof appeared to the inspector to be approximately 1-3 years old.

Roof viewed from: Surface

The roof was viewed from the surface of the roof at the time of the inspection.

Roof Ventilation: Roof Vents

Whirlybird Vents, Screened Soffit Vents

The ventilation for the attic space was observed to include the following vents listed above.



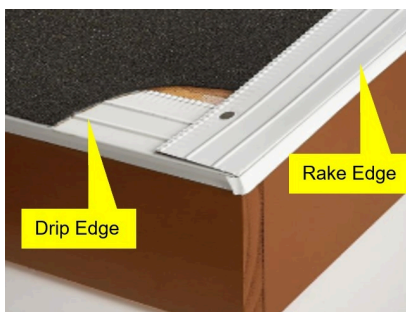
Roof Details: Good sealant details

Good sealant details were observed throughout the roof surface. It should be noted that these sealants will periodically deteriorate and need to be reapplied.



Roof Details: Underlayment Installed Properly at drip edge

We lifted the edge of the shingles at the bottom edge of the roof at one or more locations to observe if the underlayment has been properly installed. The underlayment was observed to be installed on TOP of the drip edge flashing, which is the proper installation detail. The International Residential Code requires that the underlayment shall be installed on top of the drip edge flashing along eaves, unless specified differently by the shingle manufacturer.



Roof Leaks: No leaks visible

After observing the interior of the structure, evidences of roof leaks were not visible. The absence of evidences of roof leaks does not guarantee that roof leaks were not present; rather, that no evidences of leaking were visible at the time of the inspection.

Limitations

Roof viewed from

LIMITATIONS OF ROOF INSPECTION

It is pointed out that our roof inspection is limited to viewing the surface of the roof from only those areas determined by the inspector to safely accessible at the time and conditions of the inspection. If the height of the roof, steepness of the pitch, or surface conditions due to wear or weather are such that the inspector determines that he cannot safely access some or all of the roof, then we will use a drone if possible (subject to weather limitations and/or No Fly Zones) to take photos of the surface of the roof. The roof will also be viewed from the underside of the roof, from the readily accessible attic access decking. For areas of the attic/roof that are not readily accessible from the safety of secure access decking, the inspector is not required to walk off the decking across the attic framing members to access all portions of the attic. Therefore, it is pointed out that there may be deficient roof conditions present in the attic that are not visible on the day of the inspection due to the limitations imposed on the inspector. This emphasizes the need and responsibility of the client to do further investigations with a roofing contractor to determine all deficiencies with the roof before any option period ends.

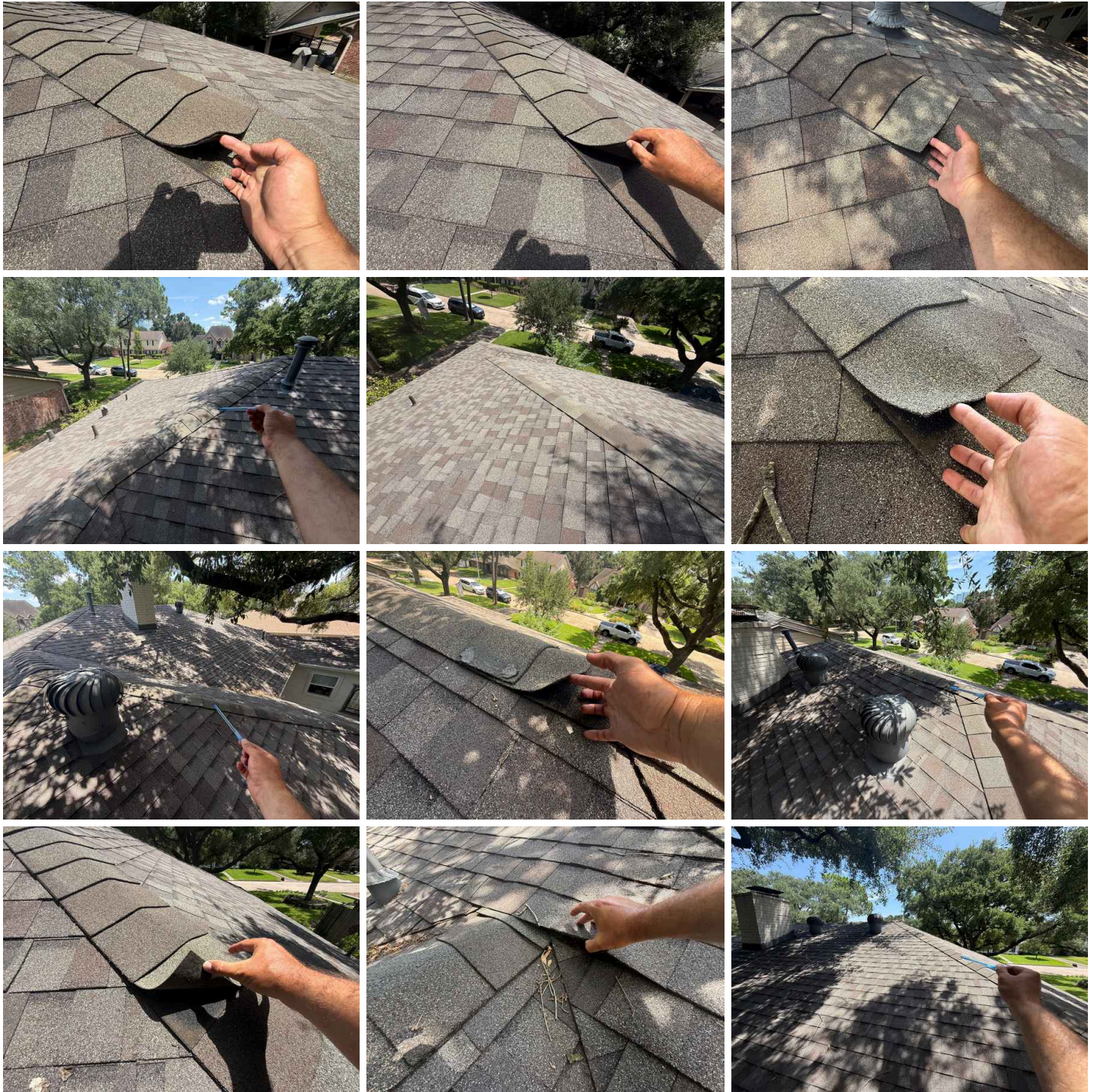
Repairs/recommendation

6.8.1 Roof Details

SHINGLES LOOSE

We observed shingles that were loose or, and need to be repaired/replaced.

Obtain Cost Estimate





6.8.2 Roof Details

ROOF: MISCELLANEOUS

Debris on Roof, Tree limbs on Roof

We observed some miscellaneous items related to the surface of the roof, including the items listed above. Have a roofing company determine the entire scope of the condition, and provide a cost estimate for repairs.

Obtain Cost Estimate



6.10.1 ROOF CONCLUSION

SERVICEABLE CONDITION - SOME REPAIRS NEEDED

The roof appears to be in generally serviceable condition at this time with some repairs needed for the item(s) shown above. Have a roofing contractor determine the entire scope of the conditions and provide a cost estimate to bring the roof into a completely serviceable condition.

Obtain Cost Estimate

7: STRUCTURAL FRAMING

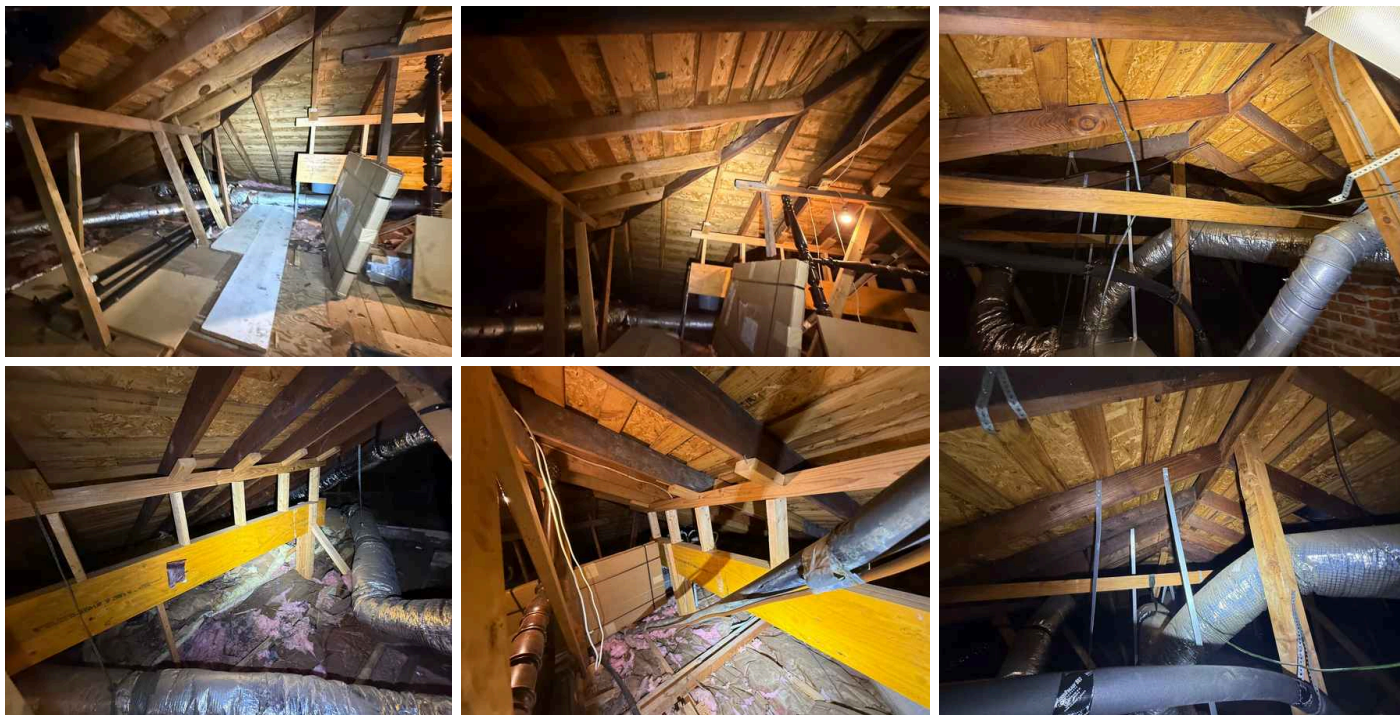
Information

Framing Description: OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Framing Description: One story house wood frame

The house was observed to be a one story wood frame structure that includes the standard major framing components, including wall framing and ceiling joists, and roof framing.



Attic Framing: Viewed from attic access walkway

The attic space was viewed only from the areas determined by the inspector to be safely accessible from the access walkway.

Hurricane Clips/Straps: Clips/straps - None Visible

We did not observe metal hurricane clips/straps installed at the attic framing members. These clips/straps provide a stronger structure that will be more resistant to wind uplift from hurricane and tornadoes.

STRUCTURAL FRAMING CONCLUSION: Framing Functional, Single Story

The primary load carrying members of the structural framing that were accessible and viewed at the time of the inspection, including the roof framing, load bearing walls, ceilings, and floors were functional at the time of the inspection, and no repairs are recommended. No significant deflections were observed in the roof framing as we were able to look up the plane of the roof from the different sides of the house.

Limitations

Framing Description

INACCESSIBLE FRAMING NOT VIEWED

It is pointed out that framing members in the wall, ceiling, floor, and/or roof that were covered with finish construction materials were not accessible and were not viewed at the time of the inspection. HEI performs limited, visual inspection in accordance with industry standards and does not remove finish construction materials to view framing members that are not readily accessible and viewable.

8: WATER PENETRATION

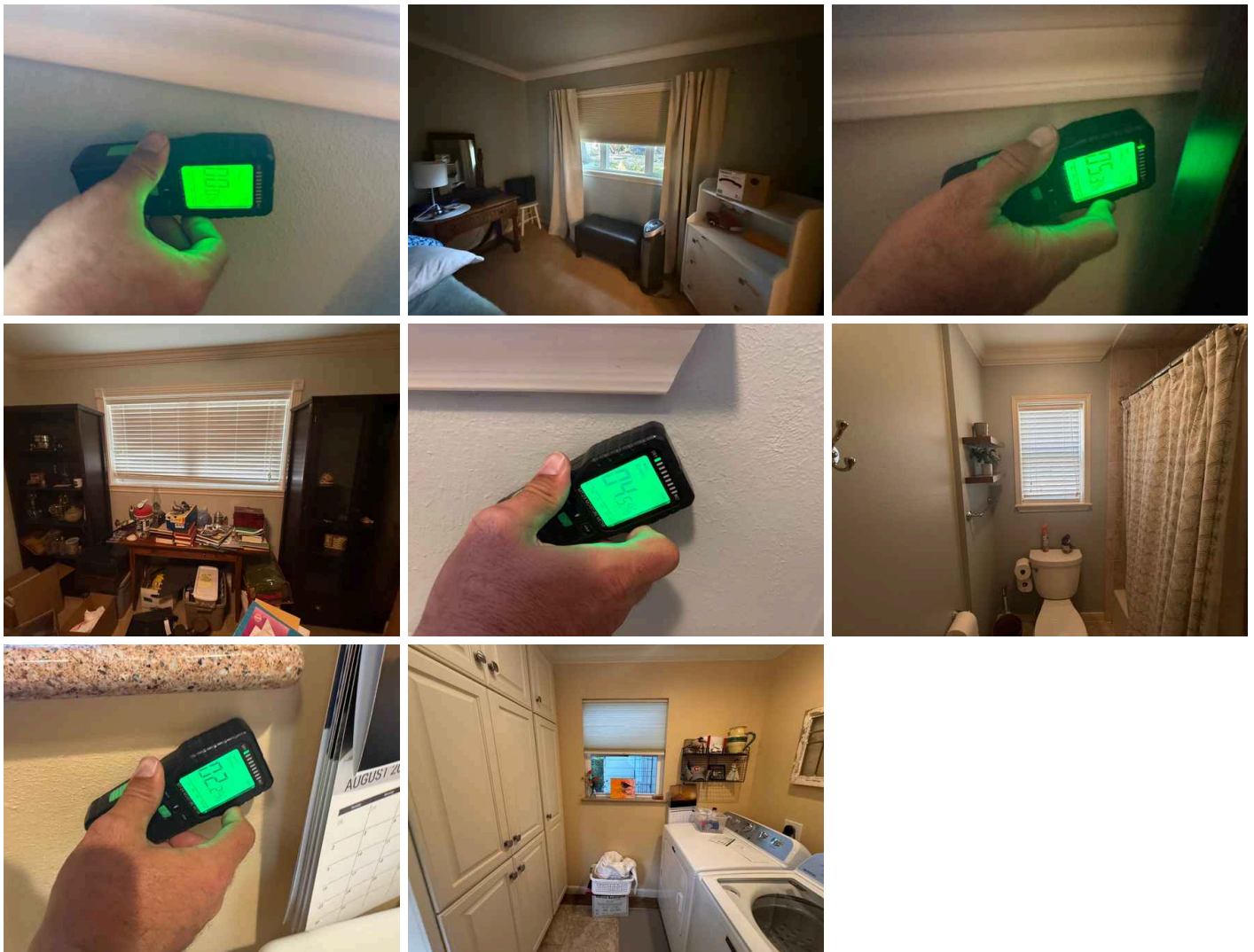
Information

Water Penetration: OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Water Penetration: Moisture Meter - No High Readings at most locations

We checked around window and door openings and other locations susceptible to moisture intrusion with a moisture meter, and found no evidence of elevated moisture at most locations in the house at the time of the inspection. Exception(s) to this statement are listed below.



Repairs/recommendation

8.1.1 Water Penetration

MOISTURE METER - HIGH READING

SOUTH EAST BEDROOM

We checked around window and door openings and other locations susceptible to moisture with a moisture meter, and evidences of possible water penetration to the interior of the structure were observed, including the following conditions described above and shown below. Further investigation is recommended with service companies to determine possible source(s) of water penetration along with the scope of all secondary damages, and also to provide a cost estimate for all needed repairs.

Our moisture meter showed a higher than normal reading as shown in the photos below.

Obtain Cost Estimate



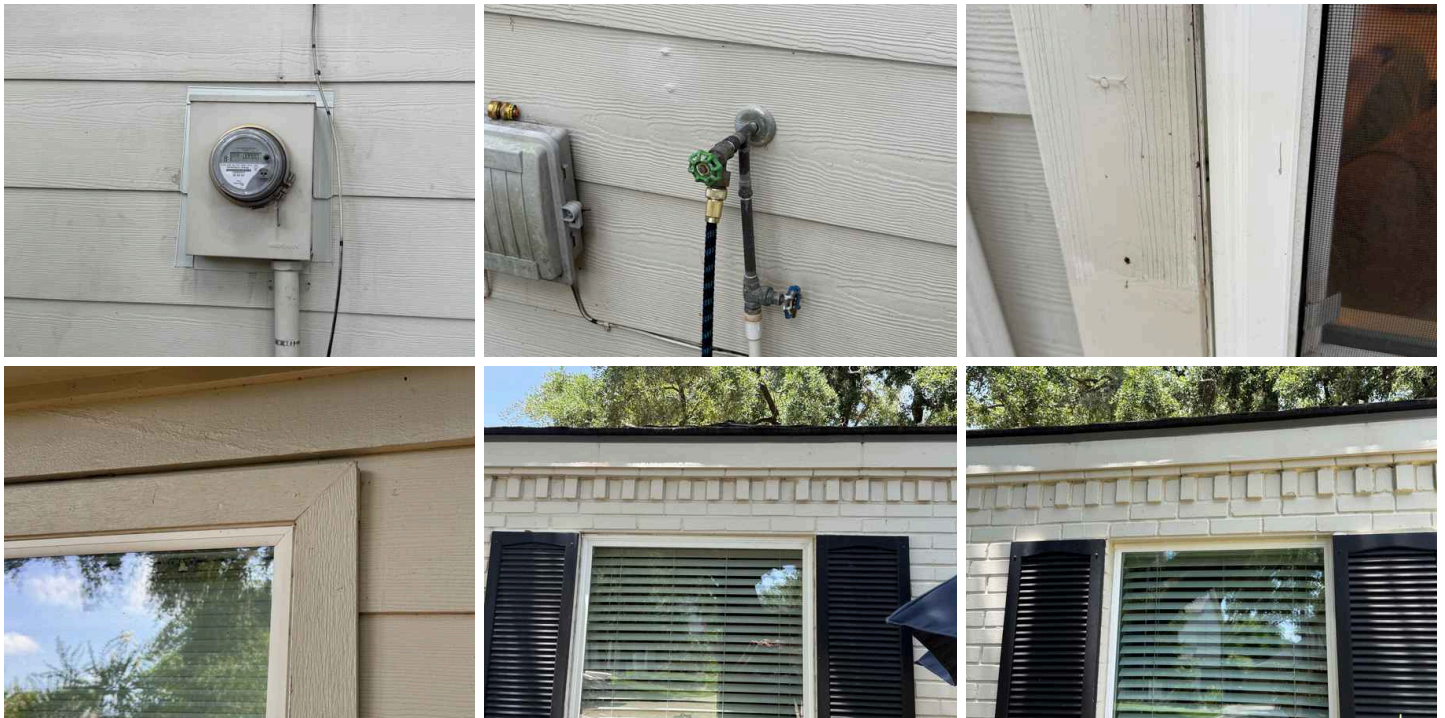
8.1.2 Water Penetration

VULNERABILITY TO WATER PENETRATION

Sealants deteriorated/missing, Weepholes missing above steel lintel at windows and/or doors, Flashing missing

A substantial vulnerability to water penetration was observed at penetrations/openings through the exterior building envelope, and it is recommended that all penetrations/openings be sealed against water penetration. Typical examples on a structure may include light fixtures/outlets, electrical panels, air conditioning refrigerant lines, water piping, gas piping, vent caps, windows, doors, expansion joints, cracks/voids in brick/stone veneer, chimney caps, etc. Below is a representative sample of locations and/or photographs showing some, but not necessarily all, locations where there is a vulnerability to water penetration. Have a contractor determine the entire scope of water entry vulnerability provide a cost estimate to seal all vulnerable areas on the exterior building envelope against water penetration and/or open up any clogged weepholes in the veneer.

Obtain Cost Estimate



9: FIREPLACE/CHIMNEY

Information

Observations: FIREPLACE OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Masonry fireplace: Location

Family Room



Masonry fireplace: Description-Masonry Fireplace

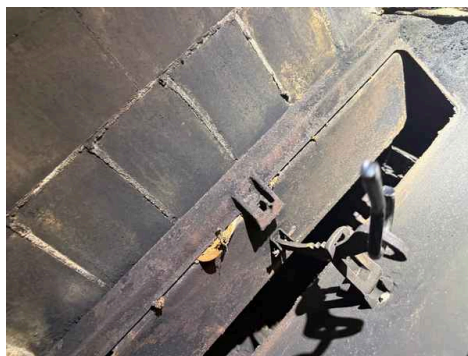
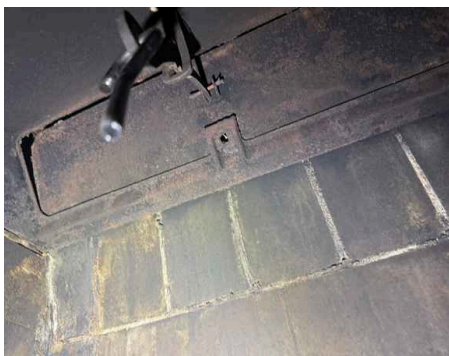
Ceramic Gas Log, Manual Gas Shut-off Valve, Lights Manually, Chimney through roof

The fireplace was a masonry fireplace as described above and shown in photos below.



Masonry fireplace: Damper Functional

The damper was operationally checked at the time of the inspection, and opened and closed properly, with no repairs needed to the operation of the damper.



Repairs/recommendation

9.3.1 Masonry fireplace

REPAIRS

Some repairs were observed to be needed to the fireplace. Further Investigation is recommended with a service company to provide a cost estimate for all needed repairs.

Obtain Cost Estimate

9.3.2 Masonry fireplace

DAMPER - C CLAMP MISSING

The damper was not equipped with a C-Clamp device to prevent closing the damper completely to allow the hazardous combustion gases a path to escape up the chimney.

Obtain Cost Estimate



HEI file photo showing c-clamp in masonry fireplace



HEI file photo showing c-clamp in metal fireplace

9.3.3 Masonry fireplace

WEATHER CAP RUSTED/MASONRY CAP CRACKED

The top of the chimney flue had a metal spark arrester/weather cap installed in the flue to prevent water penetration down the chimney.

The cap was rusted and needs to be cleaned and sealed to prevent further deterioration. Also, the masonry cap at the top of the chimney was cracked/broken, and needs to be repaired to prevent water penetration.

Obtain Cost Estimate



9.3.4 Masonry fireplace

GROUT MISSING - GAS LINE PENETRATION

Mortar was observed to be missing at the firebox at the point where the gas line penetrates the firebrick.

Obtain Cost Estimate



9.3.5 Masonry fireplace

GAS VALVE - DIFFICULT TO TURN

The gas valve was difficult to turn, and should be repaired or replaced.

Obtain Cost Estimate

10: ATTIC

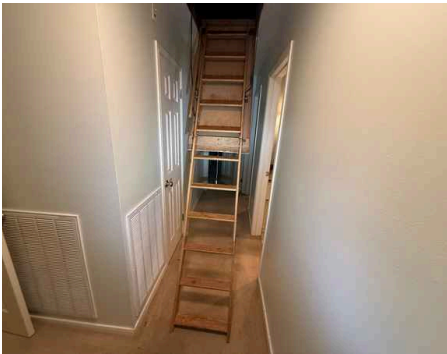
Information

Observations and Conclusions: OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Ladder: Original ladder - Not rated

The access ladder into the attic appeared to be the original installation ladder, and the ladder was not labeled to indicate the rated capacity of the ladder. The ladder does not meet current code requirements for ladders into attics. Consideration should be given to replacing the ladder with a ladder that meets current code requirements.

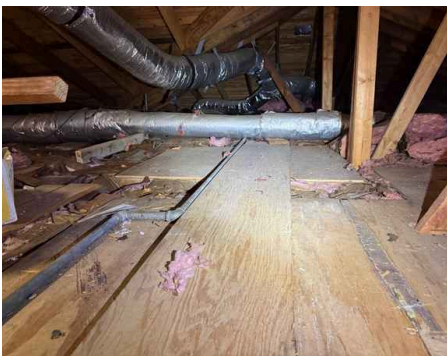


Attic Viewed From: Viewed from attic decking

The attic was entered and was viewed from the access walkway decking provided in the attic. It is pointed out that the inspector is not required to access areas of the attic without the safety of adequate walkway decking.

Service decking/platform decking: Adequate decking

The attic had adequate service decking to the equipment, with a walkway that was a minimum of 24 inches wide. In addition, the attic had adequate platform decking at the equipment, with a working platform that was a minimum of 30 inches wide.



Roof Decking: Description

OSB, 1 x Lumber, No spacer clips

The roof decking was observed from the attic space to be as described above.



Insulation: R19 - 6"

The insulation in the attic was average for a house of this age. The normal amount of insulation for houses of this age is approximately 6 inches, or an R19 energy rating. This attic appeared to have an average of approximately 5-7 inches of insulation in the ceiling. It is pointed out that the insulation requirements according to the latest standard for new houses in this area is an R38 energy rating.

Table 1102.1.1



Limitations

Attic Viewed From

ATTIC NOT ALL ACCESSIBLE

The entire attic space was not accessible from the decking provided, and if remote areas were viewed at all, it would be from the safety of the access decking. Note that it is our policy to not walk off the access decking nor climb over equipment to walk across framing members due to safety hazards and the potential for damaging equipment/ductwork and/or slipping off the framing members and falling through the ceiling. It is pointed out that there may be deficiencies in the attic and/or for the roof that were not viewed at the time of the inspection due to a lack of access walkway decking.

Repairs/recommendation

10.2.1 Ladder

LADDER ATTACHMENT IMPROPER

Legs too short

The stair assembly was not properly installed or secured to the framing members, and repair is needed for safety purposes. The condition(s) can be a safety hazard, and repair is needed, as an improperly installed stair assembly can possibly collapse.

Obtain Cost Estimate



11: EXTERIOR CLADDING

Information

OBSERVATIONS AND CONCLUSIONS

The materials, styles, and components present and observable at the time of the inspection are as follows:

Cladding Material: Cladding Material

Cement Siding, Brick Veneer



Brick/Stone Veneer: Some weepholes observed

We observed a minimal number of weepholes to be present in the brick veneer at the time of the inspection. Typically, weepholes are spaced no more than 33 inches apart.



Repairs/recommendation

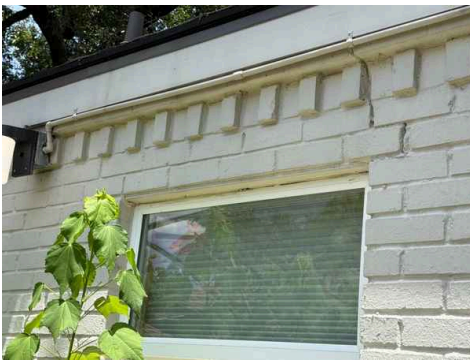
11.2.1 Brick/Stone Veneer

WEEPHOLES MISSING - ABOVE LINTELS

THROUGHOUT THE HOUSE

The weepholes were missing in the bricks at the lintel above the window/door in a brick wall. Weepholes are intended to be gaps left in the course of bricks installed above a lintel on a brick wall to allow moisture behind the bricks a path to exit the wall cavity, and also to allow for some ventilation inside the wall cavity. This requirement is typically grandfathered for older houses, and is not required. However, it is recommended that consideration be given to having the weepholes installed to help protect against water penetration.

Obtain Cost Estimate



12: EXTERIOR ITEMS

Information

OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Flatwork Concrete/Patios/Walkways: Flatwork Concrete

Driveway, Sidewalk, Porch, Patio pavers

The flatwork concrete listed above was in generally good condition at the time of the inspection with no significant repairs needed. Note that there may be some small cracks in the concrete, but in the opinion of the inspector, the concrete is still functional.



Flatwork Concrete/Patios/Walkways: Driveway and Sidewalk - No Repairs

The driveway and sidewalk were in generally good condition at the time of the inspection, and no repairs are recommended.

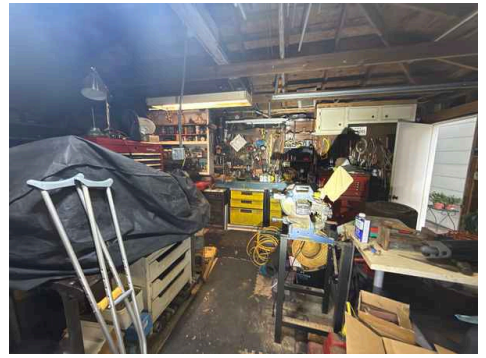
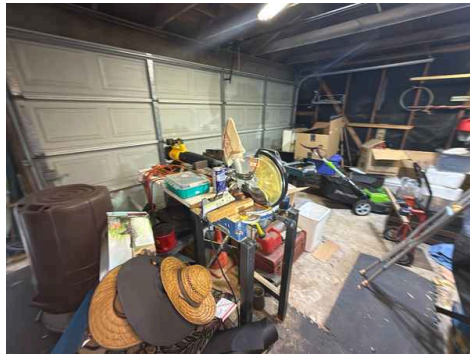
Gates and Fences: Description

Wood fence/gate

We observed the following types of gates and/or fences at this property as described above.

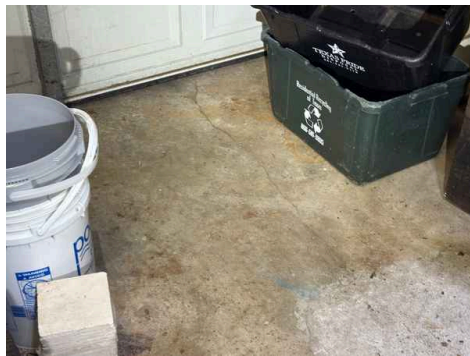
Garage: Stored Items

The garage had stored items in the garage, and access was limited inside the garage. We did not move any item in the garage, and not all of the garage was viewed at the time of the inspection.



Garage: Foundation Cracked-Monitor

The concrete floor of the garage was observed to have one or more cracks, but was still functional at the time of the inspection. The exterior perimeter of the garage has experienced some settlement, but the degree is not such at this time to recommend foundation releveling. The garage foundation should be monitored in the future for additional movement as it can be expected that additional movement can take place.



Repairs/recommendation

12.2.1 Gutters and Downspouts

GUTTERS

Leaking/Jts.

The gutters had item(s) in need of repair as listed above.

Obtain Cost Estimate



12.2.2 Gutters and Downspouts

MINIMAL GUTTERS

Minimal gutters have been installed on this house, and it is recommended that additional be installed to help control differential foundation movement and prevent wood rot and water entry.

Obtain Cost Estimate



12.3.1 Gates and Fences

WOOD FENCE

Starting to rot, Not Completed at the Rear of the Garage

The wood fence was in need of some repairs.

Obtain Cost Estimate



12.4.1 Wood Decay

WOOD DECAY

SOUTH

Fascia

We observed evidences of wood decay and it is recommended that all decayed wood be replaced. Below are a representative sample of photos showing some, but not necessarily all, of the deteriorated wood/trim. Have a contractor determine the entire scope of the wood decay throughout the house, and provide a cost estimate to replace all decayed wood in the house.

Obtain Cost Estimate

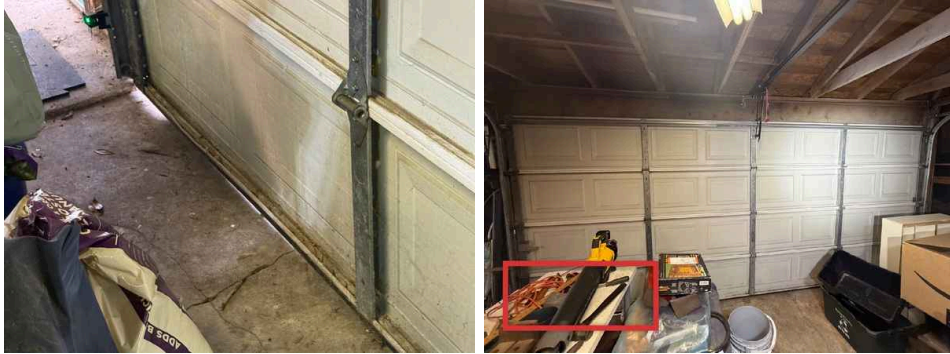


12.8.1 Garage Door

GAP AT BOTTOM OF DOOR WHEN CLOSED

A gap was observed between the door and the foundation when the garage door was closed. It is recommend that a contractor be contacted to make the needed repairs to provide a proper seal at the bottom of the door to prevent pest from entering under the door.

Obtain Cost Estimate



12.10.1 Flashings

MISSING ABOVE WINDOWS/DOORS

NORTH

The metal head flashing was missing across the tops of windows/doors, which presents a vulnerability to water penetration. Have a contractor provide a cost estimate for repairs.

Obtain Cost Estimate

R703.4 Flashing IRC 2015



13: INTERIOR ITEMS

Information

Description: OBSERVATIONS AND CONCLUSIONS

The following items were inspected, with our Observations and Conclusions noted.

Doors: Most operating OK

No items requiring repair were observed concerning the operation of most of the doors, with exceptions listed below. The doors opened and closed properly, and the doors with locks were locking properly.

Windows: Most operational

No items requiring repair were observed concerning the operation of most of the windows that were checked. Most of the windows that were accessible at the time of the inspection were opening and closing properly with exceptions listed below.

Windows: Most Windows are double pane

Most of the windows in the house were observed to be double pane windows. The remainder are single pane windows.

Windows: Some Windows are Single Pane

Some of the windows in the house were observed to be the original single pane windows.

Smoke alarms: Installed at required locations

Smoke alarms were observed to be installed at all required locations in the house as set forth in the 2015 International Residential Code. The current code gives the Locations required, the Power Source, and the Interconnectivity requirements.

R314.3 Location.

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

R314.4 Interconnection.

Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

R314.5 Combination Alarms

Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

R314.6 Power source.

Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Carbon monoxide detector: No repairs

We observed that the home was equipped with carbon monoxide detectors. The current requirements for carbon monoxide alarms in homes is listed in the 2015 International Residential Code.

R315.2.1 Carbon monoxide alarms.

For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with on opening the communicates with the dwelling unit.

315.3

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

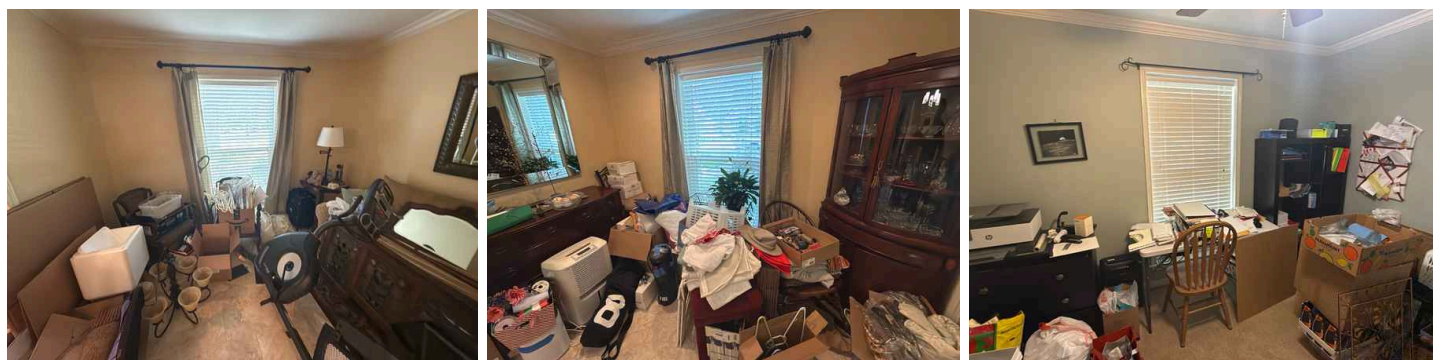
Limitations

Windows

NOT ALL WINDOWS/DOORS ARE ACCESSIBLE

LIVING ROOM DINING ROOM SOUTH BEDROOM

Not all of the windows and doors in the house were accessible to be operationally checked at the time of the inspection. Note that HEI does not move/remove furniture, stored items, etc. to gain access to windows or doors. If the window or door is not readily accessible, then HEI does not make access to check it.



Smoke alarms

SMOKE ALARMS NOT OPERATIONALLY CHECKED

We could not determine if the smoke alarms are connected to a security alarm system as is common practice, therefore, to avoid possibly triggering a security alarm we did not operationally check each device, nor did we check the interconnectivity of the alarms. For safety purposes, it is recommended that smoke detectors and carbon monoxide detectors be replaced every ten years.

Carbon monoxide detector

CARBON MONOXIDE DETECTORS NOT OPERATIONALLY CHECKED

Homes are required to be protected by carbon monoxide alarms as set forth in the 2015 International Residential Code. Note that checking alarm systems is beyond the scope of our inspection and is excluded from the inspection. For safety purposes, it is recommended that smoke detectors and carbon monoxide detectors be replaced every ten years.

Repairs/recommendation

13.2.1 Doors

STICKING DOORS

HALLWAY

Doors were observed that were sticking and are in need of adjustment. Contact a service company to make the needed repairs.

Obtain Cost Estimate

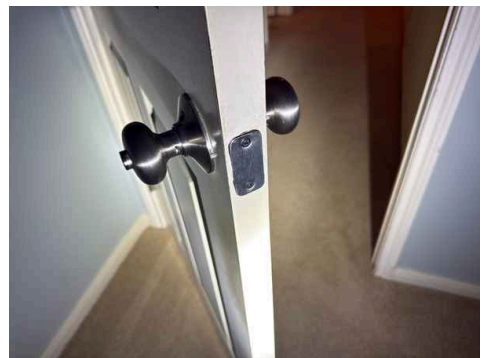
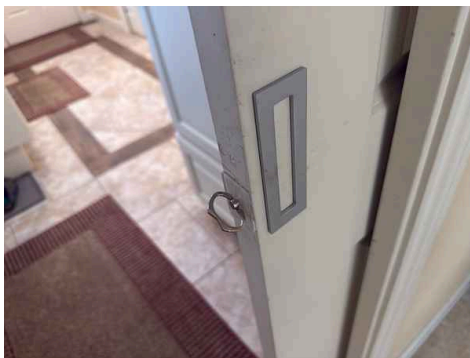
13.2.2 Doors

MISSING HARDWARE

UTILITY ROOM MASTER BEDROOM

Doors had missing hardware that needs to be replaced. Have a service company provide a cost estimate.

Obtain Cost Estimate



13.2.3 Doors

GHOST DOOR

LIVING ROOM

We observed a ghost door that opens/closes by itself, and the door needs to be adjusted. Contact a service company to make the needed repairs.

Obtain Cost Estimate

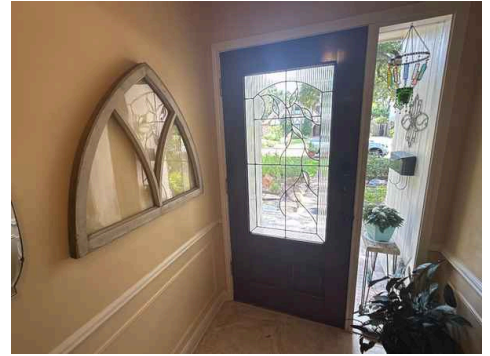
13.2.4 Doors

GLASS NOT SAFETY GLASS

ENTRY

The glass in the door was not marked as being safety glass as required. Contact a service company to make the needed repairs.

Obtain Cost Estimate



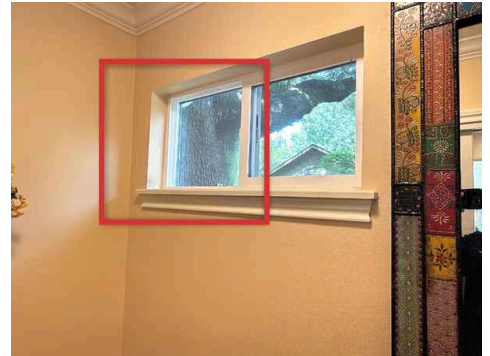
13.3.1 Windows

DOUBLE PANE WINDOW SEAL DAMAGED

POWDER ROOM

One or more double pane windows were observed where the seal has been compromised and allowed moisture between the two panes. It is pointed out that we were not able to view every window under differing lighting conditions at different times of the day, and we may not be able to see discoloration that may become visible under different lighting and/or weather conditions, other than at the locations listed below. Further investigation with a window specialist is recommended concerning the windows to determine the extent of the condition throughout the house, and to make all needed repairs.

Obtain Cost Estimate



13.3.2 Windows

WINDOW GREATER THAN 44 INCHES ABOVE GRADE

EAST BEDROOM

The window was installed greater than 44 inches above the grade, which is considered to be a fire safety hazard. The height of the window prevents ready access for a fireman to enter the home through the window in case of a fire. Further investigation with a contractor is recommended to make all needed repairs.

Obtain Cost Estimate

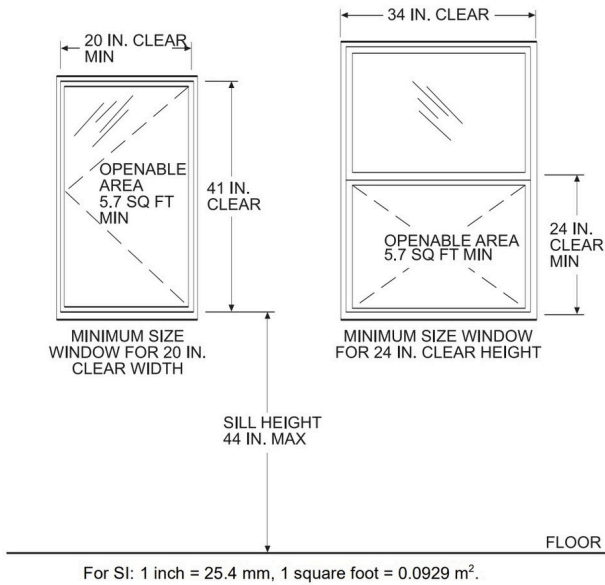


Figure R310.1
EMERGENCY ESCAPE AND RESCUE WINDOW



13.4.1 Floor coverings

FLOOR TILES GROUT CRACKED/MISSING

MASTER BATH

The grout was cracked/missing and needs to be repaired.

Obtain Cost Estimate



14: CLOSE

Information

CLOSE

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 suggested that it would be a prudent thing to purchase a Home Warranty Policy to protect the appliances and equipment against unforeseen breakdowns during the first year and for preexisting conditions. It is recommended that you research various options available and protect yourself with a policy. Check with your agent for details and please read our comments concerning Home Warranty policies on page 4 of this report.

Items identified as being deficient and/or in need of repair along with 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 a cost estimate and/or Contact the Builder. IT IS EMPHASIZED THAT INSPECTORS ARE NOT CONTRACTORS NOR SERVICE COMPANIES. Is pointed out that other related and/or underlying conditions may be present, and which may not be apparent 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 a TOTAL PICTURE of the condition of the property. Failure on your part to do your due diligence will constitute negligence on your part and 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.

We also recommend that you review the Service Agreement at the end of this report regarding any complaint concerning the inspection services provided pursuant to the service agreement. As agreed to, Client must notify HEI in writing of such complaint within ten (10) business days of the date of Client's actual discovery and thereafter allow a prompt reinspection of the item relating to the claimed condition. Client further agrees that client and he/she/it's agents, employees or independent contractors **will make no alterations, repairs or replacements to the item complained about prior to a reinspection by HEI as agreed above.**

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 report, you can contact them at info@repairpricer.com <http://www.heddermanengineering.com/repair-cost-estimates>

Thank you again for asking HEDDERMAN ENGINEERING, INC. to perform this inspection for you. If you have any questions after reviewing this report, please feel free to call the office. It is emphasized that the executed Service Agreement contract, which has been included at the end of this report, contains a provision under Dispute Resolution for you to contact HEI to resolve any disputes.

At your service,
Kyle Kuhl
Texas Licensed Professional Engineer #141672
Texas Firm Number: 7942



15: RECEIPT

Information

**HEDDERMAN ENGINEERING, INC.**

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

07/30/2026

TO: Terry Timmerman & Deborah Timmerman

REF: Inspection of the property at 10814 Overbrook Ln, Houston, TX 77042.

Total cost of inspection: \$675.00

Total Paid: \$675.00

Total Due: - 0 -

16: SERVICE AGREEMENT

Information

For your records, following is the Service Agreement that you executed for this inspection.

HEDDERMAN ENGINEERING, INC.

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

office@heddermanengineering.com www.heddermanengineering.com

Real Estate Inspection Service Agreement

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

NAME OF CLIENT(S): Terry Timmerman & Deborah Timmerman

DATE OF INSPECTION: 07/30/2026

PROPERTY ADDRESS: 10814 Overbrook Ln, Houston, TX 77042

Purpose of inspection

The purpose of the inspection is to view selected accessible components and/or systems, and to inform you, our client, of our observations and professional opinions from a NON-INVASIVE VISUAL SURVEY on whether or not those selected components and/or systems appear to be functioning at the time of the inspection, or appear to be in need of repair.

Although this report may include observations of some building code violations, total compliance with structural, mechanical, plumbing, electrical codes, design specifications, and/or legal requirements is specifically excluded. HEI does not perform Code inspections. Since building codes change every few years, our inspections are not done with the intention of bringing every item in the house into compliance with current code requirements. **Rather, the standard of our inspections is a performance standard to determine if the items inspected are functioning at the time of the inspection, or if they are in need of repair.** It is pointed out that other engineers/inspectors/contractors may have different opinions to those given in this report. It is also not our purpose to verify the adequacy and/or design of any component of the house, including the proper sizing and compatibility of Structural, HVAC, Electrical, and/or Plumbing components.

IT IS POINTED OUT THAT OUR STRUCTURAL/MECHANICAL INSPECTIONS TYPICALLY INCLUDE AN ENGINEER TO PERFORM THE STRUCTURAL HALF OF THE INSPECTION, AND A LICENSED TREC INSPECTOR TO PERFORM THE MECHANICAL HALF OF THE INSPECTION. THE STRUCTURAL REPORT WILL BE PRESENTED IN A NARRATIVE STYLE REPORT AND THE MECHANICAL REPORT WILL BE PRESENTED ON THE TREC REQUIRED PROMULGATED FORM.

It is also not within the purpose and/or scope of this report to determine the insurability, habitability, merchantability, future performance, suitability of use, economic life span, or deferred maintenance issues, and/or issues unnamed in this report. This report is not an insurance policy, neither is it an express or implied warranty or guarantee as to future life and/or continued performance of the items inspected. Our inspection and report are intended to express HEI's perceived impression of the apparent performance of the inspected components and systems viewed on the date of the inspection. HEI's intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk, nor assume your risk.

Items identified as being deficient and/or in need of repair along with our Recommendations are provided in the above report. Many, but not all, recommendations are highlighted in bold red text. It is extremely important that you understand that the inspection process on a home is a **two phase process**. This first phase of the home inspection process is the home inspection and report which detail our general findings. The second phase of the inspection process involves **your responsibility** after the inspection in following up on these deficiencies and recommendations as part of your due diligence by contacting the specialized service contractor(s) and/or service technicians for **Further**

Investigation and to **Obtain a cost estimate**. It is pointed out that other related and/or underlying conditions may be present, and which may not be apparent without further investigation by qualified service companies. **INSPECTORS ARE NOT CONTRACTORS NOR SERVICE TECHNICIANS**. It is emphasized how important it is for you 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 a **total picture** of the condition of the property. Failure on your part to do your due diligence will constitute **negligence** on your part and 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.

By accepting this agreement, the Client understands that the services provided by HEI are the types of services described in the Professional Services Exemption of the Texas Deceptive Trade Practices-Consumer Protection Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, building drawings and/or specifications, bids to perform repair work on the property, receipts from repair work that has been performed, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovations, remodeling, flood or discharge of water remediation, additions or other such activities have taken place at this property.

Scope of inspection

The scope of the inspection includes limited, visual observations at the interior and exterior of the structure, the attic (if applicable) as viewed only from the areas determined by the inspector to be safely accessible, the underside of the house (if applicable) as viewed **only if there is an adequate access opening (18" x 24" per the International Residential Code)** and then only from the crawlspace areas determined by the inspector to be safely accessible, and the roof as viewed from the ground and/or only from the locations on the roof only if the roof is determined by the inspector to be safely accessible. Only those items readily accessible and visible at the time of the inspection will be viewed and included in this report. Any items causing visual obstruction, including, but not limited to, furniture, furnishings, floor or wall coverings, registers and grills on HVAC ductwork, cover plates on switches and outlets, foliage, soil, debris, appliances, stored items, insulation, etc., will not be moved or removed. Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical equipment is beyond the scope of this inspection. If an item is not readily accessible and cannot be viewed, it is excluded from the scope of this inspection.

The components of the property included, **if applicable**, in the scope of the inspection:

Structural:

Foundation, elevation survey including sketch of house and level readings, primary load-carrying framing members, roof surface, water penetration, grading and drainage, fireplace/chimney, and miscellaneous items related to the house.

Mechanical:

Air conditioning and heating systems, water heater, built-in appliances, and garage door opener.

Plumbing:

Water and gas supply lines that are visible, sinks, toilets, tubs, showers, visible drain lines, and vents.

Electrical:

Service entrance conductors, electric meter, distribution panel, visible wiring, light fixtures, switches, and accessible receptacle outlets.

Lawn Sprinkler:

Control panel, solenoid valves, backflow prevention device, visible piping, and sprayer heads.

Pool and/or Spa:

Basin, deck, waterline tiles, pumps, filters, piping, heater, timer, and electrical.

Wood Destroying Insects (WDI)

If a wood destroying insect inspection is to be included within the scope of the general home inspection, it shall be subject to all provisions of this Service Agreement as well as to a separate Service Agreement and inspection report for Wood Destroying Insects.

Indoor Air Quality (AQ)

if an indoor air quality inspection is to be included within the scope of the general home inspection, it shall be subject to all the provisions of this general Service Agreement as well as to a separate Service Agreement and inspection report for Indoor Air Quality.

The following items, even if present in the subject property, are not inspected and do not constitute any part of the inspection services to be performed hereunder unless a specific notation is made on this report stating its condition:

Tainted and Corrosive drywall (Chinese Drywall), Clock Timers, Landscape Lighting, Sump Pumps, Antennas, Environmental Hazards, Laundry Equipment, Water Filters, Geological faults/subsidence, Automatic Oven Cleaners, Fire Sprinklers System, Rodents/Pests, Water Wells, Mosquito Misting Systems, Buried/Concealed Plumbing, Fire/Smoke Alarm Systems, Septic Systems, Indoor Air Quality, Asbestos, Low Voltage and data Systems, Lights on Photo-cell/timers,

Carbon Monoxide Alarms, Electrical Generators and their related Transfer Switch Panels, Solar Panels and their related wiring and equipment, and Water Softeners/Water Treatment systems/Reverse Osmosis systems with all related piping.

An Indoor mold/air quality inspection (AQ) is specifically excluded from the scope of this general structural/mechanical inspection. Our inspectors are not licensed by the TDLR and are not Mold Assessment Consultants. An Indoor Air Quality inspection, if desired, can be provided as a separate inspection with an additional Service Agreement. However, during the course of our normal structural/mechanical general 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 general structural/mechanical inspection and has 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.

Reinspections:

HEI typically does not perform reinspections on the property. However, if we agree to return to the property, it is with the understanding that we are not certifying the adequacy of any repair work that has been done, and there will be an additional fee charged. This is also true for conditions that are beyond the control of the inspector and hinder the inspector during the inspection, such as inclement weather, lack of adequate access to attics, crawlspaces, or other areas, utilities that are off, non-functional equipment, etc. If a return trip to the house is requested to finish items that were not able to completed at the time of the originally scheduled inspection, then an additional fee will be charged.

Limitations of Inspection

A visual inspection method will generally produce a competent first impression assessment of the apparent performance of the structural, mechanical, plumbing, and electrical components, provided repairs have not been performed which would cover distress patterns normally produced by problems. Because the inspection procedure is visual only and limited to only those components that are readily accessible at the time of the inspection, and is not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

Due to COVID 19 restrictions, our inspectors are sometimes required to wear masks indoors. This restricts the inspector from using his full set of senses that are needed during the inspection process by inhibiting the inspector from possibly detecting odors that may be indicative of a problem, including but not limited to, mold, musty odors, natural or LP gas odors, pet odors, urine or fecal odors, etc.

This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted with to perform an inspection. If a third party chooses to use this inspection report, they do so without HEI's permission or authorization, and they do so at their own risk.

Dispute Resolution

In the event of a complaint concerning the inspection services provided pursuant to this agreement, Client must notify HEI in writing of such complaint within ten (10) business days of the date of Client's actual discovery and thereafter allow a prompt re-inspection, for a fee, of the item relating to the claimed condition. Client further agrees that client and he/she/it's agents, employees or independent contractors **will make no alterations, repairs or replacements to the item complained about prior to a re-inspection by HEI as agreed above.** You agree that failure to comply with this procedure shall result in your express release of all claims Client may have against HEI, known and unknown, related to the item complained about and any related alleged act or omission by HEI.

LIMITATION OF LIABILITY:

In any event the inspector fails to fulfill the obligations under this agreement, CLIENTS EXCLUSIVE REMEDY AT LAW OR IN EQUITY AGAINST INSPECTOR IS LIMITED TO A MAXIMUM RECOVERY OF DAMAGES EQUAL TO THE INSPECTION FEE PAID HEREIN. CLIENT VOLUNTARILY AGREES TO WAIVE THEIR RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ. BUSINESS & COMMERCE CODE. This limitation of liability applies to anyone, including client, who is damaged or has to pay expenses of any kind, including attorney fees and costs. Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that inspector charges for making the inspections when compared with the potential of exposure that inspector might otherwise incur in the absence of such limitation of liability, and that a much higher fee would be charged if the inspector were subject to greater liability.

In any event the Client fails to fulfill their due diligence obligations under this agreement, particularly as related to their responsibility to do further investigations with service companies and contractors when recommended in the report, Client understands and accepts that Client may not obtain the further information needed to have a complete body of knowledge to reveal the total condition of the property, Client agrees that failure to

comply with this procedure shall result in your express release of all claims Client may have against HEI and/or our affiliates HPC and HSA, known and unknown, related to the item complained about and any related alleged act or omission by HEI or their affiliates. Client acknowledges that this limitation of liability is reasonable in view of the fact that inspectors are guests on a property and have no authority to deface any portion of the structure, equipment or systems and that inspections are necessarily limited in scope and must be supplemented when recommended by further investigations as described above. Further, in the event of any legal proceedings related to this contract, if HEI prevails, it is entitled to recover reasonable attorney's fees and all costs of such proceedings.

Statute of Limitations

The parties agree that no claim, demand, or action, whether founded in contract or in tort, may be brought to recover damages against HEI, or its officers, agents, or employees MORE THAN TWO YEARS AND ONE DAY AFTER THE DATE OF THE INSPECTION OR THE DATE ANY PURPORTED CAUSE OF ACTION ARISING OUT OF THE INSPECTION ACCRUES. TIME IS EXPRESSLY OF THE ESSENCE HEREIN. Client understands that this time period may be shorter than otherwise provided by law.

Acceptance of Report by Client(s)

By executing this agreement, I/we confirm that I/we have read, understood, and agree to the above preinspection service agreement, and that I/we agree to be bound by these terms and conditions. In addition, should the need arise to make minor modifications and/or corrections to this service agreement including but not limited to, price adjustments, inaccurate information regarding the home upon which we based our original price, and/or name and address corrections, client(s) agrees that a new service agreement is not necessary. In the absence of Client(s) to sign this service agreement prior to or at the time of the inspection, then acceptance of the report and/or payment for the inspection shall constitute agreement of Client(s) with all of the terms of this agreement. The report(s) to be prepared by the inspector(s) shall be considered the final and exclusive findings of the inspector regarding the inspection of the property. Client(s) shall not rely on any oral statements made by the inspector(s) prior to issuance of the report. Note that HS/HEI will only provide an electronic copy of the report(s), not a printed copy.

NOTE: IF THE INSPECTION IS CANCELLED LESS THAN ONE FULL BUSINESS DAY (Monday - Friday) BEFORE THE SCHEDULED TIME, INCLUDING SATURDAYS, SUNDAYS, AND/OR HOLIDAYS, THE CLIENT WILL BE CHARGED ½ OF THE ORIGINAL INSPECTION FEE AND AGREES TO PAY SUCH PENALTY FEE. IF THE INSPECTION IS CANCELLED LESS THAN ONE HOUR BEFORE THE SCHEDULED TIME OF THE INSPECTION, THE CLIENT WILL BE CHARGED THE FULL INSPECTION FEE.